



**PLANNING AND AFFORDABLE  
HOUSING STATEMENT**

**Kiln Place Infill Sites, Camden**

**Kiln Place, London NW3**

**October 2014**

**Our Ref: Q40227**

## Contents

|    |   |    |
|----|---|----|
| 1. | INTRODUCTION .....  | 1  |
| 2. | PLANNING BACKGROUND .....                                   | 5  |
|    | a) Site and Surrounding Area .....                          | 5  |
|    | b) Relevant Planning History .....                          | 6  |
|    | c) Community Investment Programme .....                     | 7  |
|    | d) Pre-application consultation .....                       | 7  |
| 3. | PROPOSED DEVELOPMENT .....                                  | 15 |
|    | a) Residential Mix .....                                    | 15 |
|    | b) Layout .....   | 17 |
|    | c) Scale and Massing.....                                   | 19 |
|    | d) Design and External Appearance.....                      | 20 |
|    | e) Access.....  | 20 |
|    | f) Landscaping and Trees.....                               | 20 |
| 4. | PLANNING POLICY CONTEXT .....                               | 22 |
|    | a) National Planning Policy .....                           | 22 |
|    | b) Regional Planning Policy .....                           | 24 |
|    | c) Local Planning Policy.....                               | 26 |
|    | d) Emerging Planning Policy .....                           | 30 |
| 5. | PLANNING ISSUES .....                                       | 32 |
|    | a) Principles of Development.....                           | 32 |
|    | b) Provision of Housing .....                               | 33 |
|    | c) Residential Amenity .....                                | 34 |
|    | d) Design .....   | 36 |
|    | e) Scale, Height and Massing .....                          | 37 |
|    | f) Landscape and Trees.....                                 | 37 |
|    | g) Lifetime Homes and Wheel Chair Accessible Housing.....   | 41 |
|    | h) Access, Car and Cycle Parking.....                       | 41 |
|    | i) Sustainability.....                                      | 42 |
| 6. | PLANNING OBLIGATIONS AND COMMUNITY INFRASTRUCTURE LEVY..... | 43 |
| 7. | AFFORDABLE HOUSING STATEMENT .....                          | 49 |
| 8. | CONCLUSIONS.....  | 55 |



**List of Documents:**

Document 1: Minutes of pre-application meetings with LB Camden Planning Department

Document 2: Cabinet Report

**List of Tables:**

Table 1: Proposed Unit Mix

Table 2: Proposed Floorspace Breakdown of Residential Development (NIA)

Table 3: Percentage Split of Residential Development by Floorspace

Table 4: Proposed Residential Floorspace (GIA)

# 1 INTRODUCTION

1.1 This Planning Statement has been prepared by Quod on behalf of EC Harris and LB Camden in support of a full planning application at Kiln Place. The application seeks approval for:

*“Demolition of foyer entrances and refuse store areas at blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place; redevelopment to provide 15 residential units, new external pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of existing playground; and associated landscape improvements and other associated works”.*

1.2 The site area is 0.4ha and comprises 6 infill sites. The application boundary is shown on the Site Location Plan.

1.3 This Planning Statement has been prepared to communicate the planning rationale for the proposals and to set out how the development meets national, regional and local planning policies.

1.4 The proposed development on the Kiln Place site will bring benefits to the local area and Camden, including:

- Provision of high quality housing of a variety of sizes and tenures which will help to meet Camden’s housing need (including 7 new social rented units). In 2012/13 a net total of 545 homes were completed in the London Borough of Camden. While this is below the annualised London Plan target of 665, Camden is on track to meet its targets for new housing over the plan period, although it is important to note that these are **minimum** targets. It is however significantly below the emerging annual monitoring target of 889 homes in the draft Further Alterations to the London Plan (FALP) which was subject to consultation between January and April 2014. Although this document is still in draft, it clearly identifies a need for a significant increase in housing supply to meet London’s future housing needs and for all Boroughs to treat the housing supply targets as a minimum. Given the scarcity of developable urban land in Camden, and London generally, the redevelopment of Kiln Place provides a valuable contribution towards this future supply.

- Providing green tree lined avenues, private gardens, play areas and private amenity spaces for residents to enjoy.
- Regeneration of Kiln Place and surrounding area which will improve the quality, usability and safety of the public realm; have a transformative effect on the immediate area and act as a catalyst for wider regeneration opportunities.

1.5 In summary, the proposals comprise a well thought out, sensitively designed scheme which provides much needed houses without the loss of existing homes.

1.6 This statement explains these benefits in further detail and sets out how the proposals have been developed to respond to national, regional and local planning policies.

1.7 The development plan comprises the Camden Core Strategy (2010), Camden Development Policies Development Plan Document (DPD) (2010) and the London Plan (2011) and Revised Early Minor Alterations to the London Plan (2013). The application is in accordance with the development plan and would result in an acceptable and efficient use of land in a suitable location. This has been confirmed in pre-application discussions with the Local Planning Authority (LPA). In accordance with the National Planning Policy Framework (NPPF), the presumption is that such applications should be approved without delay (paragraph 14, NPPF).

1.8 Formal pre-application discussions regarding the proposal were initiated with the London Borough of Camden, as LPA, in November 2013. Feedback from these discussions has fed into the application proposals. The applicants have also consulted widely on the proposals with residents of Kiln Place and those in properties surrounding the site. Further detail is provided in the Statement of Community Involvement, which forms part of the Design and Access Statement.

1.9 The structure of this statement is as follows:

- Section 2 sets out the planning background including site description, planning history and the pre-application consultation that has taken place (full details of which are provided in the Statement of Community Involvement (SCI), provided within the Design and Access Statement);
- Section 3 describes the proposed development;

- Section 4 reviews the relevant planning policy covering the site;
- Section 5 identifies the planning issues and provides analysis of other material considerations;
- Section 6 considers proposed planning obligations, sets out proposed heads of terms for the shadow S106 agreement and considers the Community Infrastructure Levy;
- Section 7 provides an Affordable Housing Statement and explains the affordable housing provision; and
- Section 8 draws together conclusions.

1.10 This Planning Statement incorporates the Affordable Housing Statement and should be read in conjunction with the application drawings and supporting documentation. In addition to this Planning Statement, the following supporting documents accompany the application:

- Design and Access Statement (including Lifetime Homes and Wheelchair Housing Statement, Crime Impact Assessment and SCI), prepared by Peter Barber Architects;
- Open Space Assessment, prepared by Peter Barber Architects (Part of the DAS);
- Landscaping Strategy, prepared by Peter Barber Architects (Part of the DAS);
- Waste Storage and Collection Strategy, prepared by Ramboll;
- Energy Strategy and Code for Sustainable Homes Report, prepared by Ramboll;
- Construction Management Plan, prepared by EC Harris;
- Transport Statement, prepared by Ramboll;
- Tree Report (including Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement), prepared by TreeAware;
- Phase 1 Geotechnical Study, prepared by Ramboll;
- Ecological Phase 1 Habitat Survey, prepared by Ramboll;



- Daylight and Sunlight Assessment, prepared by Brooke Vincent;
- Noise and Vibration Assessment, prepared by Ramboll; and
- Flood Risk Assessment and Drainage Strategy, prepared by Ramboll.

## 2 PLANNING BACKGROUND

### a) Site and Surrounding Area

- 2.1 The proposed development is for a residential development comprising of 15 new homes split between six infill sites within the existing Kiln Place Estate. Their location is shown in the accompanying planning application drawings.
- 2.2 The application site is located in Gospel Oak, north London, within the London Borough of Camden.
- 2.3 To the north of the application site lies Hampstead Heath with Kentish Town located to the east and south-east, Chalk Farm located to the south and Belsize Park located to the west. The application site has good public transport access with five stations being within a 15 minute walk (Chalk Farm and Belsize Park underground stations and Hampstead Heath, Kentish Town West and Gospel Oak Overground stations). The PTAL rating is 3.
- 2.4 Kiln Place estate is bounded to the north by Lambale Street and Oak Village, to the west by Grafton Road, to the east by Hemingway Close and Meru Close and to the south by Carlton Road Junction (rail line).
- 2.5 The existing Kiln Place estate contains 164 dwellings and the estate area is 1.8ha. Facilities include car parking, communal gardens, community centre and playgrounds.

### b) Relevant Planning History

- 2.6 The Kiln Place estate was granted permission in the 1960's. A copy of the original planning permissions are not available in the LPA's archives, nevertheless, the LPA's subsequent planning records show that applications for minor alterations to the buildings have been made in the period since the original permission was granted.

### c) Community Investment Programme (CIP)

- 2.7 LB Camden's Community Investment Programme (CIP) is a 15 year plan to invest money in schools, homes and community facilities.



- 2.8 The reduction in government funding means that LB Camden have to be more innovative in how they make the best use of their buildings and land to improve community facilities.
- 2.9 The CIP will deliver 2,750 new homes in Camden over the next 15 years. This comprises 500 new council rented homes, 200 shared ownership homes, 400 replacement council rented homes and 1650 new private homes which will be marketed to local people first.
- 2.10 The CIP is not just about delivering new homes; it also aims to provide at least 9,000sqm of improved community facilities and space, regenerate places like Gospel Oak and secure the future of parks.
- 2.11 Kiln Place is one of the projects listed in the CIP. It will address the aims of the CIP by providing additional Council rented homes as well as private homes for sale. The development at Kiln Place further addresses the aspirations of the CIP through enhancing the play space facilities on the estate.

**d) Pre-Application Consultation**

- 2.12 A pre-application meeting was held with LB Camden Planning Department in November 2013. This consisted of a full pre-application meeting with the case officer and a design officer. The purpose of this meeting was to present the emerging and evolving proposals for the development, and to take on board feedback from officers regarding how the scheme met planning policy objectives.
- 2.13 A pre-application meeting was also held with LB Camden Sustainability Department in October 2013 and a second one in March 2014. The purpose of these meetings was to discuss the Code for Sustainable Homes Level to be met and the suitable types of energy improvements that could be implemented at Kiln Place. Minutes of relevant meetings are appended to this planning statement at Document 2.
- 2.14 We have continued to liaise with planning officers as the scheme has developed.
- 2.15 The project team have liaised with the Secured by Design Officer for LB Camden and comments incorporated into the design. Please refer to the Crime Impact Assessment within the Design and Access Statement for full details.

2.16 There has been strong neighbourhood engagement throughout the pre-application stage of this application. Full details of the sessions and a summary of the responses received are provided in the SCI submitted with this application as part of the Design and Access Statement. There have been two consultation events, during which information boards and models were made available. Events were held on the following dates:

- 3 October 2013
- 18 November 2013

2.17 A final consultation with estate residents and the wider community took place in September 2014 which involved the distribution of informative leaflets detailing the proposals and how the scheme has addressed comments raised in the previous consultations.

### 3 PROPOSED DEVELOPMENT

3.1 The application seeks full planning permission for:

***“Demolition of foyer entrances and refuse store areas at blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place; redevelopment to provide 15 residential units, new external pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of existing playground; and associated landscape improvements and other associated works”.***

3.2 This section should be read in conjunction with the Design and Access Statement, prepared by Peter Barber Architects, and other supporting technical documents which accompany this application.

**a) Residential Mix**

3.3 The proposal is for 15 residential units. 7 of the units are social rented tenure and 8 are market units. This equates to 36.1% affordable (in floorspace terms) and full details are provided in Section 7 of this statement. The residential mix is as follows: 5 x one-bedroom units; 3 x two-bedroom units and 7 x three-bedroom units.

3.4 All sites are making the best use of existing disused and underused communal facilities, such as entrance areas, and as such the scheme results in no loss of existing residential floorspace.

**Table 1: Proposed Unit Mix**

| Number of Bedrooms | Social   | Market   | Total     | Percentage of total no. of units |
|--------------------|----------|----------|-----------|----------------------------------|
| 1                  | 5        | 0        | 5         | 33                               |
| 2                  | 1        | 2        | 3         | 20                               |
| 3                  | 1        | 6        | 7         | 47                               |
| <b>Total</b>       | <b>7</b> | <b>8</b> | <b>15</b> | <b>100</b>                       |

**b) Layout**

- 3.5 The proposed layout makes the most efficient, sustainable use of the size and shape of the site, whilst ensuring sufficient public, private and communal amenity space for residents is provided on site, and respects the setting and the scale of existing and planned development.
- 3.6 Site 1 is a strip of land to the east of Kiln Place, from the corner of Lamble Street and Oak Village. The site is bounded by Kiln Place and Meru Close to the south-west and the area behind Hemmingway Close to the north-east.
- 3.7 Site 2 is a rectangular strip of land between 65-96 Kiln Place and 117-164 Kiln Place which bounds the main entrance road to Kiln Place to the north-west and the communal green space to the south-east.
- 3.8 Site 3 is an infill site located at the corner of blocks 65-80 and 91-96 Kiln Place. Currently on this site is a single storey entrance/meeting room/ refuse storage area.
- 3.9 Site 4 is an infill site located at the northern corner of blocks 1-64 Kiln Place. Currently on this site is a single storey entrance/meeting room/ refuse storage area.
- 3.10 Site 5 is an infill site located at the corner of blocks 97-104 and 105-116 Kiln Place. Currently on this site is a single storey entrance/meeting room/ refuse storage area.
- 3.11 Site 6 is currently a strip of land located at the base of 117-164 Kiln Place adjacent to the existing gardens at the communal green space between 117-164 and 81-96. The site also incorporates two disused plant rooms at ground floor of block 117-164.
- 3.12 The layout of has been carefully considered by the applicant and has been discussed with the local community and planning officers. The application proposals are felt to be the most suitable approach for providing additional housing and environmental improvements at this site for the following reasons;
- Achieves a balance between the need to provide a high quality development which is appropriate to its context with the need to maximise the number of new homes which can be delivered;

- Delivers a quantum of housing needed to ensure the scheme is viable;
- Ensures the least possible loss of existing ecology and trees;
- Ensures that overlooking to and from other housing blocks is not exacerbated.

3.13 Private open space is provided in the form of balconies, terraces and private gardens. The proposals have been carefully designed to protect and improve the open space on the estate, making it more accessible and better overlooked. The footprint of the existing playground on the estate will be enlarged and additional items of play equipment will be provided. Further information is provided in the Landscape Strategy/Design and Access Statement.

3.14 A flexible waste and recycling strategy is proposed. The proposals include the demolition of the existing foyer entrance and refuse storage areas for each of the existing block. New refuse storage areas are proposed. These have been sized in accordance with the capacity study undertaken as part of the Waste Strategy Assessment. Further details of the waste and recycling strategy can be found in the accompanying Waste Strategy document.

3.15 The full extent of the layout of the proposals is shown on the accompanying application drawings. The Design and Access Statement provides further details regarding layout and open space provision.

**c) Scale and Massing**

3.16 The new development integrates well with the form and character of surrounding development. The height of the proposed buildings has responded to the existing context and the desire to create an exemplary development, which would lead the way for other Council developments in the area.

3.17 The scale and massing have also taken into account the distance between residential units and surrounding properties, to ensure appropriate permeation of daylight and sunlight to existing and proposed development. Consultation with the local community and advice from daylight and sunlight consultants has influenced the scale and massing of the development. Full details on the response of the development to its context are provided in section 5 of this report and also within the Design and Access Statement.

**d) Design and External Appearance**

- 3.18 The external appearance and form of the scheme is considered to complement the character of the surrounding area, and will allow the proposal to integrate seamlessly with neighbouring development and the surrounding urban landscape.
- 3.19 The proposed choice of facing brick is a pale, rustic brick type, similar to the pale London stock of Oak Village. This will enhance the natural light within the streets and private courtyards and gardens. The exact brick type will be secured by condition should planning permission be granted.
- 3.20 The glazing system used throughout the scheme is proposed to be a composite aluminium/timber window system with high insulation values. The window systems selected will achieve the security requirements as specified by Secured by Design. The window frames are proposed to be a mid to dark green or grey colour which compliments the palette of proposed materials. The exact colour will again be secured by condition in any planning permission granted.
- 3.21 Further details are provided in the Design and Access Statement.

**g) Access**

*Pedestrians*

- 3.22 The existing estate has a private through road (Kiln Place) and has pavements either side (except for the section of Kiln Place along Site 1, where there is pavement only on the south side of the road, with car parking on the northern side).
- 3.23 The proposed infill sites are street fronting and the proposals involve pavements being replaced/repared to facilitate the development. Way-finding through the estate will be improved by the addition of these new infill proposals which will help reinforce designation between public and private realm. Pedestrian routes will be well lit, with level surfacing.

*Cycles*

- 3.24 The proposed development generates a requirement for storage of 22 cycles. The proposed strategy is to provide a communal cycle store which can accommodate 14 cycles. In addition, the units of Site 1 will have individual cycle storage to accommodate 2 cycles per dwelling and Site 6

will have a private external cycle store in its front courtyard. In total, there will be more than 26 cycle parking spaces. This therefore complies with the minimum levels set by both the LB Camden and the London Plan (2013).

#### *Vehicular Circulation*

- 3.25 Vehicles currently access the estate via entrances on Lambie Street and Grafton Road. Vehicular circulation to the estate will remain unchanged, aside from minor adjustments to the junction with Meru Close and public realm improvements to pavements adjacent to the new development.
- 3.26 All the new homes have been designed to Lifetime Homes standards and 10% (2 units) are provided as either already-adapted or readily-adaptable wheelchair accessible units. The units currently proposed as wheelchair accessible dwellings are two X 1 bedroom units situated within Site 5. A LB Camden Access Officer has advised that this wheelchair accessible unit strategy is acceptable (a meeting was held 23 September 2013).
- 3.27 Full details are provided in the Design and Access Statement.

#### **h) Landscaping and Trees**

- 3.28 The Design and Access Statement sets out the approach for landscaping across the site, which is detailed in the Landscape Strategy.
- 3.29 The safety and security of the environment and users has been considered, as well as the role of trees, and the robustness and ease of maintenance of the spaces.
- 3.30 The Arboricultural Impact Assessment and Tree Survey provides details of the proposals' impact on trees. In summary, at Site 1, the reports recommend that low quality affected trees are removed (G5-7, T25-28), alongside 1 Category B tree (T77). It is proposed that 11 new high quality semi-mature trees be planted along both sides of Kiln Place to help replace the amenity lost by the removal of the Category B tree.
- 3.31 At Site 2 there are strong urban design reasons for the removal of 1 Category B tree (T29). To mitigate for this loss, it is proposed that 3 new high quality semi-mature trees be planted in the small public square between sites 2 and 3.

- 3.32 At Site 3, the Tree Report identifies a tree that has decay at the base and estimates a remaining contribution of less than 10 years and recommends the tree for removal (T33).
- 3.33 There are no existing trees within Site 4.
- 3.34 There is one existing tree within Site 5 (T50). In line with the Tree Report's recommendations, this will be retained.
- 3.35 The tree survey identifies two existing trees within Site 6 (T30 and T29). T29 is located within both Site 2 and Site 6 (please refer to Site 2 above for recommended removal of T29). T30 is identified as a low quality Category C tree and as such is recommended for removal in the arboricultural survey.
- 3.36 In summary, G5-7, T25-30, T33 and T77 will be lost however there are 14 proposed trees and additional enhancements to landscaping at the sites including grassed rear gardens at Site 1. Please refer to the accompanying Arboricultural Impact Assessment and Tree Survey submitted with this application for further details.



## 4 PLANNING POLICY CONTEXT

4.1 This section sets out the relevant national, regional and local planning policy context, before compliance is addressed in Section 5.

4.2 The statutory development plan for the site comprises the Camden Core Strategy (2010), Camden Development Policies DPD (2010) and the London Plan (2011) and Revised Early Minor Alterations to the London Plan (2013).

### a) **National Planning Policy**

#### *i) National Planning Policy Framework*

4.3 The National Planning Policy Framework was published in March 2012 and replaces the previous suite of national Planning Policy Statements and Guidance Notes with one consolidated policy document.

4.4 It sets out the Government's planning policies for England and how these are expected to be applied, and it is therefore a material consideration in determining planning applications.

4.5 The NPPF promotes a strong pro-growth agenda and paragraph 14 states that 'at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'. For decision-taking, this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
  - Specific policies in the Framework indicate development should be restricted.

- 4.6 In terms of housing, the NPPF is clear in that Local Planning Authorities need to meet the ‘full, objectively assessed needs for market and affordable housing in the housing market area’ (paragraph 47). They should plan for five years’ worth of housing measured against their housing requirements, and they should include either an additional buffer of 5% (or 20% where there has been a record of persistent under delivery of housing) to ensure choice and competition in the market for housing land (paragraph 47).
- 4.7 When considering planning applications for housing, the NPPF states that ‘Housing applications should be considered in the context of the presumption in favour of sustainable development’ (paragraph 49).
- 4.8 The application proposals address the NPPF by providing much needed housing for the residents of LB Camden and will help to meet the Council’s housing needs targets.

*ii) National Planning Policy Guidance*

- 4.9 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the planning practice guidance web-based resource. National Planning Policy Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents should be read together.
- 4.10 At Reference ID 26-002-20140306, the National Planning Policy Guidance (NPPG) states that good design should:
- **“ensure that development can deliver a wide range of planning objectives**
  - **enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being**
  - **address the need for different uses sympathetically.”**
- 4.11 Design impacts on how people interact with places. At Reference ID 26-006-20140306 the NPPG confirms that

**“Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered:**

- local character (including landscape setting)
- safe, connected and efficient streets
- a network of green spaces (including parks) and public places
- crime prevention
- security measures
- access and inclusion
- efficient use of natural resources
- cohesive & vibrant neighbourhoods”

4.12 Reference 26-040-20140306 of the NPPG goes on to confirm that:

**“Well-designed housing should be functional, attractive and sustainable. It should also be adaptable to the changing needs of its occupants. In well-designed places affordable housing is not distinguishable from private housing by its design, nor is it banished to the least attractive part of the site.”**

4.13 With regard to calculating affordable housing requirements, Reference 2a-022-20140306 of the NPPG states

**“Plan makers working with relevant colleagues within their local authority (eg housing, health and social care departments) will need to estimate the number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.**

**This calculation involves adding together the current unmet housing need and the projected future housing need and then subtracting this from the current supply of affordable housing stock.”**

**b) Regional Planning Policy**

*i) London Plan (2011) and Revised Early Minor Alterations to the London Plan (2013)*

4.14 The regional planning policy for the application site comprises the London Plan (2011) and Revised Early Minor Alterations to the London Plan (2013). The Further Alterations to the London Plan are currently out for consultation.

4.15 The London Plan (2011) advises that the loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace (Policy 3.14).

In the supporting text to this policy, it is stated that:

**“Estate renewal should take into account the regeneration benefits to the local community, the proportion of affordable housing in the surrounding area, and the amount of affordable housing intended to be provided elsewhere in the borough. Where redevelopment of affordable housing is proposed, it should not be permitted unless it is replaced by better quality accommodation, providing at least an equivalent floorspace of affordable housing (paragraph 3.82).”**

- 4.16 Policy 3.7 of the London Plan (2011) encourages proposals for large residential developments including complementary non-residential uses in areas of high public transport accessibility.
- 4.17 Policy 3.8 of the Revised Early Minor Alterations to the London Plan (2013) seeks to ensure that new developments offer a range of housing choices, that all new housing is built to Lifetime Homes standards and that 10% of new housing is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.
- 4.18 Policy 3.9 of the London Plan (2011) seeks a balanced mix of tenures in all parts of London, particularly in neighbourhoods where social renting predominates.
- 4.19 The Mayor’s Housing Supplementary Planning Guidance (SPG) was published in November 2012. The SPG provides guidance on how to implement the housing policies in the 2011 London Plan and emphasises that the quality and design of homes and the facilities provided for those living in them are vital to ensuring successful, sustainable and livable neighbourhoods. The London Housing Design Guide (2010) is still also of relevance and overlaps with the Mayor’s Housing SPG (2012).

*iii) Emerging Draft Further Alterations to the London Plan (FALP)*

- 4.20 On 15 January 2014, the Mayor published Draft Further Alterations to the London Plan (FALP) for a twelve week period of public consultation. This responds to changes in national policy and develops the concept of the London Plan as the ‘London expression of the National Planning Policy Framework’. The FALP will be considered by an independent planning inspector at a public examination later this year.
- 4.21 Although in draft form, the FALP confirms that there is clear evidence that London’s population is likely to increase significantly more than was anticipated in the past. Policy 3.3 seeks to ensure an

annual average of 42,000 net additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation Londoners.

4.22 At Table 3.1 the FALP confirms that annual average housing supply annual monitoring target for Camden is 889 new homes and that Camden's minimum target for the period 2015-2025 is 8,892 homes.

4.23 Part D of Policy 3.3 states that

**“Boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target in Table 3.1...” (Our emphasis)**

### **c) Local Planning Policy**

#### *i) Designations*

4.24 The site does not fall within a specific designation as outlined on the Proposals Map 2010. There are two Designated Views (Parliament Hill summit to St. Paul's Cathedral and Parliament Hill oak tree to Palace of Westminster) that run through the eastern part of the application site however these are not impacted by the application proposals.

#### *ii) Camden Core Strategy (2010)*

### **HOUSING**

4.25 Policy CS6 of the Core Strategy (2010) aims to secure high quality affordable housing based on an overall guideline target that 50% of the total addition to housing floorspace should be affordable. The LPA seeks to negotiate a contribution from specific proposals on the basis of the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development. The policy also includes the guideline split of 60% social rented housing and 40% intermediate affordable housing.

### **DESIGN**

4.26 Policy CS14 of the Core Strategy (2010) promotes design that respects local context and character, high quality landscaping and works to streets and public places. The policy aims to preserve and

enhance Camden's heritage assets and their settings. It seeks the highest standards of access in all buildings and places and requires schemes to be designed to be inclusive and accessible.

### **SAFETY**

- 4.27 Policy CS17 of the Core Strategy (2010) aims to make Camden a safer place through requiring developments to demonstrate that they have incorporated design principles which contribute to community safety and security. This can be achieved through design, layout and access measures to help reduce opportunities for crime, the fear of crime and to create a more safe and secure environment. The LPA will seek active frontages which allow streets to be overlooked.

### **CLIMATE CHANGE**

- 4.28 The LPA requires all developments to take measures to minimise the effects of, and adapt to, climate change. Policy CS13 of the Core Strategy (2010) encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation.

### **TRANSPORT**

- 4.29 The LPA promotes sustainable and efficient travel through Policy CS11 of the Core Strategy (2010). The LPA will minimise provision for private car parking in new developments, particularly in car free and car capped developments. Low emission vehicles will be promoted in the borough through the provision of electric charging points.

*iii) Camden Development Policies DPD (2010)*

### **HOUSING**

- 4.30 Policy DP2 of Camden Development Policies DPD (2010) aims to make full use of Camden's capacity for housing. The LPA seeks to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing. The explanatory text relating to Policy DP4 (paragraph 4.2) clarifies the LPA's position regarding affordable housing and estate regeneration. In each case, the LPA will expect the affordable housing floorspace to be re-provided in full, usually on-site and within the development.

4.31 Policy DP3 of Camden Development Policies (2010) confirms that the Council will negotiate the development of individual sites and related sites to seek the maximum reasonable amount of affordable housing on the basis of an affordable housing target of 50% of the total addition to housing floorspace, but will apply the target with regard to a sliding scale from 10% for developments with capacity for 10 dwellings to 50% for developments with capacity for 50 dwellings. For this proposal it would equate to a policy requirement of 15% of floorspace to be affordable. The application scheme proposed provides 36.1% as affordable housing and therefore accords with this policy.

4.32 Policy DP5 of Camden Development Policies DPD (2010) expects a mix of large (3+ bed) and small (1-2 bed) homes in all residential developments. In considering the mix of dwelling sizes appropriate to a development, the LPA will have regard to different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:

- the character of the dwellings, the site and the area, including the impact of the mix on child density;
- site size;
- The economics and financial viability of the site, including the demand for homes of different sizes.

4.33 Consistent with the London Plan (2011) and Revised Early Minor Alterations to the London Plan (2013), Camden Development Policies DPD (2010) states that all housing development should meet Lifetime Homes standards and 10% of homes development should either meet wheelchair housing standards, or be capable of being them (Policy DP5, Camden Development Policies DPD, 2010).

## **DESIGN**

4.34 As set out in Policy DP22 of the Camden Development Policies DPD (2010) the LPA requires development to incorporate sustainable design and construction measures. Schemes must demonstrate how sustainable development measures have been incorporated into the design and proposed implementation. Schemes must also incorporate green or brown roofs and walls where suitable. Through this policy the LPA expects new build housing to meet Code for Sustainable Homes Level 4 by 2013.

4.35 Policy DP23 requires developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding. Water efficient features should be incorporated into the design. Run-off and waste water entering the combined storm water and sewer network should be limited. The provision of attractive and efficient water features are encouraged.

4.36 All developments are to be of the highest standard of design. Policy DP24 specifies that developments should consider:

- “a) character, setting, context and the form and scale of neighbouring buildings;**
- b) the character and proportions of the existing building, where alterations and extensions are proposed;**
- c) the quality of materials to be used;**
- d) the provision of visually interesting frontages at street level;**
- e) the appropriate location for building services equipment;**
- f) existing natural features, such as topography and trees;**
- g) the provision of appropriate hard and soft landscaping including boundary treatments;**
- h) the provision of appropriate amenity space; and**
- i) accessibility.”**

*iv) Site Allocation DPD*

4.37 The site is not allocated in the Site Allocations Document DPD (adopted 2013).

*v) Camden Planning Guidance*

4.38 Camden Planning Guidance (CPG) 6 ‘Amenity’ (2011) provides guidance on sustainably managing growth of the Borough so that it avoids harmful effects on the amenity of existing and future occupiers and to nearby properties.

4.39 CPG6 (2011) advises that development should be designed to “*protect the privacy of both new and existing dwellings to a reasonable degree*” (para 7.4). The guidance confirms that “*the most sensitive areas to overlooking are:*

- *Living rooms;*



- *Bedrooms;*
- *Kitchens; and*
- *The part of a garden nearest to the house”*

4.40 At paragraph 7.4, CPG6 (2011) states that:

**“To ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other.”**

*v) Emerging Planning Policy*

4.41 The Council has started to review two of the key planning documents that it uses when making planning decisions, the Camden Core Strategy and Development Policies. The Council are currently considering the responses received during initial public engagement on the review and updating the evidence to support our new 'local plan'. A Draft Plan document will be published for comment in late 2014.

## 5 PLANNING ISSUES

5.1 This section explains, how in the context of Section 38 (6) of the Planning and Compulsory Purchase Act, the proposals accord with the statutory Development Plan, which comprises the Camden Core Strategy (2010), Camden Development Policies DPD (2010) and the London Plan (2011) and Revised Early Minor Alterations to the London Plan (2013). In accordance with the NPPF, such proposals should be approved 'without delay'.

### a) Principle of Development

5.2 The development makes the best use of disused and underused urban land in an existing estate to provide much needed new market and social homes and also delivers wider improvements and environmental benefits.

5.3 This proposal provides the opportunity to deliver sustainable regeneration through mixed tenure housing and new public, communal and private open space and public realm improvements.

5.4 Kiln Place is a committed redevelopment proposal in Camden Council's Community Investment Programme (CIP), is included as a deliverable housing site in Camden's five year housing supply and was given support at the Cabinet meeting held 4 December 2013.

5.5 The redevelopment of the site for the use proposed is therefore acceptable in principle.

### b) Provision of Housing

5.6 The Core Strategy (2010) sets out the LPA's overall housing target as 8,925 homes for the plan period 2007-2025. Demand for housing exceeds supply in Camden with an estimated growth of approximately 1,000 households per year until 2026.

5.7 More specifically, London Borough of Camden have identified a five year land supply for the period 2014/15-2018/19 equating to approximately 7,072 homes for the five year period, equating to 1,414 per annum (AMR, 2012/13). Notwithstanding meeting Local Plan targets, demand is outstripping supply and there is a clear need for the provision of additional housing in the borough. The application proposals can help the Council meet Camden's housing needs.

- 5.8 Policy CS6 of the Core Strategy (2010) seeks an affordable housing target of 50% of the total addition to housing floorspace, and includes the guidelines that 60% of this should be social rented housing and 40% be intermediate affordable housing. Policy DP3 of Camden Development Policies (2010) confirms that the Council will negotiate the development of individual sites and related sites to seek the maximum reasonable amount of affordable housing on the basis of an affordable housing target of 50% of the total addition to housing floorspace, but will apply the target with regard to a sliding scale from 10% for developments with capacity for 10 dwellings to 50% for developments with capacity for 50 dwellings. This equates to a policy requirement of 15% of floorspace to be affordable for the proposal site. The application scheme proposed provides 36.1% as affordable housing and therefore meets planning policy. The applicants have balanced the viability of the scheme with housing need and the planning policy requirements, and have settled on the provision of the following quantum of affordable housing through formal pre-application meetings with the LPA.
- 5.9 The application proposes over and above the level of affordable housing required through policy DP3 of Camden Development Policies (2010) through providing 7 affordable units, which equates to 36.1% of total proposed residential floorspace in the scheme (see Table 2 in Section 7 below). This policy-compliant split has been derived taking into account local need and the character of the development, which is Council-led.
- 5.10 The mix of housing units is acceptable in planning terms. Policy DP5 of Camden Development Policies DPD (2010) expects a mix of large (3+bed) and small (1-2 bed) homes in all applications, which is the case in this scheme. The LPA encourages 50% of social rented units to be 3 bedrooms and above; the scheme delivers 7% as social large units (and 40% market large units). The LPA encourages 40% of market units to be 2 bedrooms; the scheme delivers two 2 bed market unit. The proposed mix has arisen through discussions with Camden Housing department and the needs of the estate.
- 5.11 In addition, a variety of townhouses and flats are provided to ensure a range of property typologies are provided to potential occupiers, as well as a scheme that presents a varied urban form.
- 5.12 Section 6 sets out the approach to affordable housing provision in more detail.

c) **Residential Amenity**

5.13 The design of the proposal has fully taken into account impact on surrounding properties and results in a much more positive environment than presented by the low quality buildings currently on site. Overall, the proposals are replacing significantly run-down ancillary space with attractive, well-designed, high quality, modern buildings which respond to their surroundings and help to reduce crime and the perception of crime.

i) Overlooking and Privacy

5.14 The development proposals are in accordance with Policy DP26 of Camden Development Policies DPD (2010). They will not cause harm to amenity and a range of factors have been taken into consideration. Visual privacy and overlooking; overshadowing and outlook; sunlight, daylight and artificial light levels are considered in the Daylight and Sunlight Assessment.

5.15 The proposed buildings have been designed to minimise direct overlooking. The applicant has given careful consideration of the location of the development including the position of rooms and the orientation and size of windows and balconies.

5.16 Site 1 has been designed to work with the existing slope. The existing buildings at Hemmingway Close are on significantly higher land, at the top of the existing slope, therefore minimising the impact of the new buildings.

5.17 At Site 2 the houses are pulled away from the existing residential blocks to the north and south. There is not an impact on any existing residential habitable space as the ground floors of both buildings are not habitable spaces.

5.18 At Site 3 the infill building is four storeys high and the massing has been sensitively designed to ensure that there is not an adverse effect on overlooking for the residential habitable spaces at the 5<sup>th</sup> floor of the existing building (65-96).

5.19 Site 4 is three storeys high and the massing has again been sensitively designed to respect the amenity of the existing residential habitable spaces at the 4<sup>th</sup> floor of the existing building (1-64).

- 5.20 At Site 5 the infill building is three storeys high and the building has been designed to respect the amenity of the existing residential habitable space at the 4<sup>th</sup> floor of the existing building (97-116). The building varies in height from 1, 2 and 3 storeys and steps back away from the existing building.
- 5.21 The single storey building at site 5 has been designed to avoid any impact on the adjacent neighbours and on the existing gardens. There is an existing single storey enclosure currently on the site which is 2m high. The proposed single storey building has a rear wall of 2.5m, rising to 3m high on the pavement edge.
- 5.22 At Site 6 the single storey house is located at ground floor level of 117-164 where there is no existing residential accommodation located. The building has been designed to project from the existing building only so far as the line of the adjacent existing gardens. The sensitive massing ensures that the residential accommodation above is not negatively affected in any way.
- 5.23 The proposed buildings also ensure the privacy of the future residents. Private external amenity spaces are created by the well-designed massing and will not be overlooked by adjacent neighbours.
- 5.24 It is therefore not anticipated that the development will unreasonably impact on the outlook or privacy of the existing buildings. We have carefully sought to balance the privacy and outlook of existing residents with the privacy, outlook and amenity needs of new residents.
- 5.25 The Design and Access statement provides a detailed analysis of how the proposed scale and massing of the proposed development relate to surrounding properties.

*ii) Noise*

- 5.26 Noise and vibration levels are considered in the Noise and Vibration Assessment, as well as in the Construction Management Plan.

*iii) Daylight and Sunlight*

- 5.27 This application is accompanied by a Daylight and Sunlight Assessment, prepared by Brooke Vincent. This confirms the following:

- 5.28 The daylight and sunlight to neighbouring residential properties would remain almost unchanged and be retained to a level that satisfies BRE criteria.
- 5.29 Similarly, the levels of daylight within the proposed accommodation, as recommended by BRE and the London Plan, would be satisfied. Sunlight availability to the proposed accommodation would vary in response to aspect and would be better than the BRE worked example for a block of flats.
- 5.30 BRE's recommendations and criteria have been satisfied and therefore this development satisfies the relevant policies of Camden's Development Plan.

*iv) Other*

- 5.31 The standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space; facilities for the storage, recycling and disposal of waste; facilities for bicycle storage; and outdoor space for private or communal amenity space are fully explained in the Design and Access Statement.

**d) Design**

- 5.32 The design of the scheme is considered to be in keeping with the character of the surrounding area, and will allow the proposal to integrate with neighbouring development and surrounding urban landscape. As such, the urban design qualities of the area will be enhanced in accordance with Policy CS14/DP24 of the Core Strategy (2010).
- 5.33 Policy CS17 of the Core Strategy (2010) aims to make Camden a safer place through encouraging 'appropriate security and community safety measures in buildings, spaces and the transport system'. The improvement to natural surveillance created by locating ground floor active frontages on all street facing properties will improve public safety and crime prevention, in accordance with the requirements of Policy CS17. The overall design strategy seeks to reduce permeability, increase territoriality and increase surveillance.
- 5.34 CCTV has been considered. However this is a reactive measure that CPG1 specifically advises against (paragraph 9.6). It has been decided not to utilise CCTV at this development.

5.35 The requirements of the crime impact assessment are fully addressed within the Design and Access Statement.

**e) Scale, Height and Massing**

5.36 The proposals seek to ensure that the new development integrates well into the existing character of the surrounding development and use the site area efficiently.

5.37 Site 1 alternates between 4 storeys and 1 storey to achieve a 'notched' profile. This reduces the impact of the development of the surroundings and lowers the perceived height of the proposed buildings. Unit 1.1 steps up to 4 storeys to meet the corner of Lamble Street and Kiln Place. The terrace is substantially lower than the existing 5 storeys Kiln Place buildings opposite. Due to the sloping site, the dwellings only project as two storey elements when seen from the higher buildings along Hemmingway Close.

5.38 Site 2 varies between 1 and 2 storeys and is set well back from the adjacent existing buildings to ensure that there are not adverse impacts on the surroundings.

5.39 Sites 3, 4 and 5 all have their scale and massing tailored to the existing buildings. The new massing does not project above existing window sill level and steps down by a storey height where it abuts the habitable areas in the existing buildings.

5.40 Site 6 is a single storey 1 bedroom courtyard house located at the ground floor of 117-164 Kiln Place in line with the existing gardens. The dwelling also provides three new south facing generous roof terraces for three existing flats in 117-164 Kiln Place.

5.41 The Design and Access Statement concludes that these heights are appropriate in the context of existing buildings on site and surrounding buildings in the immediate vicinity.

5.42 A daylight and sunlight report is also submitted in support of the application which confirms that the relationship of the proposed development to neighbouring residential properties is acceptable in terms of the relevant BRE criteria.

5.43 It is considered that overall the scale, height and massing of the development is acceptable for its context and achieves the appropriate balance between providing much needed homes and delivering a positive development which has a good relationship with its surroundings.

**f) Landscape and Trees**

5.44 The application proposals include significant qualitative improvements to the landscape and open space provision of Kiln Place.

5.45 It is proposed that G5-7, T25-30, T33 and T77 will be removed. Of these trees to be removed, none are Category A trees, three are Category B, five are Category C. It is proposed to remove three Category U trees.

5.46 Mitigation for the trees that are to be removed is to be provided in the form of replacement trees and a comprehensive landscaping strategy which proposes planting of 14 trees.

5.47 For more detail, please refer to both the Landscaping Strategy and Tree Report (including Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment and Arboricultural Method Statement) which are submitted with this application.

**g) Lifetime Homes and Wheel Chair Accessible Housing**

5.48 All new homes have been designed to Lifetime Homes standards, and 10 percent (2 units) are wheelchair accessible units. The public open space and communal open space has also been designed to be inclusive and accessible, as described in the Design and Access Statement.

**h) Access, Car and Cycle Parking**

5.49 This application proposes a car free development in line with Policy CS11 of the Core Strategy (2010) and Policy DP18 of the Development Policies DPD (2010). Policy DP18 states that

**“The Council will seek to ensure that developments provide the minimum necessary car parking provision. The Council will expect development to be car free in the Central London Area... and other areas within Controlled Parking Zones that are easily accessible by public transport”.**



5.50 There are 41 existing car parking spaces and 10 garages on the Kiln Place Estate. A Use and Capacity study, conducted by Ramboll, found that 66% of the existing spaces and 100% of the existing garages are currently in use. The proposals will result in the loss of 9 car parking spaces at Site 1 and 5 car parking spaces at Site 5. Proposals at Site 5 reprovide 3 car parking spaces, 2 of which are designated as wheelchair accessible spaces. There is an overall loss of 11 spaces on the Estate as a result of the development however this is considered acceptable based on the findings of the Use and Capacity Study. Please see the Transport Assessment for further details.

5.51 Each residential unit has been provided with the required number of appropriately designed cycle parking spaces, as set out in the Revised Early Minor Alterations to the London Plan (2013) and Camden planning policies (Development Policy DP17) and guidance, as described in the Design and Access Statement and Transport Assessment, where full details of the parking strategy and cycle parking strategy are set out.

**i) Sustainability**

5.52 Policy CS13 of the Core Strategy (2010) and Policy DP22 of the Development Policies DPD (2010) requires all developments to minimise the effects of and adapt to climate change. In response to this, the proposals promote the efficient use of land and buildings, represent sustainable design and will incorporate sustainable construction measures.

5.53 The Energy Strategy and Code for Sustainable Homes Report outlines how the proposals are anticipated to meet CFSH Level 4. Proposals include:-

- Efficient passive design strategies such as air tightness;
- High efficiency condensing boilers;
- Mechanical ventilation with heat recovery;
- On-site electricity generation from renewable technology- photovoltaic panels on sites 3, 4 and 5.

5.54 The combination of these strategies produces a sufficient reduction in expected carbon dioxide emissions to meet the overall policy objectives of the London Plan and the Camden Core Strategy. The proposals also seek to achieve Code for Sustainable Homes (CfSH) Level 4 in accordance with



Policy DP22 of the Development Policies DPD (2010). Further information on the approach to reducing energy demand and carbon emissions is provided in the accompanying Energy Strategy.

## 6 PLANNING OBLIGATIONS AND COMMUNITY INFRASTRUCTURE LEVY

- 6.1 The application scheme is a ‘Council’s own development’ and therefore matters that would normally be the subject of a planning legal agreement will be secured by planning condition. It is anticipated that a ‘shadow section 106 agreement’ will also be secured so that such matters would become a planning agreement should the site be subsequently sold by the Council.
- 6.2 Discussions on the scope of the shadow section 106 agreement have been undertaken in pre-application meetings held with the LPA. It has been agreed with the LPA that planning conditions and the shadow section 106 are likely to cover a range of financial and in-kind contributions, which are discussed under the headings below.
- 6.3 Before shadow section 106 heads of terms are discussed, it is important to recognise that the project is an estate regeneration proposal, which is delivering a significant number of intrinsic benefits, both tangible and less tangible. In particular, the scheme is delivering significant public realm improvements, including new trees; improved play areas and pavement enhancements. In addition, estate regeneration delivers more intangible benefits such as reducing crime and the fear of crime and acting at a catalyst for the wider regeneration of the area. Any reasonable contributions should be balanced against the benefits provided by the scheme as a whole.
- 6.4 In accordance with the NPPF (paragraph 203 and 204) local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations should only be sought where they meet all of the following tests:
- Necessary to make the development acceptable in planning terms;
  - Directly related to the development; and
  - Fairly and reasonable related in scale and kind to the development.

a) **Construction Management**

6.5 The implementation of a demolition and construction management plan and a noise monitoring and management plan is anticipated to be secured. This is to protect the amenity of residents and businesses surrounding the site during the construction phase of development. This can be secured by an appropriately worded condition, such as:

**“Prior to the demolition of the existing buildings and the commencement of construction of the new buildings a Construction Management Plan setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and/or construction period(s) and taking account of the cumulative impact of concurrent or planned development within the immediate area, shall be submitted to and approved by the local planning authority in consultation with Transport for London and shall contain mechanisms for monitoring, review and further approval by the local planning authority and Transport for London as required from time to time. The Construction Management Plan shall also include details of a working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses. The measures contained in the Construction Management Plan shall at all times remain implemented throughout the duration of the works of demolition and construction.”**

b) **Apprentices**

6.6 It is proposed to provide a contribution to support apprentice placements associated with the scheme, in accordance with CPG8 (£1,500 per £3m of building cost).

c) **Amenity Space, Playspace and Public Open Space**

6.7 The proposed development includes a considerable amount of on-site private and communal open space, including private gardens and shared green space which is more than sufficient to meet the needs of the proposed housing on site.

6.8 The existing estate has a building footprint of 4,160sqm and 13,465sqm of open space. The open spaces are a variety of green (grassed space), hard-landscaping, children’s playground and boundary planting areas. The proposed infill sites 1 and 2 are located in areas of open space. The proposed development therefore result in a reduction of 656sqm (5%) of open space. Both Site 1

and Site 2 areas are however under-utilised and are not used as amenity space for the existing residents. The proposals achieve a more efficient use of the space.

- 6.9 Positively, the enlargement of the existing communal playground area, by 63sqm, is part of the application proposals. Improvements will also be made to this space in the form of additional play equipment for the playground and improved landscaping.
- 6.10 In terms of a contribution to public open space, CPG8 sets out a formula for contributions. This contribution is based on the capital cost for new provision, the cost of maintenance for the first 5 years and administration and design costs. The formula is based on a net increase of the housing delivered on-site, and for the proposed scheme.
- 6.11 The level of contribution produced by the formula then needs to be assessed on a site by site basis and balanced against any public open space to be delivered on site. The application proposals include enhancements to the existing open space on site. The cost of providing this space is set out in the Financial Viability Assessment. Due to these significant physical improvements to the existing open space, which are an intrinsic part of the proposals, it is not considered necessary to provide a further monetary contribution in relation to public open space.

**d) Education**

- 6.12 Education contributions are calculated based on a per pupil basis arising from the appropriate child yield arising from the development. CPG8 states that where the local authority will have 100% nomination rights over the affordable housing provided, this can be discounted from the overall calculation of education contribution. Therefore, using the methodology set out in CPG8 the education contribution from the scheme is proposed to be £42,358. This is based on the tariff set out in CPG 8, which takes into account the number of units of different sizes. As per CPG 8, the calculation does not include a contribution for one-bedroom units or affordable housing.

**e) Community Facilities**

- 6.13 The LPA apply a per bedroom cost for community facilities which include community centres and recreational facilities such as halls, libraries and indoor sports halls. Based on the net uplift of dwellings within the scheme, a standard contribution to community facilities can be calculated, however, this contribution needs to take into account wider community benefits which are to be

delivered as part of the proposals and therefore it is not proposed to make a monetary contribution. For example, the children's playground is proposed to be enlarged and improved through the application.

**f) Public Art**

6.14 We have considered on site public art; however in this instance we do not consider that there is a particular opportunity for further public art in addition to the other environmental improvements being delivered by the proposals. We are not therefore proposing to make a contribution.

**g) Climate Change and Environmental Impacts**

6.15 The proposed scheme will provide new residential development that will meet the Code for Sustainable Homes Level 4. The measures implemented to achieving this standard will provide a range of in-kind contributions.

**h) Car Free Development**

6.16 It is proposed that the development will be car-free. Parking is however proposed on site to serve the wheelchair accessible units.

**i) Transport and Highways**

6.17 The starting point for any necessary and reasonable transport and highways contribution is that the development is car-free and will have negligible impact on the surrounding road network. While it is accepted that the development will involve more people using the area and it may be appropriate to secure some kind of reasonable contribution towards pedestrian and cycle facilities in the area, the Transport Statement has shown this impact to be marginal.

6.18 The proposed transport and highways contribution comprises three elements, the cost of on-site highway works, on-site in-kind contributions to the pedestrian and cycling environment, and a financial contribution to specific schemes to improve the wider pedestrian and cycling environment.

- 6.19 In terms of the first element, the proposed scheme will generate the need for some on-site highway works, including minor adjustments to the junction at Meru Close and improvement works to the pavements.
- 6.20 These works would be secured through an appropriately worded condition or a shadow section 278 agreement, the form of which is to be agreed with the LPA. The works will be delivered as part of the proposals and therefore do not need to be subject to a separate financial contribution.
- 6.21 In terms of the second element, the proposed scheme includes on-site in-kind contributions to the improvement of the surrounding pedestrian and cycling environment, including implementing a number of measures which will promote sustainable forms of travel, such as walking and cycling.
- 6.22 Therefore in respect to the third element, a separate financial contribution is not considered necessary.

**j) Affordable Housing**

- 6.23 This is dealt with in Section 7, the Affordable Housing Statement.

**k) Community Infrastructure Levy**

- 6.24 The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL). Mayoral CIL will be calculated at the rate of £50 per sqm on the net additional increase in gross internal floorspace in the scheme. In calculating Mayoral CIL, social housing relief and the floorspace of existing buildings on site which are proposed to be demolished will be taken into account.
- 6.25 The Planning Application Additional Information Requirement Form has been submitted with this planning application.
- 6.26 The LB Camden CIL is currently being considered at examination. If found sound, it is likely to be adopted in early 2015. As this application is due to be determined before this date it will not be subject to LB Camden CIL.

## 7 AFFORDABLE HOUSING STATEMENT

- 7.1 Initially, the development proposals were proposed to be funded through the use of off-site affordable housing contributions from other schemes being brought forward in the borough. However, due to the uncertainty of whether these schemes will be delivered, the application proposals are being brought forward without reliance on funding from other off-site developments. This is considered to be a robust basis for determining the current level of affordable housing to be delivered on the site.
- 7.2 Policy CS6 of the Core Strategy (2010) aims to secure high quality affordable housing based on an overall guideline target that 50% of the total addition to housing floorspace should be affordable. The LPA seeks to negotiate a contribution from specific proposals on the basis of the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development. The policy also includes the guideline split of 60% social rented housing and 40% intermediate affordable housing.
- 7.3 Policy DP3 of Camden Development Policies (2010) confirms that the Council will negotiate the development of individual sites and related sites to seek the maximum reasonable amount of affordable housing on the basis of an affordable housing target of 50% of the total addition to housing floorspace, but will apply the target with regard to a sliding scale from 10% for developments with capacity for 10 dwellings to 50% for developments with capacity for 50 dwellings. This equates to a policy requirement of 15% of floorspace to be affordable for the application site. The application scheme proposed provides 36.1% as affordable housing and therefore is in accordance with planning policy.
- 7.4 The applicants have discussed the provision of affordable housing through pre-application meetings with the LPA. The scheme delivers 15 housing units in total, 8 of which are for market sale and 7 of which are affordable units (see Table 1 in Section 3 above).
- 7.5 In terms of net internal residential floorspace, the scheme delivers 1,309 sqm in total, of which 473sqm (NIA) is affordable residential floorspace (see Table 2 below). On a *floorspace basis*, this equates to 36.1%, which the LPA have indicated to be acceptable for a scheme of this type and is well in excess of the policy requirement. The tenure of the affordable units is proposed to be purely



social rented housing, as discussed in Section 7 above. As the scheme is policy compliant there is no requirement to demonstrate viability.

**Table 2: Proposed Floorspace Breakdown of Residential Development (NIA)**

| Number of Bedrooms                                  | Social (m <sup>2</sup> ) | Market (m <sup>2</sup> ) | Total Residential Scheme (m <sup>2</sup> ) |
|---|--------------------------|--------------------------|--|
| 1   | 291                      | 0                        | 291  |
| 2   | 85                       | 189                      | 274  |
| 3   | 97                       | 647                      | 744  |
| <b>Total</b>  | <b>473</b>               | <b>836</b>               | <b>1,309</b>                               |
| <b>Floorspace as a % of Residential development</b> | <b>36.1</b>              | <b>63.9</b>              | <b>100</b>                                 |

**Table 3: Percentage Split of Residential Development by Floorspace**

| Number of Bedrooms | Floorspace as % of Social Rented Unit Floorspace | Floorspace as a % of Market Unit Floorspace |
|--------------------|--|---|
| 1                  | 61.5   | 0   |
| 2                  | 18.0   | 22.6  |
| 3                  | 20.5   | 77.4  |
| <b>Total</b>       | <b>100</b>                                       | <b>100</b>                                  |

**Table 4: Proposed Residential Floorspace by Use (GIA)**

|                                    | Social     | Market     | Total        |
|------------------------------------|------------|------------|--------------|
| <b>Grand Total (m<sup>2</sup>)</b> | <b>473</b> | <b>836</b> | <b>1,309</b> |

7.6 The application drawings illustrate the location of social rented residential units within the scheme, and the annotations on the plan indicate the numbers of bedrooms and proposed occupancy of the affordable units. The floorspace of all affordable units is provided within the schedule in the Design and Access Statement.

7.7 It is intended that the Council will lead the development of the Kiln Place project, and that a joint venture with either a private developer or a registered social landlord will not be necessary. In that light, the Council will have full nomination rights in allocating the residential units.

## 8 CONCLUSIONS

9.1 This Planning Statement has been prepared in support of a full planning application at Kiln Place, Camden. The application seeks approval for:

***“Demolition of foyer entrances and refuse store areas at blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place; redevelopment to provide 15 residential units, new external pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of existing playground; and associated landscape improvements and other associated works”.***

9.2 The proposals include a number of significant benefits and are appropriate in land use planning terms, in particular:

1. The principle of development is acceptable and is supported by adopted and emerging planning policy and is a committed proposal in the Community Investment Programme;
2. This development will provide key regeneration as part of the wider LB Camden programme;
3. This development enables the best use to be made of disused and underused space to enhance the existing estate and provide much needed new units;
4. The proposal will provide an appropriate quantum, tenure mix and unit mix of residential accommodation;
5. The scheme has been sensitively designed to respect the urban structure, urban form, scale and character of the surrounding area, and has been designed to prevent any adverse impacts on surrounding residential amenity;
6. The scheme incorporates improved communal and private open space and other improvements to the public realm;
7. The proposals comply with relevant policies on transport and highways, energy and sustainability and access and inclusivity.

- 9.3 The proposal is therefore for a sustainable development which complies with national, regional and local planning policy, and, in accordance with the NPPF, should therefore be approved without delay.



# meeting notes

## Attendees:

|                             |                          |
|-----------------------------|--------------------------|
| Eimear Heavey (EH)          | London Borough of Camden |
| Kevin Fisher (KF)           | London Borough of Camden |
| Colin Barnes (CB)           | London Borough of Camden |
| Julia Farr (JF)             | London Borough of Camden |
| Peter Barber (PB)           | Peter Barber Architects  |
| Fiona Sheppard (FS)         | Peter Barber Architects  |
| Poppy Carmody- Morgan (PCM) | Quod                     |
| Yolanda Barnes (YB)         | EC Harris                |

**Project:** Q40228

**Meeting Title:** Kiln Place Pre-application meeting

**Location:** London Borough of Camden

**Date & Time:** 07/11/13  
14.00- 15.00

## ACTION

### a) Presentation of current design approach

1. PB and FS presented the current development proposals through plans and their model and demonstrated how they had developed since EH had first seen the scheme.

### b) Principle and Approach

2. EH confirmed that the team were taking the correct approach with the proposals and that the principle of estate regeneration and residential development here is acceptable.

### c) Design comments

3. KF did not have any negative comments, described the proposals as charming and agreed with the way the scheme was progressing.

### d) Unit Mix

4. It was confirmed that ECH are currently carrying out their viability assessments however approximately 14 units are required to make the development feasible. It was noted that any change to the unit mix would impact on the S106 contributions or on the amount of affordable housing that can be delivered across the scheme.

5. EH confirmed that on an initial review it looks acceptable however will send the proposed unit mix to the Housing Officer to get comments.

EH

**e) Transport**

6. FS confirmed that this will be a car free development apart from disabled spaces. FS highlighted that there will be a loss of car parking spaces. EH emphasised that a car parking survey will need to be conducted to ensure that the current spaces are being underutilised and therefore their loss can be justified.
7. It was agreed that a meeting would be set up with Zoe Trower to discuss transport issues relating to the development. EH is to gain possible dates from Zoe and feedback to PCM. Such items to be covered at the Transport meeting will be the car free approach, Construction Management Plan, parking spaces, garage spaces, wheelchair accessible unit spaces.

EH

**f) Waste Strategy**

8. FS confirmed that the waste strategy is to provide refuse stores as a permanent solution however to allow flexibility so that there is potential to make use of the Council's future underground waste strategy. EH will contact Ann Baker to discuss this further.

**g) Other**

9. It was confirmed to EH that consultation events are taking place and are producing positive feedback from residents and the wider community. It was confirmed that more events are planned in the future.
10. EH is happy for Quod to contact the Secure by Design Officer directly – Adam Lindsay.

**h) Approach to contributions**

11. It was confirmed by PCM and EH that the development will be subject to Mayoral CIL.
12. PCM confirmed that the tariffs as set out in the Camden Planning Guidance documents will be used to calculate relevant contributions taking into account the other estate regeneration benefits that the redevelopment will be delivering. EH confirmed that this will need to be discussed in due course and all contributions will be clearly justified.
13. PCM is to set out a draft heads of terms for discussion in due course.

PCM

**i) Scope of application documentation**

- 14. PCM is to send EH a list of planning application documents for agreement. PCM/EH
- 15. It was agreed that the heritage statement can be covered in the planning statement.
- 16. EH is to confirm how many hard copies of the plans are required. EH
- 17. Submission on the planning portal will be acceptable.

**j) Programme**

- 18. The proposal will be going to a cabinet meeting on 04 December 2013. The team is currently aiming to submit a full planning application in February 2014.
- 19. EH is to confirm whether the impending elections are to cause any issues to the programme. EH

**k) Approach going forward**

- 20. PCM confirmed with EH that there should be one more pre-application meeting held before submission of the planning application. There should also be one separate meeting to discuss transport issues and separate.

*Meeting ended 15.00*

# MINUTES OF MEETING

Project **Maitland Park Kiln Place**  
 Subject **Planning Policy with regard to Energy**  
 Date **02/10/13**  
 Location **Camden Council Town Hall Extension**  
 Meeting no. **01**  
 Taken by **Neil Clements**  
 Participants **Harold Garner, Neil Clements**  
 Next meeting **Non set**

## Introduction

Date 03/10/2013

The projects are in early stage and at present consists of the following.

Ramboll  
 60 Newman Street  
 London W1T 3DA  
 United Kingdom

## Kiln Place

This will consist of 15-20 new units made of houses and apartments. The project is located on the Kiln Place Estate Gospel Oak and consists of a number of infill developments located in 4-5 sites across the estate.

T +44 (0)20 7631 5291  
 F +44 (0)20 7323 4645  
[www.ramboll.co.uk](http://www.ramboll.co.uk)

## Maitland Park

Ref 31879 MEP 2013/10/02

This will consist of 120-130 units which are located on Grafton Terrace and Maitland Park Villa's. The scheme will be a mix of houses and apartments. In addition a small community centre (200-300m<sup>2</sup>) will be built at the corner of Grafton Terrace. Both schemes will be a mix of affordable and for market properties.

## Camden Planning Policy

- HG advised that Camden planning would expect both schemes to meet CFSH level 4 as a minimum.
- HG advised that for Camden planning 20% renewables would not be mandatory. What can reasonably be achieved should be provided.
- HG noted that if scheme was called in by the GLA then the scheme would require to have carbon emission 40% below building regulations part L (In force October 2013).

- It was also noted that if called in then the GLA lean, clean, green hierarchy would be required to be complied to which is likely to include requirements for CHP and renewables.
- Camden would require an energy statement to be submitted with the applications showing the extent to which each stage of the energy hierarchy had reduced emissions.
- Camden would not encourage or support CHP on either site, but would expect to see a proportion of energy demands met by renewables
- Biomass was not considered a feasible option due to air quality issues.
- NC asked if the scheme needed to consider PV's on adjacent buildings to meet carbon targets, if this is acceptable to planning. HG noted in principle this would be acceptable. Note other Camden council departments(housing) need to agree to the use of roof spaces.
- HG noted the need to complete the CIP Sustainability Guidance approach to test the cost benefit of going beyond Code 4
- HG advised against modelling cost benefits of Code 5 and 6 and instead focus on the assessment of the baseline Code 4 scheme against an enhanced fabric efficiency model based on passivhaus principles.
- HG noted that if the schemes are proposed to be sold on for development by others then testing for a higher than Code 4 standard is unnecessary as this would burden the planning permission with higher targets than that required by planning policy and would threaten scheme economics .HG to discuss with Julia Farr.
- HG suggested we consider increasing energy improvements on community centre because this would be retained by the Council as an asset/liability and low running costs would be useful to the Council and community group
- HG suggested that if it is possible and installed that any PV's on the Grafton road site are connected to the community centre meter to allow some funding back into the community.
- HG advised whilst CHP will not be required we should consider a central heating scheme(s) for Maitland Place. It was noted that Camden's housing departments preference was for individual boilers serving each property. This would be acceptable to planning if CFSH L4 is met. HG advised that the consultant should advise on the most energy efficient heating solution and this should then be followed.



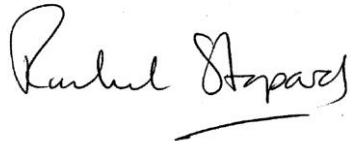
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|--|---|
| <b>LONDON BOROUGH OF CAMDEN</b>  | <b>WARDS: All Wards</b>   |
| <b>REPORT TITLE: COMMUNITY INVESTMENT PROGRAMME AND ACCOMMODATION STRATEGY (CENV/2013/51)</b>  |   |
| <b>REPORT OF</b><br>Directors of Finance, Culture and Environment, Housing and Adult Social Care and Children, Schools and Families.   |   |
| <b>FOR SUBMISSION TO</b><br>Children, Schools and Families Scrutiny Committee<br>Resources and Corporate Performance Scrutiny Committee<br>The Cabinet   | <b>DATE</b><br>26 November 2013<br>3 December 2013<br>4 December 2013 |
| <p><b>SUMMARY OF REPORT</b></p> <p>The Community Investment Programme (CIP) is a long-term programme bringing together a range of work focussed on ensuring best use of the Council's assets to improve, shape and transform key places and services within Camden, whilst simultaneously addressing a critical capital funding gap. The programme is making and will continue to make an important contribution to the delivery of objectives within the Camden Plan, particularly harnessing the benefits of economic growth, tackling inequality, investing in our communities to ensure sustainable neighbourhoods and delivering value for money.</p> <p>This particular report seeks approval of a number of key CIP schemes; three housing regeneration projects and three mixed-use developments including two school schemes and one project incorporating key community facilities.</p> <p>The report also provides an update on the Council's Accommodation Strategy.</p> <p>This report is coming to the Cabinet because the Constitution requires the Cabinet to consider the proposals as set out for each of the CIP schemes.</p> <p><b>Local Government Act 1972 – Access to Information</b><br/>The following document(s) has been used in the preparation of this report:</p> <p>July 2012 Cabinet Report (CIP) – CENV/2012/25<br/>July 2011 Cabinet Report (CIP) – CENV/2011/45</p> <p><b>Contact Officer:</b> Ed Watson, Assistant Director – Regeneration and Planning<br/><b>Address:</b> Culture &amp; Environment Directorate, Town Hall Extension<br/><b>Telephone:</b> 020 7974 5622<br/><b>Email:</b> Ed.Watson@camden.gov.uk</p> <p><b>Contact Officer:</b> David Tullis, Assistant Director Finance – Head of Property Services<br/><b>Address:</b> Finance, Town Hall Extension<br/><b>Telephone:</b> 020 7974 1604<br/><b>Email:</b> David.Tullis@camden.gov.uk</p> |   |
| <p><b>WHAT DECISIONS ARE BEING ASKED FOR?</b></p> <p>The Children, Schools and Families and Resources and Corporate Performance Scrutiny Committees are asked to consider the report and forward any comments to the Cabinet.</p> <p>The Cabinet is asked to approve the recommendations set out within the body of the report (immediately following sections 8, 15, 22, 29, 36, 43)</p>  |   |

Signed:

**Agreed by the Director of Finance**

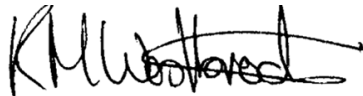
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Mike O'Donnell, Director of Finance



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Rachel Stopard, Director of Culture and Environment



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Rosemary Westbrook, Director of Housing and Adult Social Care



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Helen McMullen, Director of Children, Schools and Families

Date: 20 November 2013

### INTRODUCTION

- 1.1** The Community Investment Programme (CIP) is the Council's response to the extensive cuts of government capital funding that continues to affect the Borough at a time when significant investment is required to improve the physical infrastructure of the Camden's schools, children's centres, community facilities and the Council's housing stock.
- 1.2** To achieve this, CIP is bringing together a range of work focussed on ensuring best use of the Council's property assets. The programme comprises 100+ projects that will either regenerate sites within the Borough or dispose of sites that are now surplus to requirements (subject to any necessary re-provision).
- 1.3** Delivering a programme of this magnitude requires the Council to make difficult choices with an overarching goal of ensuring Camden Plan priorities are achieved and balanced across the whole programme. This will include deciding whether limited resources are spent on investing in new and existing affordable housing, building new or refurbishing existing schools and community facilities or replacing and/or upgrading employment space. The most pressing issues are described below.
- 1.4** With over 25,000 residents on the Council housing waiting list CIP will make a vital contribution to the provision of affordable housing in the Borough. The programme is projected to deliver 1,100 new / replacement affordable homes by 2021/22. Around half of the homes to be built by the programme have now received Cabinet approval, with construction now taking place on several sites. Sales of the newly built flats at Chester Balmore started in October. Residents will start moving into their new Council homes early in the new year.
- 1.5** As set out above the capital generated from the programme will be reinvested across the Borough. Good progress has been made in the first two years of the programme with re-investing capital receipts generated through CIP. A children's centre and 29 schools across the Borough had improvements carried out or are still underway. This included works on heating systems, new windows and brickwork repairs. In total CIP aims to generate £117m to be re-invested in 53 schools and children's centres in the period up to 2016/17.
- 1.6** Similarly, CIP continues to enable the Council to invest significant resources to improve the condition of Council homes across the Borough through the Better Homes Programme.
- 1.7** CIP will have an impact on Camden wide employment space, either through upgrading, replacing or disposing of it. A good example is Agar

Grove Estate Regeneration, a proposal included in this report, where existing employment space will be upgraded and enlarged. Where replacement or disposal has been identified as the preferred options the Council offers businesses support with finding a suitable new space for their operations.

**1.8** The Council continues its commitment to the development of the local economy and using its own activities to support its policies. Through its procurement process the Council works to ensure that its contractors are contractually bound to provide a range of employment initiatives, through:

- Direct recruitment of local residents;
- Modern apprenticeships and other training;
- Mentoring and work experience;
- Working with schools to promote opportunities in the construction industry.

**1.9** The CIP is set to generate up to £1bn in local investment. In addition to the Council led regeneration projects, many of the sites the Council sells are also likely to be developed, thereby creating building projects and consequently creating jobs.

### Content in this report

**1.10** This particular report describes and seeks approval of a number of key CIP schemes. In summary these are:

- Highgate Newtown Community Centre in Highgate (sections 2 to 8) – a proposal to progress further design and consultation work to improve the existing community facilities;
- Edith Neville primary school and central Somers Town in St Pancras and Somers Town (sections 9 to 15) – a proposal to rebuild the existing school and deliver new housing and new community facilities;
- Kingsgate primary school expansion in West Hampstead (sections 16 to 22) – a proposal to expand the existing school onto an industrial site at Liddell Road and to deliver new housing and employment space linked to this development;
- Agar Grove Estate Regeneration in St Pancras and Somers Town (sections 23 to 29) – a regeneration scheme proposal for the estate;

- Gospel Oak Infill and Maitland Park in Gospel Oak (sections 30 to 36) – a proposal to deliver a number of small scale housing developments in the area;
- Bourne Estate Regeneration in Holborn and Covent Garden (sections 37 to 43) – a proposal of a changed business case for the development previously agreed by the Cabinet.

**1.11** The projects included in this report will deliver over 400 new / replacement affordable homes and 420 new primary school places. The Council will also invest in nearly 1,000 sqm of community facilities by both upgrading and enlarging the existing space. Across the proposed regeneration schemes over 20,000 sqm of open space will be improved. This will include a comprehensive redevelopment and enhancement of the public space that currently is in poor state, often encouraging antisocial behaviours. This work will include providing a number of new and safe play areas as well as high quality areas for safe movement, recreation, and bio-diversity.

**1.12** The proposals for Adelaide Road medical centre and Fellows Road Estate will now come forward for a decision in January 2014. A comprehensive series of consultation events have taken place over the past 18 months, through exhibitions, meeting with stakeholders and a programme of working groups. It has been agreed to provide more time for residents to respond to the scheme prior to the regeneration strategy being presented to the Cabinet. Additional consultation events are being arranged and residents are being informed of the extended response time.

**1.13** The above projects represent in total the largest increase in the Capital Programme since February 2011. Programme implications and associated risks are described under the comments of the Director of Finance in section 45.

### Links to Camden Plan Objectives

**1.14** CIP will continue contributing to achieving Camden Plan objectives whilst also striving for balance across competing priorities. The proposed schemes in particular will contribute through the following:

- **Developing new solutions with partners to reduce inequality:** the proposed projects will help reduce inequality by better meeting the housing needs of Camden residents (current and future ones), tackling overcrowding, offering apprentice opportunities at the construction sites, improving existing and providing a new school and community facilities, improving access to sports facilities; help to

meet the authority's aim to have the best schools in the country within a decade.

- **Creating conditions for and harnessing the benefits of economic growth:** the proposed projects will create new jobs on the construction sites and create conditions for economic growth by increasing employment density and where feasible creating new and upgrading existing business and retail spaces;
- **Investing in our communities to ensure sustainable neighbourhoods:** the proposed projects will produce environmentally sustainable, future proofed and efficient buildings including Council homes and fit for purpose community spaces, creative and smart design will improve community safety and contribute to creating sustainable and balanced communities;
- **Delivering value for money services by getting it 'right first time':** the proposed projects, through their inclusive residents consultation and commitment to quality, will ensure that developed solutions deliver greater value for money for both residents and the Council.

### Accommodation Strategy update

- 1.15** Another important investment programme delivering efficiencies to the Council and benefits to residents and local economy is the Council's Accommodation Strategy. Practical completion of the new King's Cross building at 5 Pancras Square is currently projected for summer 2014 enabling opening of the community facilities (new public swimming pools, community library and customer access centre) and phased occupation of the office areas soon after. Overall building progress since the start of the year has not kept pace with the planned programme. A recovery plan is in place which is currently showing approximately 5 weeks delay. This is being closely monitored with KCCLP as our development agent with a joint close out programme in development to ensure opening can take place in the anticipated timeframe. The financial impact affects the spend profile but not the total budget.
- 1.16** The new building has now achieved a BREEAM 'Outstanding' certification at design stage with a score of 93.05% which resulted in an award for one of the highest scores in the country. The building is the first of its kind to combine a swimming pool, leisure centre, library, customer access centre, café and office accommodation and still achieve such a high environmental rating.

- 1.17** The majority of the funding for the accommodation strategy comes from rationalisation and disposal of other buildings. Financial bids for three office buildings (Town Hall Extension, Bidborough House and 156 West End Lane) were received on 19 September. A strong response was received, however the bids will need to be analysed and tested including for deliverability. Final bids from a shortlist have been invited and it is anticipated that contracts will be exchanged in the spring, or earlier, 2014. Bids considered will be either on a conditional basis (subject to planning, for example) or an unconditional basis (not reliant upon the developer seeking a planning consent before the sale is completed). In all cases, it is anticipated that the transactions will be subject to the Council providing vacant possession.
- 1.18** The business case approved by the Cabinet in January 2012 indicated that the project would generate a net annual saving of £2.4m, paying back the initial revenue costs incurred during the implementation phase up to 2014/15 by mid-year 2019/20. Savings of £2.4m would then be available to contribute to the Medium term financial strategy from 2020/21 onwards. At present the projected savings are still within the business case assumptions and on track to be achieved. If, as is hoped, receipts from disposals exceed the business case estimated, then this would reduce borrowing costs and further increase the anticipated revenue savings.

### **HIGHGATE NEWTOWN COMMUNITY CENTRE**

#### **2. WHAT IS THIS SECTION OF THE REPORT ABOUT?**

- 2.1** This section of the report is about the proposal to renew and improve community facilities at the Highgate Newtown Community Centre (HNCC) site.
- 2.2** It reports on the results of engagement so far and identifies the next steps required in order to develop a viable business case.

#### **3. WHY IS THIS SECTION OF THE REPORT NECESSARY?**

- 3.1** The HNCC site was originally purchased by the Council using central subsidy for the provision of general purpose housing. It was then used as a Territorial Army (TA) training base until the 1980's and since has been occupied by HNCC. The two flats on top of the TA premises became general housing and then subsequently Right to Buy (RTB) leasehold properties.

## GOSPEL OAK INFILL AND MAITLAND PARK SITES

- ii. Agree terms for obtaining vacant possession of commercial and other non-residential properties affected by this project in consultation with the Cabinet Member for Resources, the Head of Property Services and the Borough Solicitor;
- iii. Agree contract award strategies and contract awards for the implementation of this project in consultation with the relevant Cabinet Member, the Head of Property Services and the Borough Solicitor;
- iv. Make a compulsory purchase order for land required for this project in consultation with the relevant Cabinet Member and the Borough Solicitor;
- v. Issue Initial Demolition Notices (and subsequently Final Notices if appropriate and legal requirements are met) on affected secure tenants in order to suspend the requirement for the Council to complete Right to Buy applications for as long as the Notices remain in force in consultation with the Borough Solicitor;
- vi. Appropriate existing Council land under relevant powers as necessary to enable the implementation of the scheme in consultation with the relevant Cabinet Member, the Head of Property Services and the Borough Solicitor;
- vii. All land affected is outlined within this report and at Appendix 13;
- e. Delegates to the Director of Finance the option to undertake prudential borrowing to support the capital funding requirements of the scheme if required;
- f. Note that there may be further minor amendments to the revised scheme, in order to comply with planning or other requirements.

### APPENDICES

Appendix 13 – The existing estate & what the new development will look like

Appendix 14 – Consultation report & Key Facts and Questions

Appendix 15 – Equality Impact Assessment

Financial Summary in Part II Appendix

## GOSPEL OAK INFILL AND MAITLAND PARK SITES

### 30. WHAT IS THIS SECTION OF THE REPORT ABOUT?

- 30.1** This section of the report is about the development of new social rented and shared ownership homes on under-used sites and estate improvements at on the Kiln Place and Barrington & Lamble estates and the Grafton Terrace site at Maitland Park.



**30.2** This section of the report also covers the proposed redevelopment of the Aspen House block on Maitland Park to provide new social rented, shared ownership and private homes.

**31. WHY IS THIS SECTION OF THE REPORT NECESSARY?**

**31.1** Resident consultation on these estates began in 2011. Meetings were held with each of the Tenants and Residents Associations (TRAs) to ascertain the chief repairs and management priorities and agree areas most suitable for infill development.

**31.2** The sites were first presented to Cabinet in June 2011 as part of the comprehensive CIP report (CEN/2011/45). Gospel Oak has been recognised as a priority for regeneration due to the significant investment required on the large number of post war Council estates which are particularly difficult and expensive to maintain.

**31.3** While the Council has been consulting on these schemes for over two years, the timing and stage of development of the projects coincides with developers who are seeking sites to deliver affordable housing. This has provided an opportunity to deliver new affordable homes, capital receipts and community facilities without burdening the Council's borrowing facility.

**31.4** Please see Appendix 16 for details of the estates and development proposals.

**32. OPTIONS**

**32.1** Officers have considered three options for the delivery of new homes at Maitland Park, Kiln Place and Barrington & Lamble:

- Option 1: off-site affordable;
- Option 2: Council as developer;
- Option 3: sale of sites with planning consent.

**32.2** The recommended option is option 1, which involves the delivery of homes on Grafton Terrace, Kiln Place and Barrington and Lamble as social rented housing and low cost home ownership, and the delivery of Aspen House separately as a later phase. Please see Appendix 17 for a detailed consideration of option 2, which is not currently feasible due to the Council's current borrowing situation, and option 3 which is not financially viable.

**32.3** Housing and Adult Social Care (HASC) and Planning officers have been working to identify Council-owned sites which could fulfil the off-site affordable housing requirement for a number of private sector

## GOSPEL OAK INFILL AND MAITLAND PARK SITES

schemes around the Borough. S106 agreements require the developers of these schemes to provide or fund the provision of affordable floorspace elsewhere, when it cannot be delivered on site. This funding provides an opportunity to pay for the building of social rented housing and low cost home ownership on the Kiln Place and Barrington and Lamble estates, and the Grafton Terrace site at Maitland Park.

**32.4** This option maximises the amount of social housing provided while limiting the Council’s borrowing by funding the cost of building the new homes.

**32.5** The application of off-site funding to these schemes has been subject to a robust assessment of value for money compared to other possible social housing developments.

**32.6** Following delivery of Grafton Terrace, the Aspen House site at Maitland Park could then be built out as a mixed scheme of social rented, shared ownership and private homes following the demolition of Aspen House.

**32.7** The benefits of the recommended option are:

- Highest number of social rented units;
- Lowest impact on borrowing;
- Reduced exposure to sales risk.

Table 1: Phase 1 unit summary

| <b>RIBA STAGE C</b>   | <b>Grafton Terrace</b>      | <b>Kiln Place</b>       | <b>Barrington and Lamble</b> |
|---|-----------------------------|-------------------------|------------------------------|
| <b>Total number of new homes</b>                              | <b>32</b>                   | <b>14</b>               | <b>8</b>                     |
| Number of social rented<br>Bedrooms / Bedspaces<br>Floorspace | 16 units<br>68<br>1,634sqm  | 9 units<br>37<br>859sqm | 5 units<br>25<br>575sqm      |
| Number of shared ownership<br>Bedspaces<br>Floorspace         | 16 units<br>44<br>1,112sqm  | 5 units<br>23<br>564sqm | 3 units<br>12<br>338sqm      |
| Community space (D Class)                                     | 328sqm<br>(297sqm existing) | 0sqm                    | 0sqm                         |

**32.8** Please see the confidential Part II Appendix for a summary of the financial implications of this proposal.

### Phase 2: Aspen House

**32.9** The proposed delivery of Grafton Terrace, Maitland Park and Kiln Place using off site affordable funding leaves the Aspen House site, which can be delivered in the longer term once the headroom position or funding climate improves.

**32.10** It is recommended that planning permission is sought for the Aspen House site in conjunction with Grafton Terrace site in order to:

- Avoid costs of producing separate applications;
- Take advantage of any time-dependent funding that may become available such as further GLA grant or additional off-site affordable money
- Avoid CIL liability (potentially due in Autumn 2014) which could threaten scheme viability.

Table 2: Phase 2 unit summary

| <b>RIBA STAGE C</b>              | <b>Aspen House</b> |
|----------------------------------|--------------------|
| <b>Total number of new homes</b> | <b>82</b>          |
| Number of social rented          | 35 units           |
| Bed spaces                       | 123                |
| Floor space                      | 2,486sqm           |
| Number of shared ownership       | 3 units            |
| Bed spaces                       | 13                 |
| Floor space                      | 276sqm             |
| Number of private sale           | 44 units           |
| Bed spaces                       | 148                |
| Floor space                      | 3,416sqm           |

### Regeneration Strategy

**32.11** Consultation with residents and consideration of design options to date has defined the scope of the proposed regeneration projects with the following principle objectives:

- To provide a high quality mixed tenure development of new Council homes with opportunities for shared ownership as set out in delivery option 1;
- To provide new homes to the highest design and sustainability standards and to replace poor quality Council homes at Aspen House;
- To provide a new TRA hall with additional community facilities on Grafton Terrace;
- To provide improved and more co-ordinated landscaping and play facilities;
- To improve community safety and security.

**32.12** At this stage of design development the mix of the proposed new housing under option 1 will be 100% affordable of which approximately 60% social rent and 40% low cost home ownership of new residential floorspace at Kiln Place, Barrington and Lambie and Grafton Terrace.

**32.13** On the Aspen House site the proposed housing will be approximately 50% private sale, 45% social rent and 5% low cost home ownership, with the private sale housing paying for the social housing and wider environmental improvements. Over both sites the approximate mix is 37% private sale, 48% social rent and 15% low cost home ownership. To achieve these objectives it will be necessary to demolish the current TRA Hall and redevelop the Grafton Terrace site to provide replacement community facilities and re-house residents of Aspen House which will also be demolished.

**32.14** Subject to Cabinet approval of the regeneration strategy a local lettings policy for the estates will be adopted. At Maitland Park the policy will provide direct lettings first to residents of Aspen House who need to move to enable the redevelopment to proceed and then lettings of any unallocated to those in housing need on the rest of the estate. Residents would be contacted on an individual basis to ensure that their housing needs are correctly matched to the appropriate sized property. At Kiln Place and Barrington & Lambie a local lettings policy will be adopted which prioritises those in need living on the estates.

**33. WHAT ARE THE REASONS FOR THE RECOMMENDED DECISIONS?**

**33.1** The recommended decision is for the Council to proceed with the development of the sites at Kiln Place, Barrington & Lambie and Grafton Terrace as affordable housing using off-site contributions from a scheme with planning approval. This provides the greatest benefit to the residents of Camden most in need by maximising the provision of affordable and low cost home ownership units, and minimises the impact on the Council's borrowing capacity allowing it to proceed with other CIP commitments. A planning application will be submitted on the basis of a mixed tenure scheme to provide the flexibility to make best use of available funding.

**33.2** It is also recommended that the Council proceeds with the submission of the planning application for the Aspen House site to be delivered separately when this is financially viable. The delivery route for this site will be finalised and submitted for formal approval at the appropriate stage.

**34. WHAT ARE THE KEY IMPACTS / RISKS? HOW WILL THEY BE ADDRESSED?**

**34.1** A summary of risks and mitigation are set out below.

Off-site affordable funding

- 34.2** There is a risk that the development identified to fund these projects does not go ahead, or an acceptable agreement cannot be reached. There are a number of other potential developments which are likely to generate significant off-site contributions which could be used to fund these projects if necessary. It is recommended that Cabinet consent to proceed is not directly linked to a particular private sector scheme, but agree to the approach in general.

Planning considerations

- 34.3** Gaining planning consent for a number of separate sites with individual constraints is problematic and requires a variety of well-considered architectural responses. Input from the Council's Placeshaping Team has been provided throughout architect selection, feasibility and design development stages to guide proposals.

- 34.4** Architects have been selected for different sites based on relevant experience to estate setting and residents input, and are working closely with Planning officers to comply with policy as much as possible.

Ground conditions

- 34.5** There are various construction concerns based around ground conditions, including the presence of a main sewer beneath Kiln Place. Various surveys have been carried out throughout 2013 as part of a due diligence process to mitigate the ground condition risks, these included trial pits, radar tracking of services, archaeological assessments and engineering studies. Further investigations are being undertaken in relation to the sewer at Kiln Place.

**35. WHAT ACTIONS WILL BE TAKEN AND WHEN FOLLOWING THE DECISION AND HOW WILL THIS BE MONITORED?**

- 35.1** The key milestones for the proposed project are:

| Indicative timetable                             |        |
|--|--------|
| Design Development to Stage C & Cabinet Approval | Dec-13 |
| Planning Submission                              | Feb-14 |
| Works Contract Tender                            | Mar-14 |
| Planning decision                                | Jun-14 |
| Contract Award                                   | Sep-14 |
| Start on site                                    | Nov-14 |
| Completion                                       | Sep-16 |

## GOSPEL OAK INFILL AND MAITLAND PARK SITES

**35.2** Negotiations will continue with the developers of the off-site affordable donor sites to reach an agreement which is acceptable to all parties including the Council as Local Planning Authority and land owner.

**35.3** The project finances will be subject to monthly monitoring to ensure that spend meets predicted cashflows. The overall progress of the scheme will continue to be monitored through the Better Homes Board and CIP governance.

### **36. CONSULTATION**

**36.1** Please see details of consultation to date in Appendix 18. Consultation events were held across the three estates in April 2013 (Maitland and Barrington & Lamble), May 2012 (all estates), June 2012 (Kiln Place), July 2012 (Maitland Park), October 2012 (Kiln Place and Barrington & Lamble), April 2013 (Maitland Park), June 2013 (Barrington & Lamble), July 2013 (Barrington and Lamble), September 2013 (Maitland Park and Barrington and Lamble), and October 2013 (Kiln Place). Consultation has been done with local residents, neighbouring residents and ward Councillors as well as other internal Council departments and stakeholders. Response to consultation has been broadly positive and designs have been modified throughout to address concerns.

**36.2** An Equality Impact Assessment has been carried out which found that the proposals show no potential for discrimination and all appropriate opportunities to advance equality and foster good relations have been taken (see Appendices 19 and 20).

### **RECOMMENDATIONS**

The Cabinet is asked to:

- a. Agree the regeneration strategies for the estates as set out above and that the project be implemented in accordance with the specific delegations 1, 3 and 6 approved as part of the July 2012 CIP Cabinet report (CENV/2012/25), which are included in the Appendix 1, to the relevant Service Director in consultation with the Director of Finance:
  - i. Agree the terms of and implement and complete acquisitions or disposals of property associated with this project in consultation with the relevant Cabinet Member, the Head of Property Services and the Borough Solicitor;
  - ii. Agree contract award strategies and contract awards for the implementation of this project in consultation with the relevant Cabinet Member, the Cabinet Member for Resources, the Head of Property Services and the Borough Solicitor;

of Finance and the Borough Solicitor, to authorise the making of compulsory purchase orders in relation to sites within the CIP programme where vacant possession is required.

- 4.10** Subject to approval of this recommendation, the relevant decisions would be taken in consultation with the relevant Cabinet Member and where necessary reported to Cabinet as part of regular update report on the Community Investment Programme.

**5. Issuing demolition notices (under s138A and schedule 5A Housing Act 1985)**

- 5.1** This delegation would only be exercised where properties which are identified for demolition as part of a CIP project strategy is approved by Cabinet. The reason for the issue of a demolition notice is to suspend the right to buy for those properties, thus avoiding a situation where a tenant exercises the right to buy prior to demolition. Were that to happen the Council would be in the position of having sold the property, giving over some of the sale price to the treasury and subsequently having to re-purchase the property at greater than market value. Any tenants who move to another Council property as part of a regeneration project do retain the right to buy in relation to their new property.

**6. Appropriation of existing Council land under relevant powers as necessary enable the implementation of the scheme:**

- 6.1** This relates to the purposes for which land is held by the Council. Local authorities have different powers available to them in relation to land – for example, where land is held under the Housing Act 1985, the Council has power to provide housing; where it holds land under its powers as a planning authority it may develop or enable the development of land to promote the economic well-being of an area or community. In order to exercise these powers in relation to CIP projects it may be necessary to ‘switch’ land between the different powers.
- 6.2** Subject to meeting certain requirements under the relevant legislation, land held as part of the Council’s general fund portfolio may therefore be re-designated as land held for housing and vice versa, or land from either portfolio may be designated as held for planning purposes. Land held for planning purposes may subsequently be re-designated as held for housing or other purposes upon completion of a development. This delegation does not involve any actual change of ownership of any land in question.
- 6.3** Officers taking decisions under any delegated powers will do so with due regard to equalities impact assessments.

## GOSPEL OAK INFILL AND MAITLAND PARK SITES

### Site details

#### **Maitland Park**

Maitland Park consists of four main estates and peripheral blocks flanking Maitland Park villas in the Haverstock ward, together containing around 500 properties. While a majority of homes on the Maitland Park estate have had their Better Homes improvements, with the exception of Aspen House, meetings with residents and the TRA revealed significant concerns around anti-social behaviour around the Maitland Park Gym at the rear of the estate, and area of dilapidated garages, unofficial parking and a kick-about football pitch very close to resident's homes.

There are two main sites proposed for a phased development;

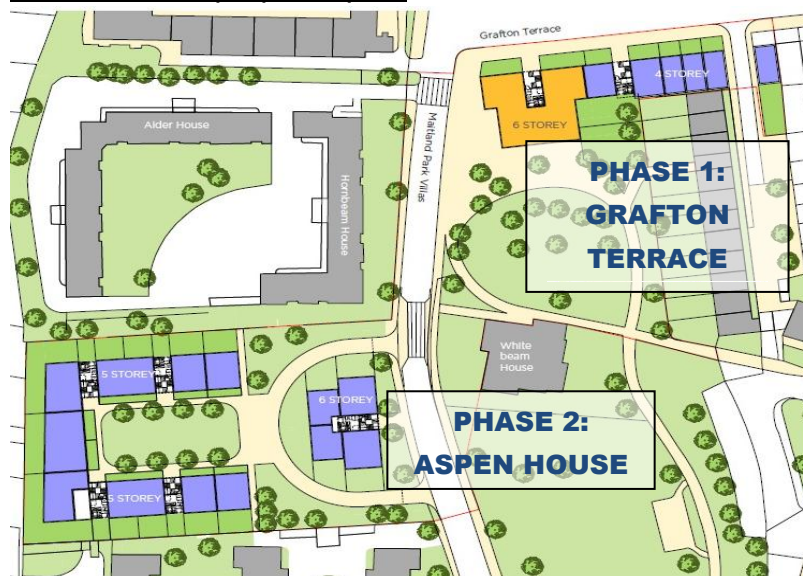
- **Site 1: Grafton Terrace**

Located at the junction of Grafton Terrace and Maitland Park Villas, and currently housing the Maitland Park TRA hall. The TRA are in the process of relocating to the gym building, freeing up the site for the development, a landmark flatted building on the corner above a new community centre/TRA hall, and more traditional terraced homes fronting Grafton Terrace to the east, totalling 37 units.

- **Site 2: Aspen House**

Currently housing the Maitland Park gym, a block of garages and the 39-unit Aspen House block. With the completion of the first phase and relocation of the TRA to the new hall the site will become available for redevelopment. The proposal is for 82 flats arranged as a courtyard development on the site of the gym, garages and Aspen House. This would provide new homes for the 39 households (36 tenants/3 leaseholders) demolished to complete the courtyard with private homes.

### Maitland Park proposal plan





Aspen House visualisation



**Kiln Place**

The Kiln Place Estate is situated to the east of the other Gospel Oak estates, bounded by Lamble Street and Grafton Road to the north and west, Hemingway and Meru Close to the east and the mainline railway to St Pancras to the south. The estate consists of 164 units arranged over four x 4-storey blocks.

Development on the estate is proposed to take the form of two terraces of townhouses either side of Kiln Place and conversion of the underused foyers of 3 of the existing blocks in the form of flats and maisonettes, as requested by the TRA. Together these sites provide 17 units of a range of sizes.

Kiln Place proposal plan



Kiln Bank visualisation

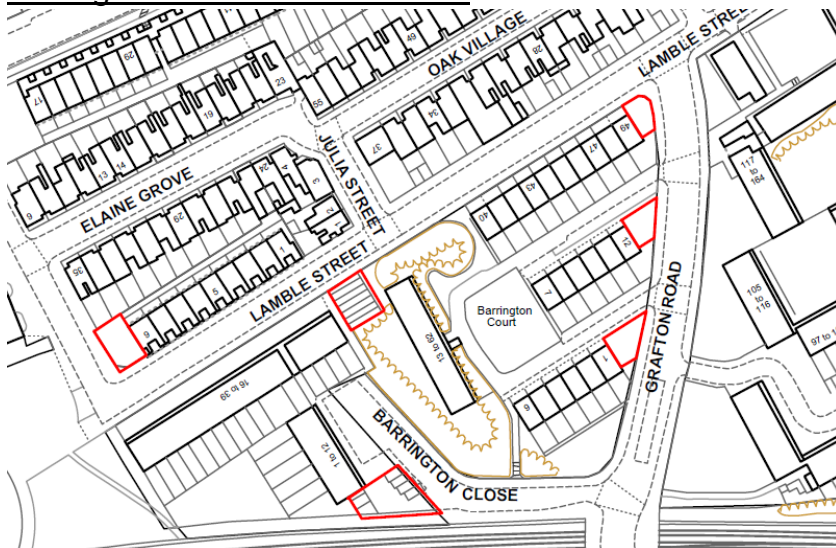


**Lamble Street and Barrington Close**

There are six small sites around the Lamble Street estate which could provide up to 8 units consisting of five 3-bed houses and three duplex flats.

The estate, bounded on its southern edge by the mainline railway from St Pancras, currently comprises, 107 homes arranged as an eleven storey block, three terraces of two-storey houses, and two blocks of four storey stacked maisonettes. There is an additional site on the opposite side of Lamble Street adjacent to a two storey Benson and Forsyth terrace at 1-9 Lamble Street.

Barrington and Lamble infill sites



Lamble Street visualisation



**Options Appraisal**

**Option 1: off-site affordable**

This is the proposed option, please see section 32 for details. The financial implications of this option are set in the confidential Part II appendix.

**Option 2: Council as developer**

The standard approach on CIP projects has been for the Council to act as the developer as this maximises the amount of new social housing and capital receipts to meet CIP targets. However it would also expose the Council to the highest level of peak debt (see table 1 below), which currently cannot be funded given the Council's other CIP borrowing commitments.

Although the Council cannot currently fund this approach, once more advanced schemes complete and capital receipts are received the pressures on borrowing will be eased and funding could become available for these projects. Two possible outcomes of the Option 2 are given in table 1 below, comprising:

- As much social rented housing units as possible with a modest net capital receipt (Option 2A), or
- 50/50 schemes in line with CIP aims, and a higher capital receipt (Option 2B)

**Option 3: disposal of sites with planning consent**

This option would be on the basis that the Council would dispose of some of the sites once planning permission was obtained, and deliver a planning compliant level of social housing using the sales receipts on the sites it retains.

In the modelled option the sites to be sold are:

- Maitland Park: Grafton Terrace
- Kiln Place: bank site intended for terraced housing
- Barrington and Lamble: all sites

Under this option, the Council would either make a net loss or would have to deliver fewer affordable housing units compared with options 1 and 2. The reason for this is the price that purchasers would pay for the sites is net of overheads and profit, and is insufficient to cover the cost of the affordable units.

The table below shows the options for delivery and the impacts on programme and cashflow

|                  |  | Maitland Park        | Kiln Place | Barrington and Lamble | Total |             |
|------------------|--|----------------------|------------|-----------------------|-------|-------------|
| <b>Option 2A</b> | ▪ Council as developer                                   |                      |            |                       |       |             |
|                  | ▪ Private sale units brought forward to reduce peak debt | Units (social rent)  | 60         | 10                    | 3     | 73<br>47.4% |
|                  | ▪ Maximum amount of social rented housing                | Units (LCHO)         | 0          | 0                     | 0     | 0           |
|                  |  | Units (private sale) | 69         | 7                     | 5     | 81<br>52.5% |

GOSPEL OAK INFILL AND MAITLAND PARK SITES, APPENDIX 17

|           |   |                              |                     |                    |                    |              |
|-----------|---|------------------------------|---------------------|--------------------|--------------------|--------------|
|           |   | Expenditure                  | 25.8m               | 3.8m               | 3.7m               | 33.3m        |
|           |   | Income                       | 27.4m               | 4.3m               | 4.0m               | 35.7m        |
|           |   | Cumulative surplus / deficit | 0.8m                | 0.4m               | 0.3m               | <b>1.5m</b>  |
|           |   | Peak debt                    | 9.4m<br>(July 2015) | 2.2m<br>(May 2015) | 2.2m<br>(Feb 2016) |              |
| Option 2B | <ul style="list-style-type: none"> <li>▪ Council as developer</li> <li>▪ Private sale units brought forward to reduce peak debt</li> <li>▪ Policy compliant mix on Maitland and Kiln</li> </ul> | Units (social rent)          | 37                  | 5                  | 3                  | 45<br>29%    |
|           |   | Units (LCHO)                 | 24                  | 4                  | 0                  | 28<br>18%    |
|           |   | Units (private sale)         | 68                  | 8                  | 5                  | 81<br>52.5%  |
|           |   | Expenditure                  | 26.8m               | 4.0m               | 3.7m               | 34.5m        |
|           |   | Income                       | 29.6m               | 5.0m               | 4.0m               | 35.9m        |
|           |   | Cumulative surplus / deficit | 2.8m                | 1.0m               | 0.3m               | <b>4.1m</b>  |
|           |   | Peak debt                    | 9.5m<br>(Nov 2015)  | 2.2m<br>(May 2015) | 2.2m<br>(Feb 2016) |              |
| Option 3  | <ul style="list-style-type: none"> <li>▪ Sale of sites with planning consent</li> <li>▪ Social units have to be built first at Aspen House to provide decant accommodation</li> </ul>           | Social rent                  | 37                  | 5                  | 0                  | 42<br>27.2%  |
|           |   | LCHO                         | 24                  | 4                  | 0                  | 28<br>18.1%  |
|           |   | Private                      | 68                  | 8                  | 8                  | 84<br>54.5%  |
|           |   | Expenditure                  | 20m                 | 1.9m               | 0.2m               | 22.1m        |
|           |   | Income                       | 18.9m               | 1.5m               | 1.0m               | 21.4m        |
|           |   | Cumulative surplus / deficit | -2.1m               | 0.1m               | 0.8m               | <b>-1.0m</b> |
|           |   | Peak debt                    | 11.6m               | 0.5m<br>(Mar 2016) | 0.2m<br>(Jun 2014) |              |

## **Resident Consultation**

### Initial Consultation

In 2012 architects were selected by panels of representatives of each of the estates following training sessions in urban design carried out by Glasshouse, along with officers from Regeneration and Place Shaping, resulting in some local, smaller, outstanding practices being appointed. Following appointment, feasibility studies were undertaken and numerous meetings held with the TRAs to develop and guide initial proposals. The infill proposals at Kiln Place and the Barrington and Lamble estates were presented at the estates and surrounding communities in October with largely positive responses.

Exhibitions of design proposals were held for the Maitland Park estate in June 2012 where it was suggested by residents that the Council should look at redeveloping Aspen House, as people living in the block reported a number of major problems with its layout and condition including damp, frequent lift breakdowns, poor drainage and general condition. This option was explored and a proposal for a courtyard development was presented to residents in August 2012. A questionnaire was sent to Aspen residents and followed up with door knocking; of the 75% who responded 70% were in favour of the proposal to explore the redevelopment of the block in more detail.

### 2<sup>nd</sup> Phase consultation

Following consultation on feasibility proposals officers continued to meet with estate TRAs to discuss progress and address concerns, while procurement took place for lead consultants and architects to take the schemes forward.

At Kiln Place and Maitland Park appointment of architects undertaken with interview panels including TRA representatives in June, while smaller practices were able to bid for individual sites at Barrington and Lamble and were selected by residents of the estate and surrounding area at a competitive exhibition event in July 2013.

### **Lamble Street and Barrington Close**

The shortlisting of architects for the small infill sites was undertaken through the Supply4London procurement service followed by a competitive exhibition and interview event for residents of the estate and surrounding area to select their preferred practice. This resulted in Burd Haward Architects being chosen for three sites to the west of the estate while Hayhurst and Co were appointed to develop designs on the other 3 end of terrace sites fronting Grafton Road. Both practices undertook design workshops with residents soon after appointment to understand concerns and develop designs which responded appropriately to these.

Further consultation events were held in September with residents from the whole estate for the architects to present more advanced designs and receive feedback. Responses were largely positive to Burd Haward proposals but it was agreed the Hyahurst proposals required some modification to ensure the new homes did not damage the amenity of existing residents. It was also agreed to appoint a landscape

architect to design improvements to the wider estate environment with in consultation with residents.

Formal consultation on revised proposals with residents and ward councillors was undertaken in November 2013.

A local lettings policy for the estate has been developed which will give priority to residents in need on the estate.

### **Kiln Place**

Peter Barber Architects were appointed in July following a competitive tendering and resident-led process with TRA representatives on the interview panel. Peter Barber have been undertaking more detailed design work in conjunction with consultants to arrive at proposals which overcome technical challenges of complex sites.

A consultation event was held on 3rd October 2013 for the whole estate to show the latest designs, and all residents were subsequently sent a leaflet and questionnaire. Proposals were generally well received, with some concerns raised over increased density, overlooking and overshadowing, parking and location of bins on the estate.

As a result of comments, designs have been modified with a small reduction in the number of units along with a new route and private entrances being explored to some existing units.

A local lettings policy for the estate has been developed which will give priority to residents in need on the estate.

### **Maitland Park**

Cullinan Studios who carried out the initial feasibility study in 2012 were again selected by residents and officers to develop the designs in July 2013. Designs have been developed and a consulted on at a fun day for the whole estate on 21st September. A summary of the proposals and the questionnaire was sent out following the event to all residents, in total 71 feedback forms were received.

Feedback from residents was generally positive, with 72% of people said they liked the layout of the Aspen House proposal and 66% saying they liked the layout of Grafton Terrace. Areas of interest and concern were centred around the height of the new buildings, costs to leaseholders, disruption from construction traffic and concerns around rights of light and overlooking. The main area of contention was the placement of the MUGA, and further work and consultation will be carried out to establish its location on the estate.

A local lettings policy for the estate has been developed which will give priority to those from Aspen House in the first instance to the new development on Grafton Terrace. Then those properties which are not let for residents of Aspen House will be ring fenced for those residents in need on the rest of the estate. Aspen residents will be contacted on an individual basis to ensure that their needs are addressed.