

Proposals for Mixed Use Regeneration

140-146 CAMDEN STREET LONDON NW1 9PF



Planning Report
Statement of Community Involvement

Prepared by:
Bellenden

Statement of Community Involvement

140 - 146 Camden Street

December 2014



Prepared by Bellenden on behalf of Chassay + Last

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1. Introduction

- 1.1. This Statement of Community Involvement (SCI) has been prepared in support of Elebro Ltd's planning application for the redevelopment of 140-146 Camden Street in the London Borough of Camden.
- 1.2. This application is for a mixed-use redevelopment, consisting of 53 residential units and 1959 m² of commercial floor space. The total floor space of the development will be 5,576², with heights ranging from 3 stories to 8 stories.
- 1.3. This Statement has been prepared to assist the London Borough of Camden in its determination of the application and considers the consultation processes that have been undertaken as part of the preparation of the scheme. It should be read alongside other documents that have been submitted in support of the full planning application.
- 1.4. The Statement demonstrates the applicant's strong commitment to the principals of consultation around development, and shows that substantial changes have been made to the design following their engagement with the local community.
- 1.5. The Government's National Planning Policy Framework (adopted in 2012) emphasises in paragraph 188 that planning projects should be the subject of a consultation exercises as these have *"significant potential to improve the efficiency and effectiveness of the planning application system for all parties... enabl[ing] better coordination between public and private resources and improved outcomes for the community."*
- 1.6. The London Borough of Camden's own Statement of Community Involvement (adopted in July 2011) also states in paragraph 4.8 that the Council *"strongly encourage[s] pre-application advice and pre-application consultation for major, or potentially controversial, proposals."*
- 1.7. This report fulfils the obligation laid out in paragraph 4.11 of Camden's SCI for the developer to: *"prepare a report summarising the type of consultation carried out, the key issues raised and how the scheme addresses these issues."*
- 1.8. For the purpose of this Statement, the applicant, architects and agents will be referred to under the group term the 'project team'. The project team consists of the following:
 - Elebro Ltd – Applicant Company
 - Chassay + Last Architects – Architect
 - CgMs – Planning Consultant
 - Bellenden – Author of SCI

2. Consultation Programme

- 2.1. The project team has been fully committed to engaging with local Camden residents living close to the site location, to ensure that they have been kept informed about the proposals; that they have had an opportunity to impact the scheme as it developed; and that they have been able to pose any questions or concerns with the project team.
- 2.2. In order to do this, the project team organised two public exhibitions for the scheme. These events allowed residents to explore the current status of the designs, and provided them with the opportunity to ask questions and provide feedback on the project. An analysis of the feedback received from these drop-ins can be found in Section 3.
- 2.3. Before holding exhibitions, a small informal information session was organised in the first week of April 2013 at the offices of Chassay+Last. Attended by approximately 10 residents from the existing buildings on the site, the session was intended to ensure that current residents had an early opportunity to discuss the scheme with the architect. All of these residents then attended the later exhibitions.

First Exhibition, April 2013

- 2.4. The first public exhibition for the Camden Street project was held on Wednesday 10 April, 2013, at the Castlehaven Community Hall from 16:00 – 20:00. The community centre is located on Castlehaven Road, and is approximately 400 metres from the proposed development site. The timing and location of the exhibition was chosen to be as accessible as possible for local residents, ensuring that as many as possible would be able to attend the event and respond with their feedback.
- 2.5. The project team advertised the exhibition by circulating a total of 200 invitations to surrounding properties and residents. This delivery took place a week before the exhibition. A map of the delivery zone can be found in Appendix C. Initially the leaflets were sent by post, but due to a postage error another set of invitations were hand-delivered to every address in the zone.
- 2.6. A set of 11 exhibition boards were prepared for the event, and a feedback questionnaire was created. Copies of this material can be found in Appendix A.
- 2.7. The event was attended by a total of 37 people, of which 28 returned questionnaires, providing feedback on the proposed scheme. A complete analysis of this feedback can be found in Section 3 of this SCI. The exhibition was also attended by Cllr Chris Naylor, a then Liberal Democrat ward member for Camden Town with Primrose Hill.

Second Exhibition, July 2013

- 2.8. Following the public exhibition in April 2013 and detailed analysis of the feedback received, significant changes were made to Elebro's proposed scheme. A second exhibition was held on Monday 1 July 2013. This exhibition was held at the Castlehaven Community Hall from 16:00 – 20:00.

- 2.9. The project team advertised the exhibition by circulating a total of 200 invitations to surrounding properties and residents. This took place a week before the public exhibition. A map of the delivery zone can be found in Appendix C.
- 2.10. A set of 13 exhibition boards were prepared for the event, along with a feedback questionnaire. Copies of this material can be found in Appendix B.
- 2.11. The second public exhibition was attended by a total of 26 people, of which 17 returned questionnaires. A complete analysis of this feedback can be found in Section 3.



A resident attends the first exhibition in April 2013

3. Consultation Response Analysis

First Exhibition Feedback

- 3.1. At the first public exhibition, held on Wednesday 10 April, a total of 37 people were recorded as having attended at the Castlehaven Community Centre. With 200 leaflets having been circulated, this indicates that 18.5% of those invited attended the exhibition. Each attendee was provided with a questionnaire, requesting feedback on the proposals presented at the event.
- 3.2. The questionnaire requested that attendees responded to a series of eight statements with one of five levels of agreement, from Strongly Agree, Agree, Undecided, Disagree and Strongly Disagree. The statements are outlined below, and a full copy of the form can be found in Appendix A.
 - “The proposed development will improve the streetscape of Camden Street.”
 - “The proposed development will improve the streetscape of Bonny Street.”
 - “The new commercial space will contribute to the mixed-use character of the area.”
 - “This is an appropriate location for a mix of homes of different sizes and tenures.”
 - “The design of the development is sympathetic to the surroundings and appropriate to its location.”
 - “The development will contribute to improving security along Regent’s Canal.”
 - “I welcome the biodiversity measures incorporated into the design.”
 - “I support the development proposals as a whole.”
- 3.3. The project team received a total of 28 responses. With 37 people attending the exhibition, this indicates that 75.7% of attendees completed a form.
- 3.4. The responses to the first two statements, focusing on the impact of the proposals on the local area, show the local community was concerned by the first set of designs. 75% of respondents stated that the scheme would not improve the streetscape of either road.
- 3.5. The answers to the third and fourth statements, focusing on the principals of delivering mixed-use commercial space and a range of different tenures/sizes of residential property on the site, show a more positive response. 51% of the 27 residents who responded to the statements agreed with both sets of principals.
- 3.6. The fifth statement, asking whether or not respondents thought that the design of the development was sympathetic to the surroundings and appropriate to its location, again shows that there were significant concerns amongst local residents over the initial designs, with 86% of respondents disagreeing or strongly disagreeing.
- 3.7. The sixth statement, looking at the impact of the proposals on security at Regent’s Canal, showed 16% of residents agreed, 35% were uncertain and 50% indicated that they thought that the development would not contribute to local security.
- 3.8. The proposed biodiversity measures, referenced in the seventh statement, were popular with residents, with 71% of residents stating that they welcomed the measures.

- 3.9. Finally, the eighth statement – focusing on the general support for the scheme as a whole – shows the extent of resident concerns at the first exhibition. Of attendees who completed a form, 18% supported the scheme, 4% were undecided and 78% opposed it.

Second Exhibition Feedback

- 3.10. At the second exhibition, held on Monday 1 July, a total of 26 people were recorded as having attended at the Castlehaven Community Centre. With 200 leaflets having been circulated, this indicates that 13% of those invited attended the exhibition. Each attendee was provided with a questionnaire, requesting feedback on the updated proposals presented at the event.
- 3.11. The questionnaire requested that attendees responded to a series of nine statements with one of five levels of agreement, from Strongly Agree, Agree, Undecided, Disagree and Strongly Disagree. The statements are outlined below, and a full copy of the form can be found in Appendix B. The list of statements matched that of the previous exhibition, with the addition of a statement questioning whether or not the designs had improved since they were last shown in April.
- “The proposed development will improve the streetscape of Camden Street.”
 - “The proposed development will improve the streetscape of Bonny Street.”
 - “The new commercial space will contribute to the mixed-use character of the area.”
 - “This is an appropriate location for a mix of homes of different sizes and tenures.”
 - “The design of the development is sympathetic to the surroundings and appropriate to its location.”
 - “The development will contribute to improving security along Regent’s Canal.”
 - “I welcome the biodiversity measures incorporated into the design.”
 - “The changes made to the scheme since the public consultation in April have improved the proposal.”
 - “I support the development proposals as a whole.”
- 3.12. The project team received a total of 17 responses. With 26 people attending the exhibition, this indicates that 65.3% of attendees completed a form.
- 3.13. The responses to the first two statements, focusing on the impact of the proposals on the local area, show an improved response in comparison to the previous exhibition, with 30% of people now agreeing or strongly agreeing that the development will improve Camden Street (originally 18%) and 30% agreeing or strongly agreeing that the development will improve Bonny Street (originally 14%).
- 3.14. The answers to the third statement show a significant improvement from the first exhibition, with 71% of respondents agreeing that the commercial space will contribute to the mixed-use character of the area, up from 51%.
- 3.15. Fewer respondents agreed with the principal of a mixture of different sized homes and tenures than at the previous exhibition, with 44% agreeing, 6% undecided and 50% disagreeing.
- 3.16. The response to the sixth statement, regarding security along Regent’s Canal, indicated a more mixed response than previously, with 25% agreeing with the statement, 25% undecided and a total of 53% disagreeing.

- 3.17. More respondents agreed that they welcomed the biodiversity measures, with 82% agreeing (up from 71%)
- 3.18. The new statement for the second exhibition, regarding whether or not residents agreed that the changes made to the proposals since the first exhibition, demonstrates that many residents think that the changes made following the first set of consultation were positive. 44% of respondents agreed, 31% were undecided and 25% disagreed.
- 3.19. Finally, the statement regarding support for the scheme as a whole showed, that despite local people agreeing that improvements had been made since the first exhibition, many people still had concerns with elements of the proposals. 76% of those who completed the feedback form disagreed with the statement of supporting the whole scheme, with 19% being undecided and 6% agreeing. As such, the following chapter on Themes and Design Response outlines how the design proposals have significantly changed to address the remaining concerns of local residents, namely its height, massing, overhang and façade materials.

Planning Application Stage

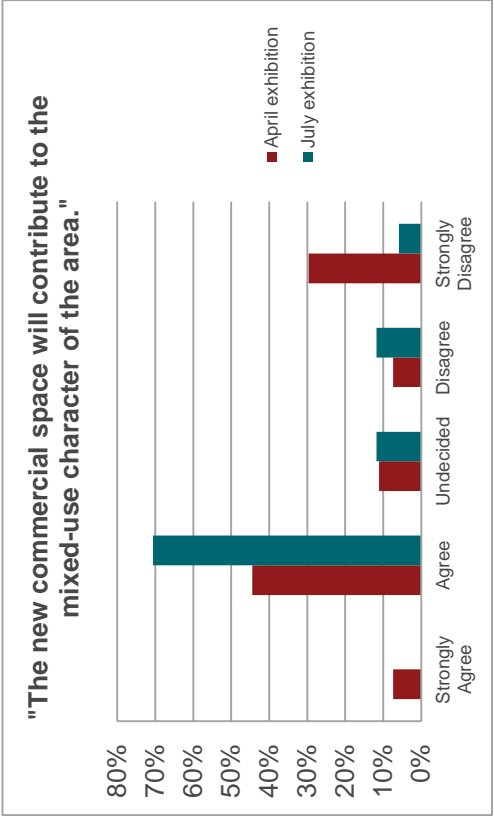
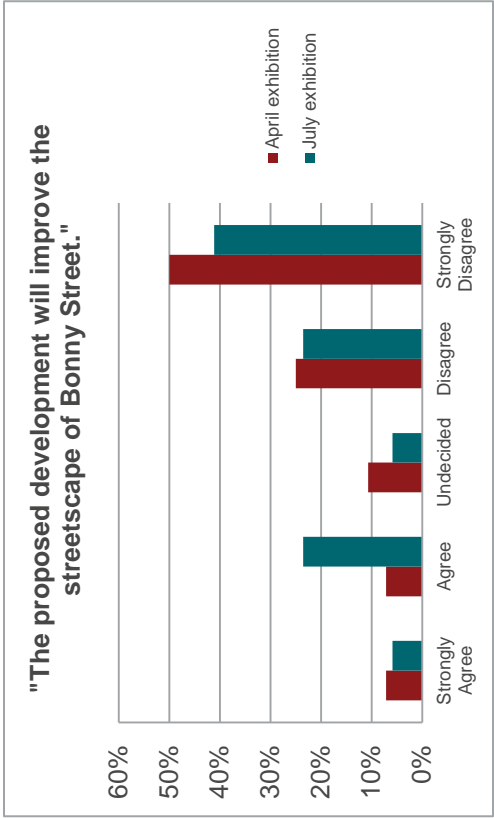
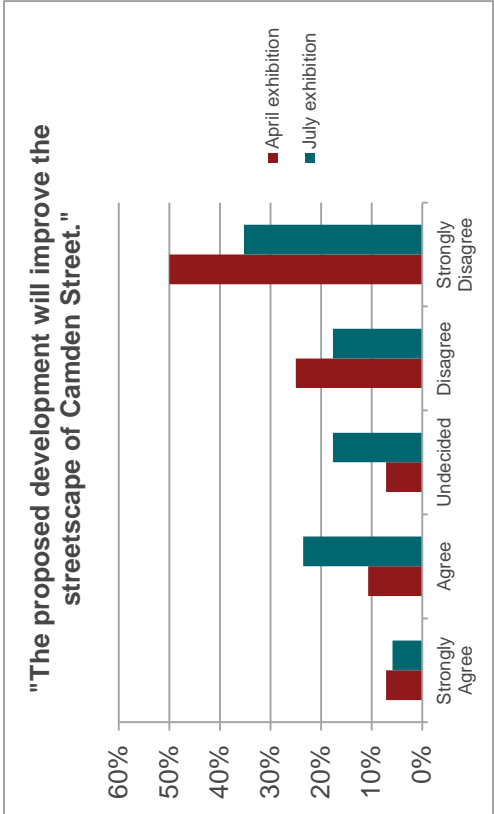
3.20. A planning application was submitted on 17 July 2014 for the *“demolition of the existing buildings and erection of a part 3, 4, 5 and 9 storey building with basement to provide 1,803 sq m of commercial floorspace and 62 residential units with associated landscaping”* (Application Ref. 2014/4679/P). Further feedback was received from the public through Camden Council’s own statutory consultation as part of the planning process. It was agreed with officers that the application should be withdrawn and further design changes were also recommended for the scheme.

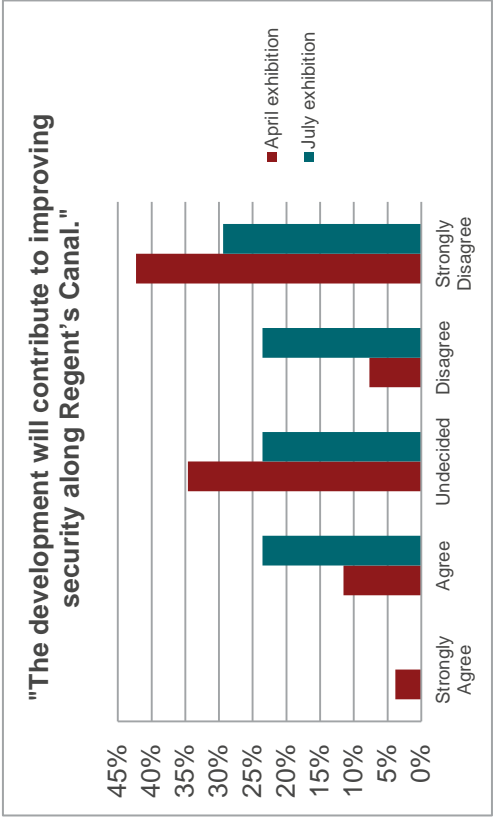
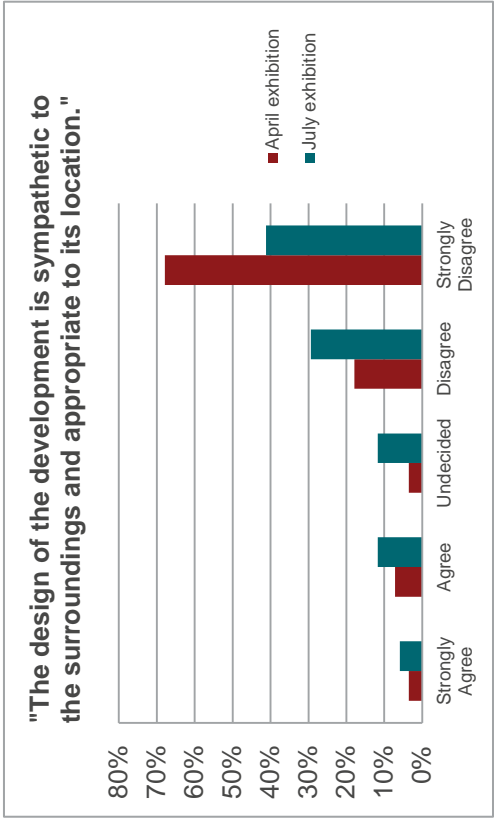
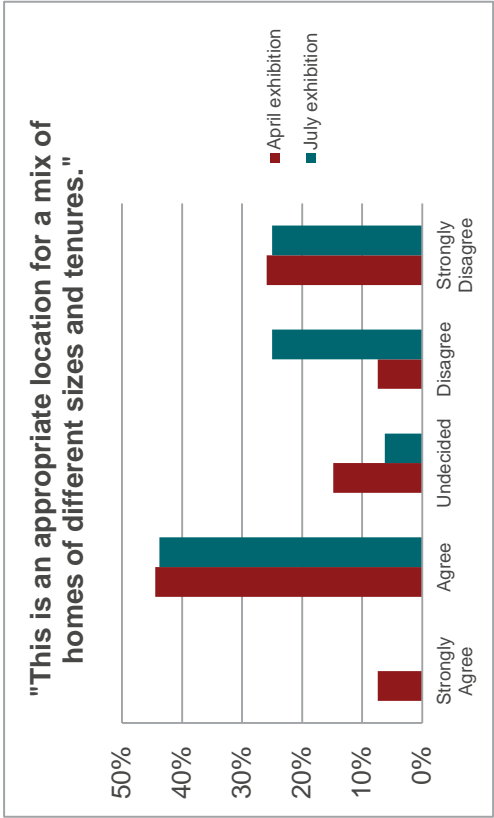
3.21 A summary of the residents’ feedback to the proposal is provided in the Graph of Feedback Response. The main design changes, following the withdrawal of the previous application, are detailed below in the following sub-sections and the Design and Access Statement produced by Chassay + Last.

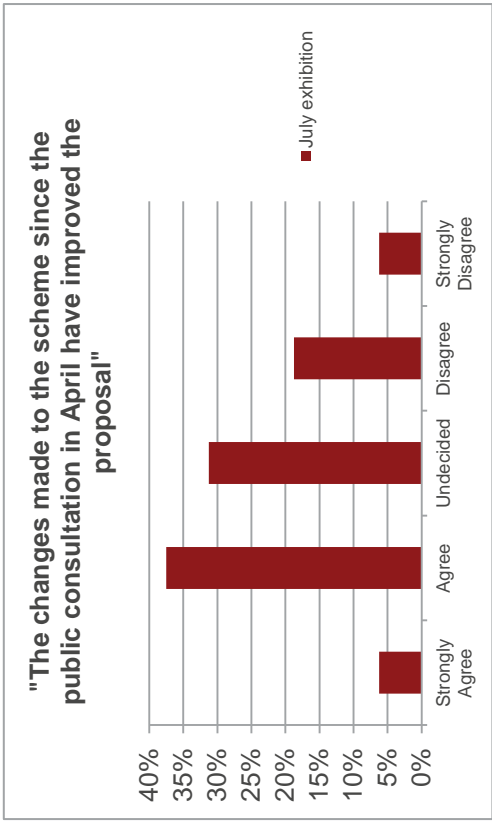
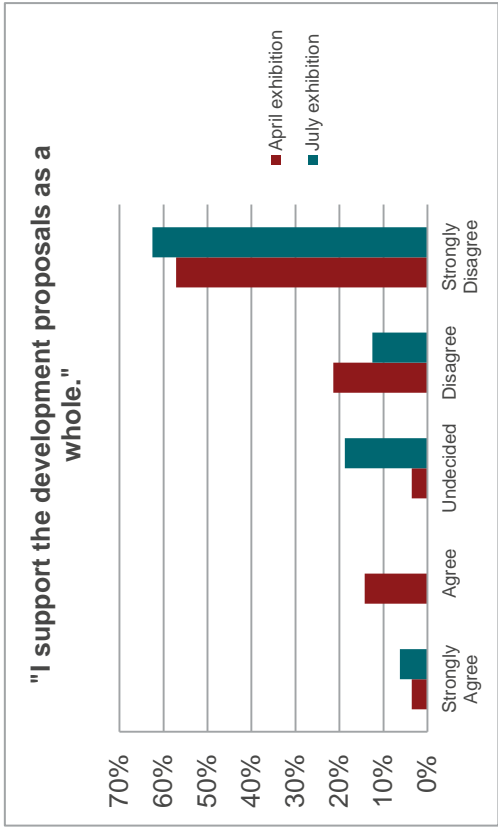
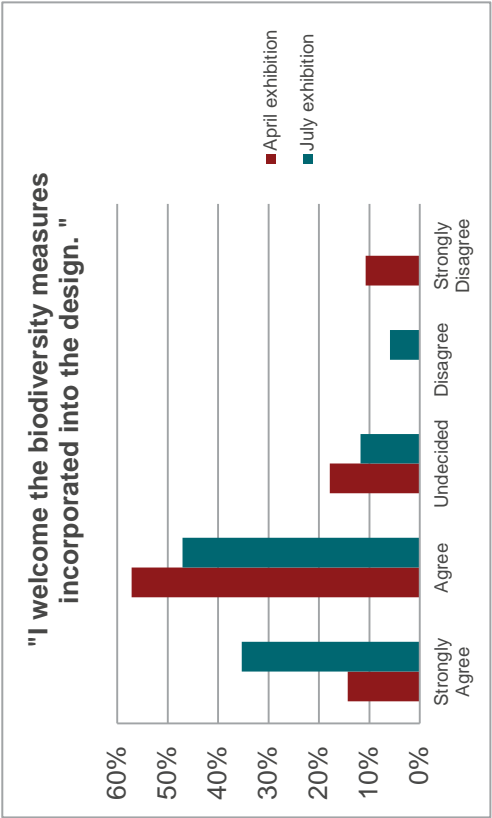
- The employment floorspace has increased from 1803 sq. m to 1959 sq. m.
- The commercial floorspace now covers the lower ground and ground floor level and does not include a mezzanine level.
- Improvement in the quality of employment space:
 - No mezzanines.
 - Increased floor to floor height to 3550 mm F/F from 2650 mm.
 - More daylight provisions to the lower ground floor by the introduction of light wells and voids.
- The number of residential units has decreased from 62 to 53.
- The affordable provision has decreased from 14 to 12 units. The affordable housing provision is now 23% of total units and proposes 58% social rented and 42% intermediate (shared ownership).
- Block C has been reduced from nine to eight storeys (53.35m).
- Block B remains at five storeys. There is a slight decrease in height by 200mm.
- Combining Block C + D into one core with the main entrance off Camden Street. This core would serve only private residential units.
- Removal of the stairs in the internal courtyard.
- Introduction of large balconies onto the Canal Elevation.

- Alteration of the Canal Elevation at lower ground and ground floors to reflect the new commercial spaces behind the retained green terracotta wall cladding.
- The disabled space, loading bay and electrical car space remains the same.
- The number of cycle spaces has increased from 84 to 122.

Graphs of Feedback Response







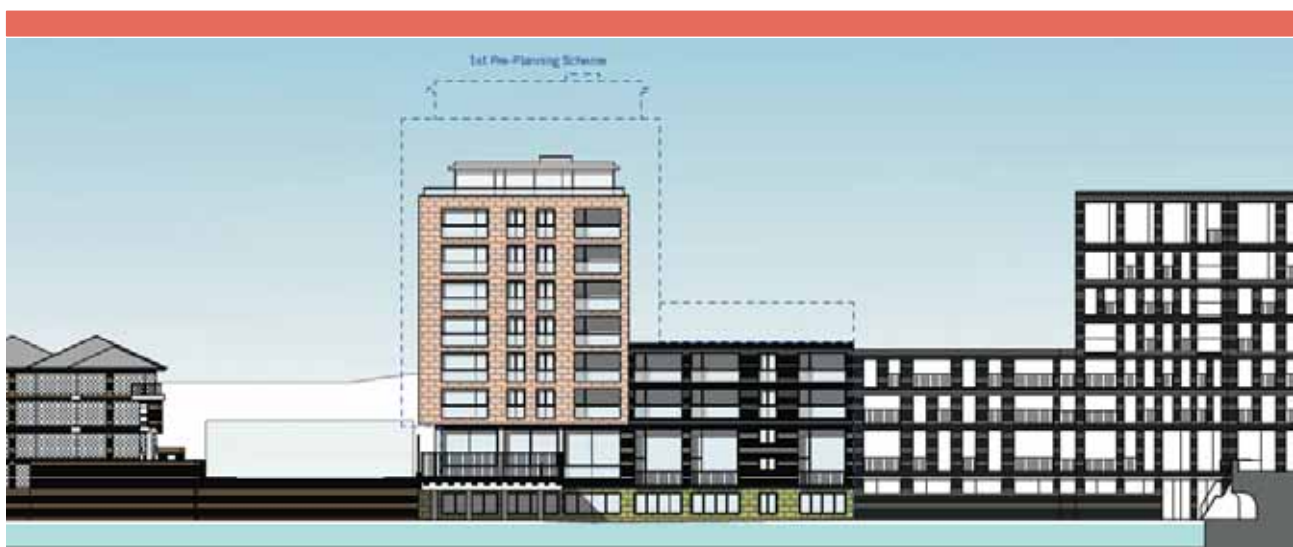
4. Themes and Design Response

- 4.1. The consultation programme, implemented by the applicant for the Camden Street project, was designed to ensure that residents in the local area had ample opportunity to provide feedback for the developer and outline any concerns or issues they had with the design. After the first exhibition, extensive changes were made to the design based on the feedback received, and again after the second.
- 4.2. The final designs in this revised planning application are the result of extensive consultation. As far as the project team has been able to accommodate residents' concerns and comments while maintaining scheme viability, they have done so.
- 4.3. This section details the key themes that have emerged throughout the various consultation processes, and explains the project team's design response.

Building Height & Massing

- 4.4. By a significant margin, the biggest concern held by residents was the overall height and massing of the scheme. This was expressed through comments made verbally to the project team and through the comments section on exhibition feedback forms. Following the first exhibition, the project team altered the designs substantially to reflect these concerns:

- The block at the corner of Camden Street and the Canal (Block C) was reduced in height by one storey.
- The block fronting the Canal (Block D) has been reduced by one-storey so it corresponds to the adjoining development.
- The top floor of the Bonny Street block (Block A) has been reduced in height.



Changes to the scheme following first exhibition

- 4.5. It was clear from the feedback following that second public exhibition – both from comments and the figures in the feedback analysis of Section 3 – that although attendees felt the designs had improved in this respect; many clearly felt the designs were still too high. Following the second exhibition the project team made further changes to the height of the scheme, reducing the height of the Camden Street/Bonny Street block (Block B) by one storey. The canal side block (Block D) was also reduced slightly.
- 4.6. It was clear from the feedback – both from comments and the figures in the feedback analysis of Section 3 – that although attendees felt that the designs had improved in this respect; many clearly felt the designs were still too high. As a result, since the second exhibition the project team has made further changes to the height of the scheme, reducing the height of the Camden Street/Bonny Street block (Block B) by a storey. The canal side block (Block D) has also been reduced to match surrounding building heights.
- 4.7. Following further resident feedback through Camden Council's own statutory consultation in the planning application process, the height of Camden Street and the Canal (Block C) has been reduced by one storey.
- 4.8. Local ward councillors were contacted (by email and phone) in August, November and December 2014 to update them on the revised proposals and seek feedback.
- 4.9. Final details on building heights can be found in the Design and Access Statement.

Overhang

- 4.10. After the first exhibition was held, another significant concern held by the respondents was the overhanging balconies positioned over Camden Street and Regent's Canal. Residents felt that these overhangs would cause privacy and overlooking concerns, as well as giving the final façade an imposing feel.
- 4.11. In line with the reduction in the buildings' massing and height, the planned overhangs were removed from the design between the first and second exhibitions.

Materials

- 4.12. The next most regular issue raised by residents was the terracotta tiles that were potentially to be used on the Camden Street façade. Residents felt that these were out of step with the aesthetic of the surrounding buildings. Although some respondents welcomed the variety of materials used in the scheme, the terracotta tiles were deeply unpopular.
- 4.13. After these issues were raised with the project team, a decision was taken not use the terracotta tiles on the final design. However, a variety of different materials will still be used, and more details on the final façade materials can be found in the Design and Access Statement.

Appendix A: First Exhibition Materials

A1: Consultation Flyer (front)

The Benefits

The regeneration of this site will result in a sustainable future for this currently redundant building. Furthermore, the proposal will provide a creative and flexible solution to this constrained site.

The proposed scheme will deliver significant social and economic benefits, including:

- An excellent use of underutilised vacant buildings in an area with good public transport
- Creation of replacement employment use to make a significant social and economic contribution to the vitality of this area
- Creation of employment opportunities
- Creation of much needed housing, both private and affordable, to the London Mayor's and Lifetime Homes standards
- Creation of new buildings with good sustainability credentials
- A redevelopment of high architectural quality
- A positive contribution to the urban setting, and an enhancement of the Regent's Canal Conservation Area

The Community Centre
21 Castlereagh Road
London NW1 8RUx




Proposals for the Future of
140-146 CAMDEN STREET
NW1 9PF

We would like to invite local residents to view the proposals for the scheme at Camden Community Hall on Wednesday 10th April from 4.00 to 8.00 PM.

We look forward to hearing your input and feedback.

For any queries please contact:
Wendy Firth
Chassey & Laid Architects
info@chasseyandlaid.co.uk
020 7483 7700

April 2013
CHASSEY + LAID

A1: Consultation Flyer (back)

Introduction

We have worked together with Camden Council via the pre-application planning process to produce a mixed-use development of high quality design and great workability standards.

The Existing Building

240-248 Camden Street is on the corner of Camden Street and Bunney Street.

The buildings, originally built as an ice storage and shed, have now retained the use of their original use.

The existing buildings comprise five separate commercial units, which were now just space occupied by an insurance company. The building is currently let and is becoming empty.

The Proposals


Mixed Use Regeneration

The proposal is to provide flexible employment space throughout the site on three ground floor and ground floor, and to provide residential accommodation above.

The proposed residential accommodation will comprise a mix of sizes and will include affordable and private residential housing.

Increasing Activity and Sustainability


Apartment will have balconies, terraces and communal gardens and all units are designed to provide extensive green roofs and provide wildlife habitats.



BIRD'S-EYE-VIEW OF THE PROPOSALS

Proposed New Building Use: Residential

Existing Camden Street Development



A2: Exhibition Questionnaire

140 – 146 Camden Street, London, NW1 9PF PUBLIC CONSULTATION QUESTIONNAIRE – April 10th, 2013

Thank you for visiting the 140 – 146 Camden Street exhibition today to view the developer's proposals. Your views are important to us and we would be very grateful if you would take a few moments to fill in this questionnaire.

Please indicate how strongly you agree or disagree with the following statements:

		Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1.	The proposed development will improve the streetscape of Camden Street.					
2.	The proposed development will improve the streetscape of Bonny Street.					
3.	The new commercial space will contribute to the mixed-use character of the area.					
4.	This is an appropriate location for a mix of homes of different sizes and tenures.					
5.	The design of the development is sympathetic to the surroundings and appropriate to its location.					
6.	The development will contribute to improving security along Regent's Canal.					
7.	I welcome the biodiversity measures incorporated into the design.					
8.	I support the development proposals as a whole.					

Please make any additional comments below and continue on the other side if necessary:

.....

.....

.....

.....

Title..... Name.....

Address.....

..... Postcode.....

Phone no Email address.....

Thank you for taking the time to provide us with your feedback.

Please place this in the box at the exit.

A3: Exhibition Boards (1/11)

Welcome

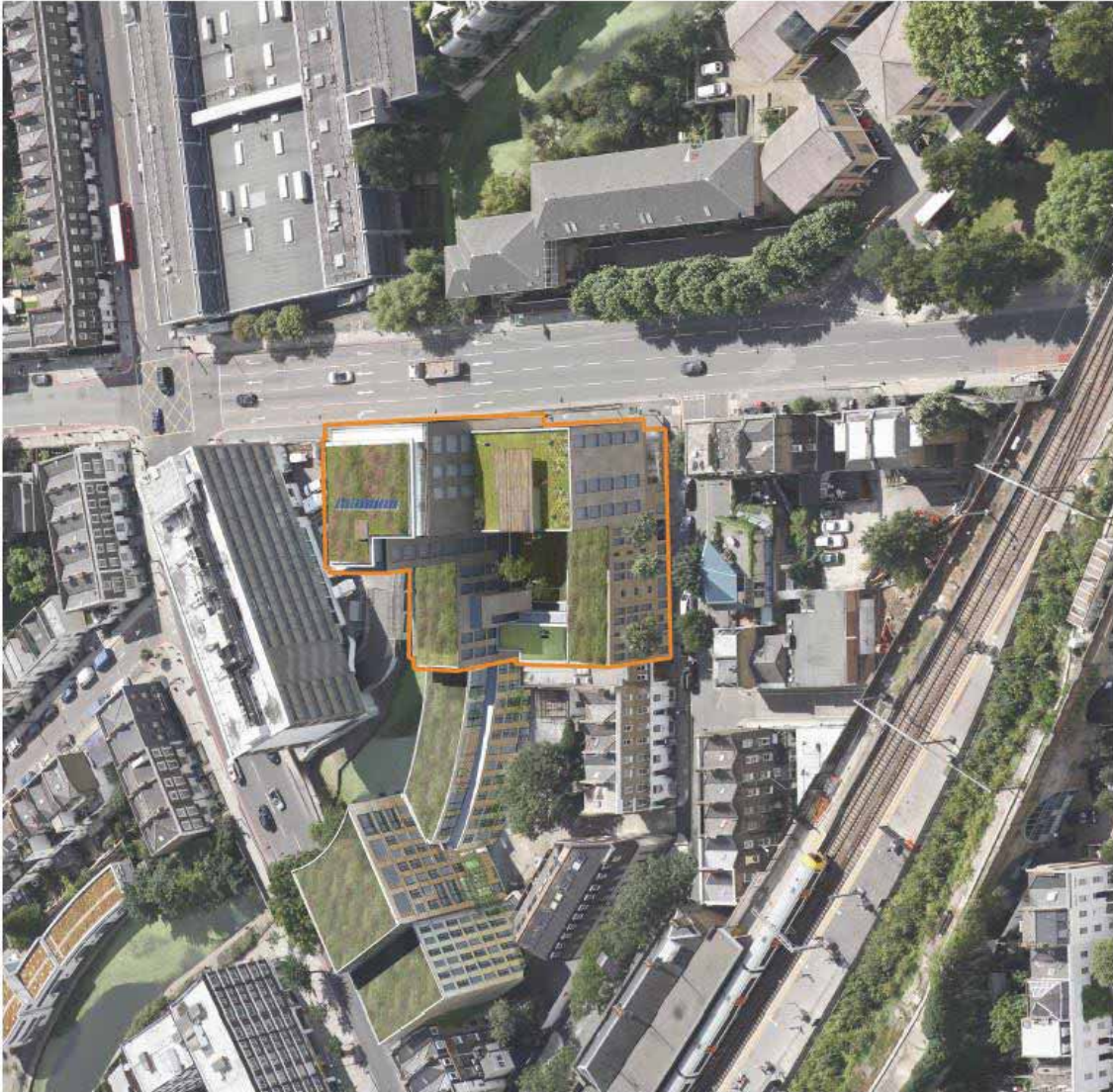
Thank you for visiting our exhibition for the mixed use scheme at 140 to 146 Camden Street.

The purpose of this exhibition is to present our proposals to you and to gain your feedback to help with the continued development of the scheme.

Please take your time to look over the proposals on these boards and ask any questions you have to the architects and members of the project team who are situated around the room.

At the end of the exhibition, we would be grateful if you could take the time to complete a questionnaire to let us know your views.

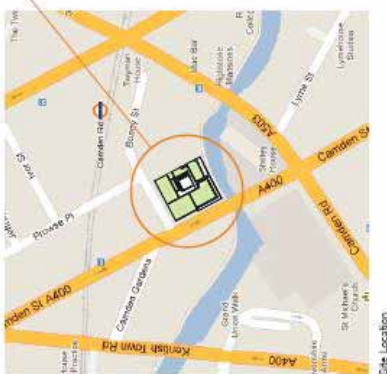
**CHASSAY
+
LAST**
ARCHITECTS



Aerial View from Bridge

A3: Exhibition Boards (2/11)

140-146 Camden Street

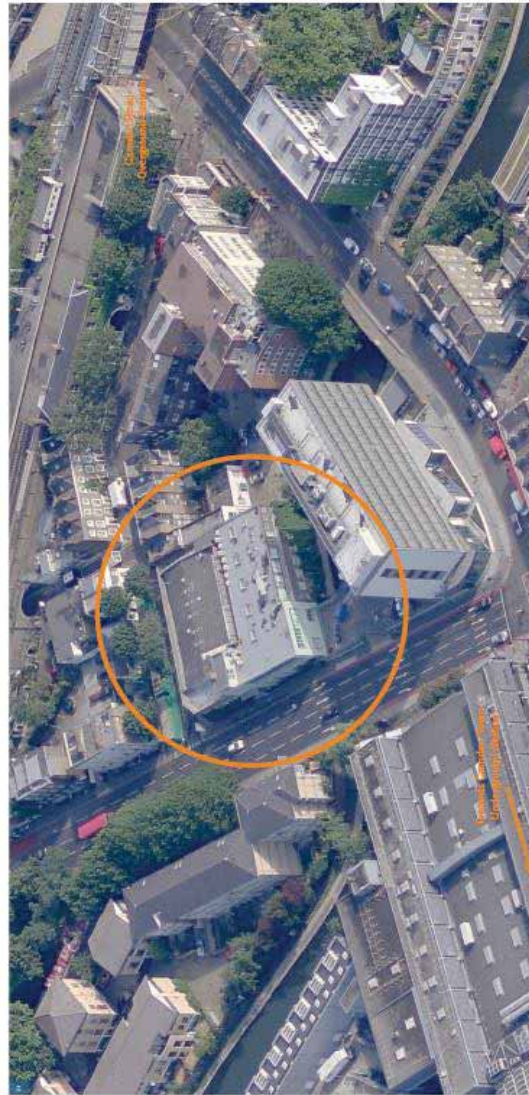


The existing building is of two parts. The northern part is a 1950s single storey built as a garage for the distribution of ice cream on the corner of Camden Street and Bonny Street with entrances on both streets. This has been vacant since 2009. The southern part is a 3 storey office building originally used as an ice cream store with frontages to Camden Street and the Regent's Canal. This has been let to British Transport Police as office space who are vacating the building to consolidate their operations to their headquarters at Shirley House.

Camden Street corner Bonny Street



The Site and its Context



Aerial View

The existing buildings are commercially unviable and do not lend themselves to be renovated. There is an opportunity to redevelop the site to create a mixed use scheme and improve the urban context.



Camden Street from Shirley House



Bonny Street towards Camden Street



Regent's Canal

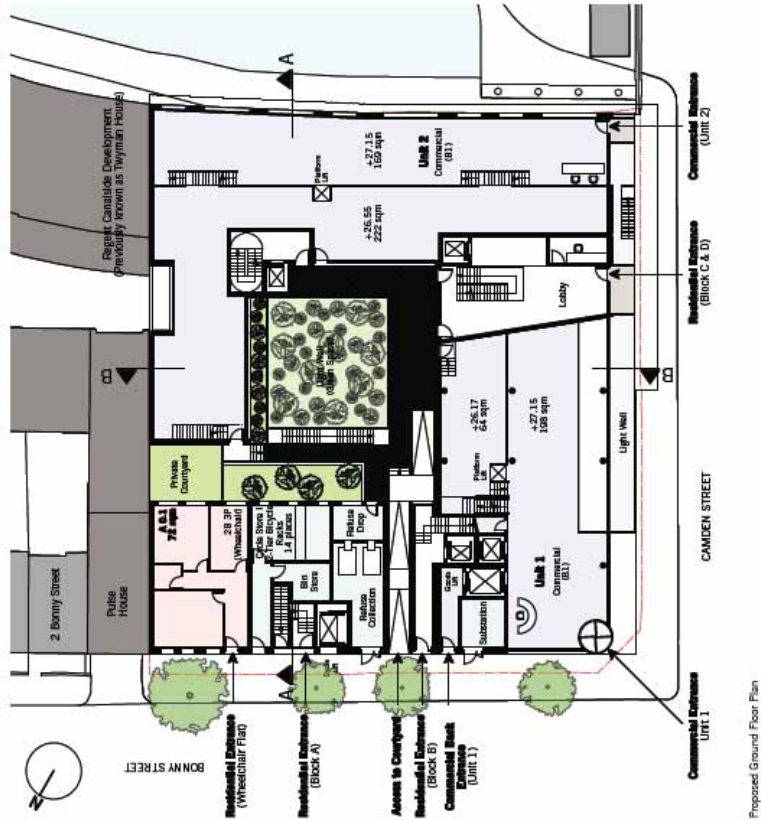
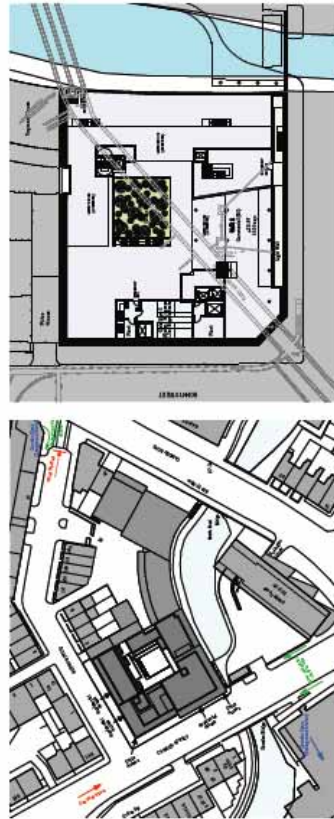


From Toyman House

A3: Exhibition Boards (3/11)

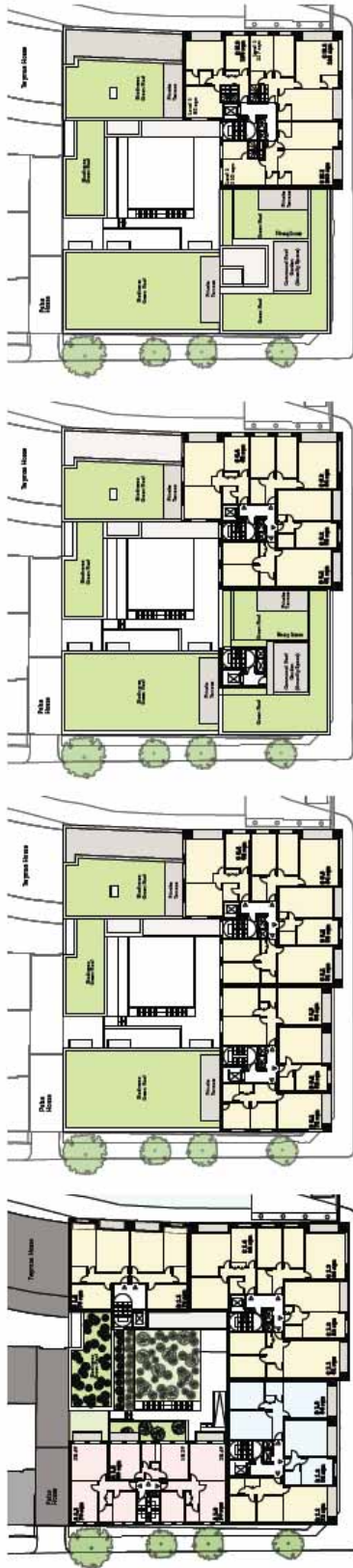
A New Mixed Use Urban Block

Mixed Use Regeneration
The proposal is to provide flexible employment space throughout the site on lower ground floor and ground floor with residential accommodation above.



A3: Exhibition Boards (4/11)

New Apartments



First Floor Plan

Fifth Floor Plan

Sixth Floor Plan

Eighth Floor Plan

Residential Accommodation

The 61 new apartments will comprise a mix of sizes and will include both affordable and private residential housing:

- 14 x 1 bedroom Apartments
- 40 x 2 bedroom Apartments
- 7 x 3 bedroom Apartments

Increasing Amenity and Biodiversity

Apartments will have balconies, terraces and communal gardens and all roofs are designed to provide biodiverse extensive green roofs and provide wildlife habitats.



Proposed Section BB

A3: Exhibition Boards (5/11)

Urban Context



Existing View - Bonny Street towards Camden Street



Proposed Elevation of Bonny Street

The design of the facade of the development on Bonny Street combines traditional brick facades and industrial character. To connect the new development with this character the proposed facade will incorporate materials of the neighbouring buildings. The facade will be in yellow London Stock Bricks with a rendered base at the ground floor level.

Materials Palette High Quality Traditional Materials



Yellow London Stock Brick



Garbhi Gallery



St Andrew's Phase 1



Proposed View - Bonny Street towards Camden Street

A3: Exhibition Boards (6/11)



Existing View - Looking South down Camden Street

Camden Street



Existing View - Corner of Bonny Street and Camden Street

Due to its prominence, it is important that the proposal is made from materials of a high quality. This will enhance the building's aesthetic appeal and also ensure the best possible protection against weathering and pollution. In order to achieve this the main facades facing Camden Street and the Regent's Canal are proposed in Portland Stone.

Materials Palette
Portland Stone



Portland Stone



London Stock Exchange



Chiswick House Cafe



Proposed View - Looking South down Camden Street

A3: Exhibition Boards (7/11)

Canalside



Proposed View - Along Regent's Canal looking West



Existing View - Along Regent's Canal looking West



Regent Canalside Development - View along Regent's Canal

Materials Palette Green Faience Tiles



Holbourne Museum, Bath



Holbourne Museum, Bath



Regent Palace Park Hotel, London

The current character of the Regent's Canal along the site is unpleasant and unattractive. The proposed scheme seeks to improve this character and deal with the ongoing problems of graffiti and vandalism by proposing a resistant facade of green faience tiles. Together with landscaping on both sides of the canal, these tiles will enhance the green character of the low path.

A3: Exhibition Boards (8/11)

Employment Space for the Creative Industries

The creative industries are an important part of the local and national economy. 'Investing in Creative Industries' by The Work Foundation supported by Department of Media, Culture and Sport and the Local Government Association published in July 2009 ranks London Borough of Camden in the top of 4 local authorities nationwide for the highest employment in the creative industries. For London Borough of Camden to maintain its standing, more accommodation is needed in the borough to prevent these businesses moving east.



Internal view of existing commercial space (Unit 1)
Ground Floor Level



Proposed internal view towards Bonny Street (Unit 1)



Proposed internal view from the entrance (Unit 1)

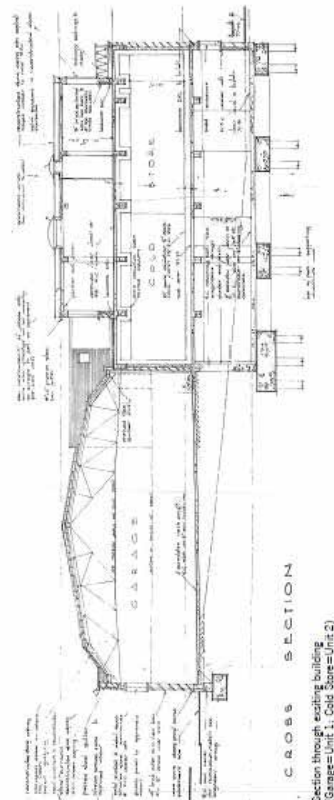


Proposed internal view of Lower Ground Floor (Unit 1)

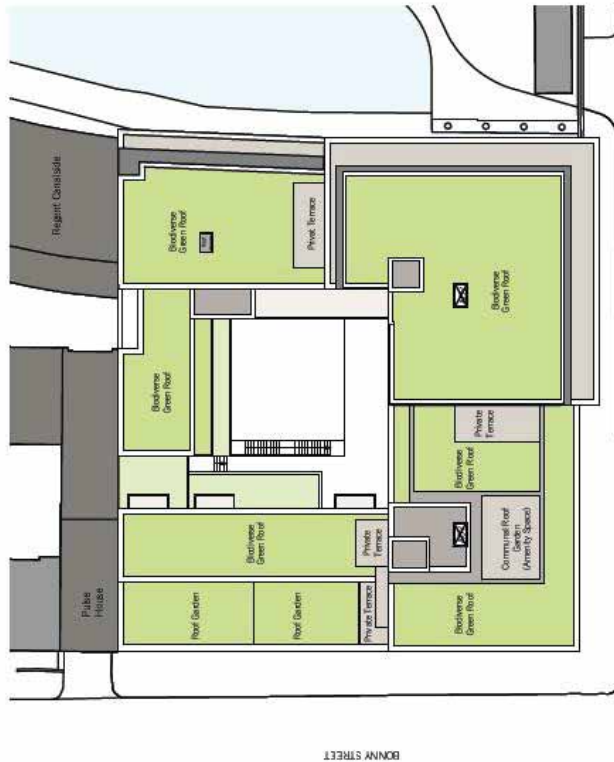
The proposed development will provide two independent commercial units. 5m high fully glazed commercial units will provide ideal flexible space for creative industries. The height will allow subdivision with mezzanine floors and the spaces will benefit from views of the courtyard and the canal.

The Proposed Flexible Commercial Space will be suitable for a full range of B1 uses and flexible to allow for subdivision and will incorporate the following:

- High floor to ceiling heights in excess of 3.6 metres
- Heavy duty lifts
- Exposed services
- Large 1.5 metre wide doors



A3: Exhibition Boards (9/11)



Proposed Roof Plan

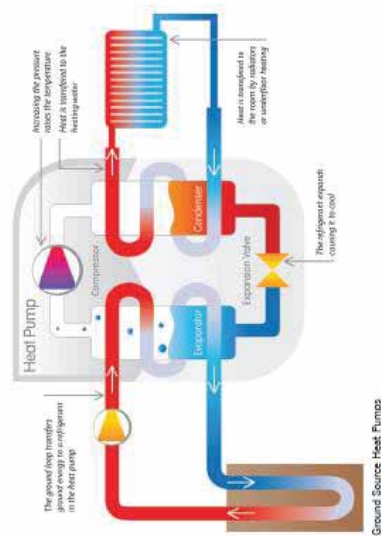


Biodiverse Green Roof

Sustainability

Chassay + Last Architects are committed to responsible and sustainable development. Sustainability will be considered in all aspects of the design. Measures proposed include:

- Level 4 of the Code for Sustainable Homes will be applied to the residential element.
- The commercial element will achieve BREEAM 'Excellent'.
- Renewable energy will be provided by ground source heat pumps and Solar energy by Photo Voltaic-Thermal combined collectors.
- 100% energy efficient lighting.
- Passive design – to achieve the best practical levels of sustainability the design makes use of high levels of thermal insulation and mass.
- Re-use of a vacant brownfield site.
- Daylight and sunlight are maximised with large south-facing windows for passive solar gain. Protection from unwanted solar gain is achieved by deep reveals.
- Biodiverse Green roofs will provide good thermal insulation and new species habitats. Rainwater from all the roofs will be harvested for irrigating the landscaped areas.
- SUDS (Sustainable Urban Drainage System).
- Due to its high PTAL rating of 6A, it is intended that this will be a car-free scheme.
- The residential units will conform to Lifetime Homes standards.
- The contractors will commit to the Considerate Contractors Scheme.
- Cycle storage facilities will be provided to encourage sustainable commuting.
- A full energy/sustainability analysis will have been carried out and submitted as part of the application.



Ground Source Heat Pumps

A3: Exhibition Boards (10/11)

Construction Management Plan

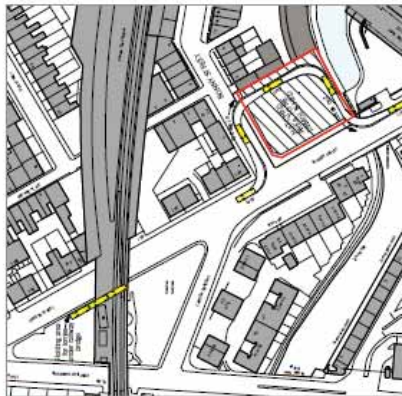
A detailed Construction Management Plan (CMP) will be produced as part of the detailed planning submission and any future revised plan will be approved by the Council and complied with thereafter.

Construction Programme : Approximately 24 months
(subject to tender & contract negotiations)

Construction start date : Spring 2014 subject to planning

Good Neighbour Policy

- Contractor will be required to be a member of the Considerate Contractors Scheme and achieve at least 50% rating in inspection
- Construction hours will be restricted to between 08.00 and 18.00 hours
- Working hours will be restricted to within times set out in local authority policy. Noisy operations will also be planned to take place during limited periods when the effect on neighbours will be reduced.
- The new building will be scaffolded and sheeted for safe access to carry out the works as well as protecting neighbouring properties from dust and debris which would in any case be kept to a minimum.

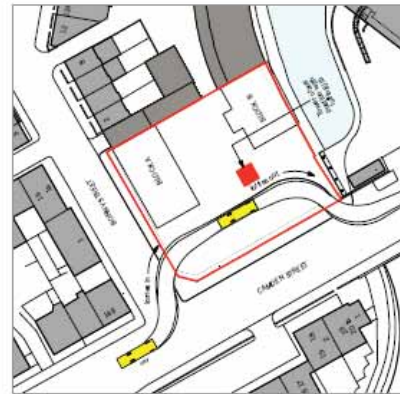


Demolition Phase
Duration 3 months

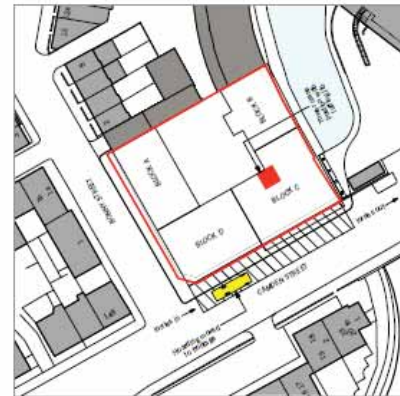
Construction Management



Construction Phase 1
Basement construction :
Duration 6 months



Construction Phase 2
Block A & B construction :
Duration 6 months



Construction Phase 3
Block C & D construction :
Duration 9 months

Impact of construction

- This corner site is bounded to the east by flats to the new development currently under construction and canal to the south
- Sensitive to noise, dust, vibration from normal construction activity
- Demolition using mechanical & traditional methods
- Noise and dust will be controlled by Considerate Contractors Code
- Excavation will be carried out using a continuous flight auger (CFA) in generally quieter conditions slow - Continuous Flight Auger (CFA) are generally quieter and quieter than traditional methods.
- Basement excavation is expected to be clean and relatively simple, material being removed minimised by pile & raft-slab design.

Maximum use of pre-fabrication and modular elements is proposed

In order to minimise:

- Number of material deliveries
- Number of trucks and vans on the site
- Waste in production
- Waste from site
- Construction time
- Local environmental impact.

Sustainability

- Demolition & construction waste will be controlled by a Waste & Recycling Action Plan, with site segregation of waste and maximum off-site recycling
- Demolition rubble will be stored for reuse on the brown fields if possible
- Targets for minimising use of electricity & water will be part of the WRAIP plan
- The soft strip will be carried out with the use of conventional hand tools. All subsequent materials arising from this operation will be sorted and loaded into 40-yard skips and be removed from site to a suitable licensed facility for recycling.

Access Arrangements for Vehicles

Access has been designed to minimise noise and disturbance to Bonny Street residents. Access to the site will be via Bonny Street for the initial stages of the works such as soft strip and demolition. This will enable lorries to drive into the site and exit onto Camden Street. After the initial stages a delivery bay will be created on Camden Street details of which will be agreed with the Council.

Proposed Hours in which vehicles will arrive and depart

A Traffic Management Plan will be submitted to the Council for approval as part of the planning submission. Vehicles will approach the site via Camden Street. In general the hours in which the vehicles will arrive and depart coincide with the site hours which are 8.00 am to 6.00pm. Details of agreed access/egress routes will be issued to all the Contractors suppliers and subcontractors and policed by the Contractor.

Parking and Loading Arrangements

A strict parking regime will be enforced. The Contractor will use road markings to ensure that traffic flow on Bonny Street is maintained at all times. The holding area for vehicles will be under the railway bridge close to Camden Gardens. A lower cone will be provided to facilitate easy and quick unloading of delivery vehicles. The crane will have a luffing job to prevent the overhanging of adjacent properties.

Materials will be stored within the boundary of the site

No parking will be permitted on the site. The Contractor will be informed that the site is a residential area for residents parking only and will be encouraged to use public transport. Parking bay suspension and temporary traffic management orders. Suspension of residents parking bays will be kept to an absolute minimum. The proposed temporary loading bay in Camden Street will be subject to agreement with Camden Highways Department.

Site protection

The existing perimeter of the site including the canal frontage will be fenced off with 2.1m high temporary hoarding.

Site set up

Temporary site accommodation for site management offices and welfare facilities will be provided along Camden Street.

Protection of trees

The existing trees on Bonny Street will be protected as part of the temporary hoarding of the site.

A3: Exhibition Boards (11/11)

Conclusion

The regeneration benefits for the site outweigh any value of retaining the existing buildings.

We have worked together with the council via the pre-application process to produce these proposals. The proposal is a contemporary style development of high design standard, which reflects the scale, bulk, and height of the immediate surroundings. The proposal provides a new mixed use sustainable urban block of high design quality that will regenerate this well located brownfield site and provide the following benefits:

- Much needed housing, both private and affordable to the London Mayor's and Lifetime Homes standards
- Replacement employment space of a higher standard and quality than existing
- Flexible future proof scheme
- Good quality flexible employment space
- A car free scheme
- Improved access for cycling with dedicated on-site cycle storage
- Increased amenity space
- Exemplar levels of sustainability
- Improved surveillance to the canal



Thank you for taking the time to view the Exhibition.
Please provide your comments on the Questionnaire form provided.

Appendix B: Second Exhibition Materials

B1: Exhibition Flyer (Front)



Camden Street Elevation



Bonny Street Elevation

The Benefits

The regeneration of this site will result in a sustainable future for this currently redundant building. Furthermore, the proposal will provide a creative and flexible solution to this constrained site.

The proposed scheme will deliver significant social and economic benefits, including:

- An excellent use of under utilised vacant buildings in an area with good public transport
- Creation of employment opportunities to make a significant social and economic contribution to the vitality of the area
- Creation of much needed housing, both private and affordable, to the London Mayor's and Lifetime Homes standards
- Creation of new buildings with good sustainability credentials, and an increase in biodiversity
- A redevelopment of high architectural quality
- A positive contribution to the urban setting, and an enhancement of the Regent's Canal Conservation Area



The Community Centre
21 Castlehaven Road
London NW1 8RU

Site Location of Proposed New Development



140-146 Camden Street at the corner of Bonny Street

2nd Public Consultation

Proposals for the Future of

140-146 CAMDEN STREET

NW1 9PF

We would like to invite local residents to view the proposals for the scheme at Castlehaven Community Hall on

Monday 1st July from 4.00 to 8.00 pm

We look forward to further positive and constructive comments.

For any queries please contact:

Wendy Plim
Chassey & Last Architects
info@chasseylast.co.uk
020 7 483 7700
or
Joanne Rams
joanne.rams@cgms.co.uk

July 2013

CHASSEY + LAST architects

B1: Exhibition Flyer (Back)



BIRD'S-EYE-VIEW OF THE PROPOSALS

Proposed New
Mixed Use
Development
Regent Canal
Development

We have noted neighbours' concerns from the public consultation meeting of 20th March 2013 and taken guidance from Camden Council offered at a Pre-Planning meeting, and revised the proposal.

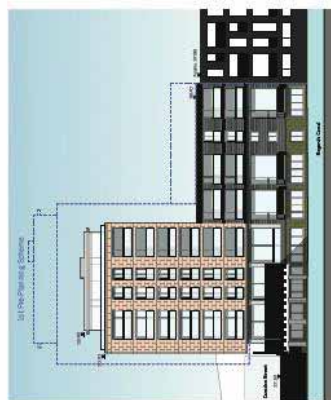
In the various amendments to the design, we took account of some of the concerns by reducing the scheme in height and bulk.

There will be a second Pre-Planning Advice meeting with the Council soon after this public consultation.

Changes since 1st Public Consultation

The main design changes are as follows:

- The block at the corner of Camden Street and the Canal has been reduced in height by two storeys
- The block fronting the Canal has been reduced by one storey so it now aligns with the adjoining development
- The top floor of the Bonny Street block has been reduced in height
- The overhang to the Regent's Canal has been omitted
- The overall footprint of the building has been reduced
- The overhang to Camden Street has been omitted
- The amount of commercial space has been reduced
- The building materials have been modified



Canal Elevation

B2: Exhibition Questionnaire

140 – 146 Camden Street, London, NW1 9PF PUBLIC CONSULTATION QUESTIONNAIRE – July 1st, 2013

Thank you for visiting the 140 – 146 Camden Street exhibition today to view the developer's proposals. Your views are important to us and we would be very grateful if you would take a few moments to fill in this questionnaire.

Please indicate how strongly you agree or disagree with the following statements:

		Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1.	The proposed development will improve the streetscape of Camden Street.					
2.	The proposed development will improve the streetscape of Bonny Street.					
3.	The new commercial space will contribute to the mixed-use character of the area.					
4.	This is an appropriate location for a mix of homes of different sizes and tenures.					
5.	The design of the development is sympathetic to the surroundings and appropriate to its location.					
6.	The development will contribute to improving security along Regent's Canal.					
7.	I welcome the biodiversity measures incorporated into the design.					
8.	The changes made to the scheme since the public consultation in April have improved the proposal.					
9.	I support the development proposals as a whole.					

Please make any additional comments below and continue on the other side if necessary:

.....

.....

.....

.....

Title..... Name.....

Address.....

..... Postcode.....

Phone no Email address.....

Thank you for taking the time to provide us with your feedback.



Joanne Rams, CgMs Consulting | Planning - Heritage
140 London Wall London EC2Y 5DN

B3: Exhibition Boards (1/13)

Welcome

Thank you for visiting our exhibition for the revised proposals for the mixed use regeneration of 140 to 146 Camden Street.

This exhibition is a follow up to the Public Consultation held on the 10th April 2013

The purpose of this exhibition is to present our revised proposals to you and to gain your feedback to help with the continued development of the scheme.

Please take your time to look over the proposals on these boards and ask any questions you have to the architects and members of the project team who are situated around the room.

At the end of the exhibition, we would be grateful if you could take the time to complete a questionnaire to let us know your views.

**CHASSAY
LAST**
+
ARCHITECTS



Aerial View from Bridge



Aerial View from 1st Public Consultation

B3: Exhibition Boards (2/13)

140-146 Camden Street



Site Location

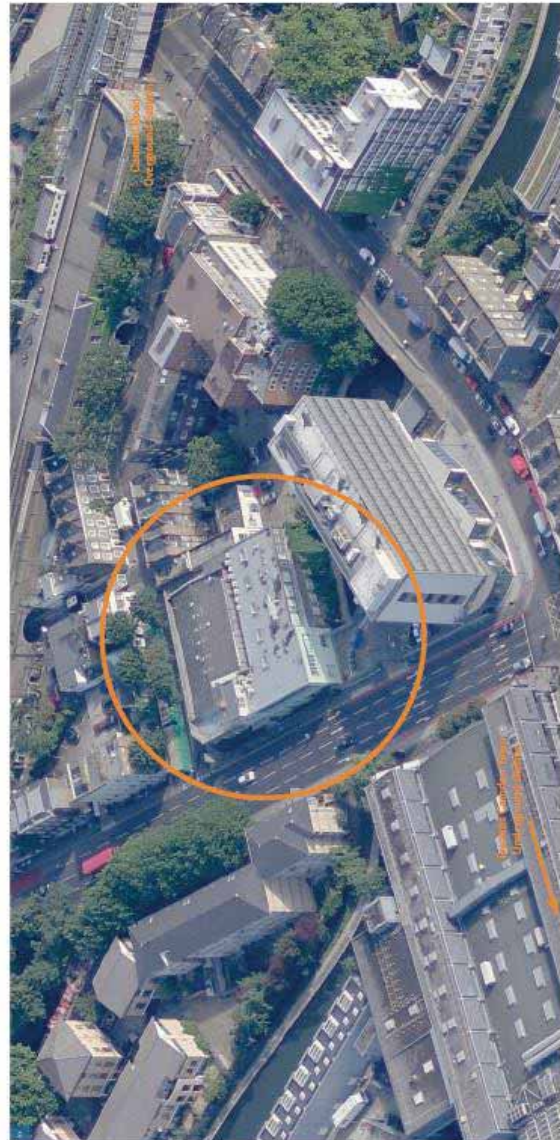
The existing building is of two parts. The northern part is a 1950s single storey built as a garage for the distribution of ice cream on the corner of Camden Street and Bonny Street with entrances on both streets. This has been vacant since 2009.

The southern part is a 3 storey office building originally used as an ice cream store with frontages to Camden Street and the Regent's Canal. This has been let to British Transport Police as office space who are now vacating the building to consolidate their operations to their headquarters at Shirley House.



View of the existing building at the corner of Camden Street and Bonny Street

The Site and its Context



Aerial View

The existing buildings are commercially unviable and do not lend themselves to be renovated. There is an opportunity to redevelop the site to create a mixed use scheme and improve the urban context.



North along Camden Street from Shirley House



Bonny Street towards Camden Street



Regent's Canal



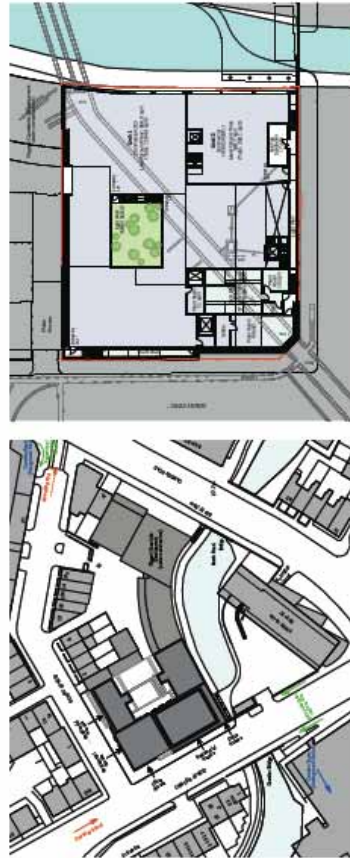
Corner of Camden Street and Bonny Street

B3: Exhibition Boards (3/13)

A New Mixed Use Urban Block

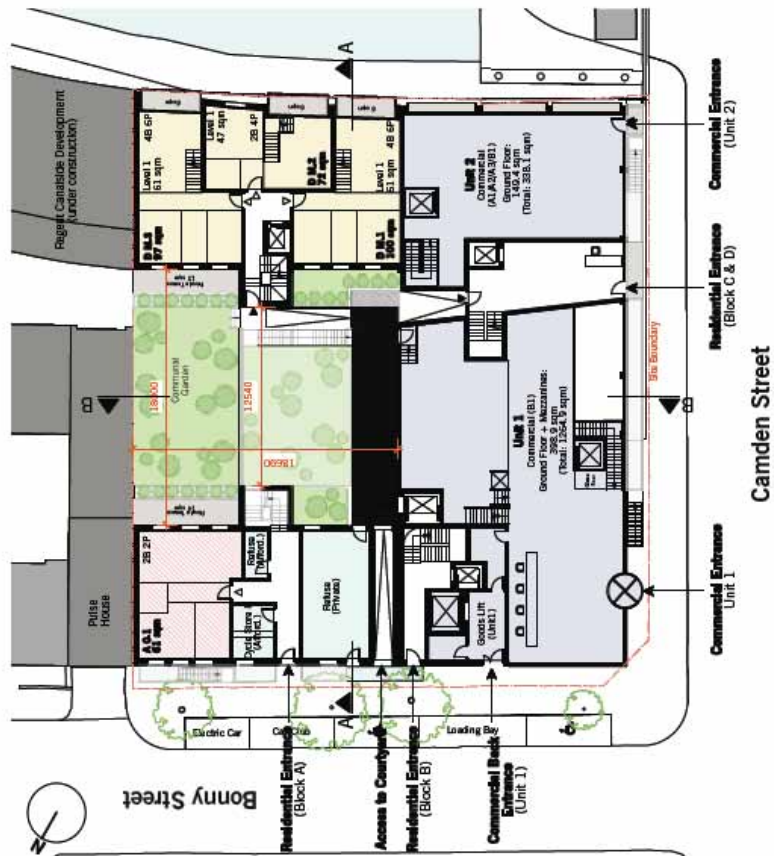
Mixed Use Regeneration

The proposal is to provide flexible employment space throughout the site on lower ground floor and ground floor with residential accommodation above.



Proposed Lower Ground Floor Employment Space

Proposed Site Plan



Proposed Ground Floor Plan



Proposed Section BB

B3: Exhibition Boards (4/13)

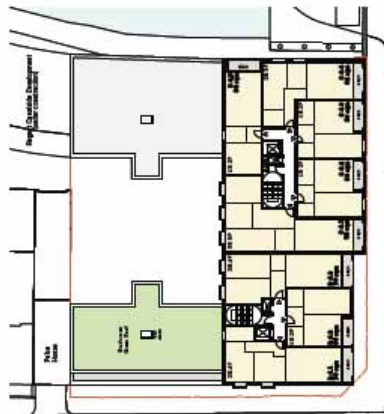
New Apartments



Seventh Floor Plan



Sixth Floor Plan



Fourth Floor Plan



First Floor Plan

Residential Accommodation
The 63 new apartments of the revised scheme will comprise a mix of sizes and will include both affordable and private residential housing:

- 27 x 1 bedroom Apartments
- 24 x 2 bedroom Apartments
- 12 x 3 bedroom Apartments

Increasing Amenity and Biodiversity
Apartments will have balconies, terraces and communal gardens and all roofs are designed to provide biodiverse extensive green roofs and provide wildlife habitats.



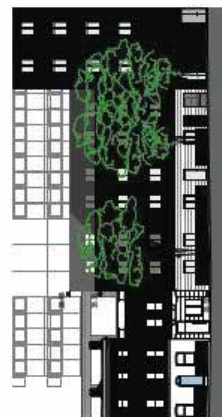
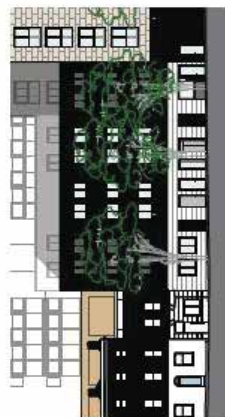
Proposed Section AA

B3: Exhibition Boards (5/13)

Urban Context



Bonny Street



The design of the facade of the development on Bonny Street combines traditional brick facades and industrial character. To connect the new development with this character the proposed facade will incorporate materials of the neighbouring buildings. The facade will be in yellow London Stock Bricks with a rendered base at the ground floor level.

Materials Palette
High Quality Traditional
Materials



St Andrew's Phase 1



B3: Exhibition Boards (6/13)



Existing View - Looking South down Camden Street



Proposed View (1st Public Consultation) - Looking South down Camden Street

Camden Street



Existing View - Corner of Bonny Street and Camden Street

Materials Palette
Brick Facade



Kolumba Bricks

Terracotta Facade



Terracotta Panels



Housing Project, Copenhagen



Davies Street, London



Proposed View (current) - Looking South down Camden Street

Due to its prominence, it is important that the proposal is made from materials of a high quality. This will enhance the building's aesthetic appeal and also ensure the best possible protection against weathering and pollution. In order to achieve this the main facade facing Camden Street and the Regent's Canal are proposed in terracotta panels.

B3: Exhibition Boards (7/13)



Proposed View (1st Public Consultation) - Along Regent's Canal looking West



Proposed View (current) - Along Regent's Canal looking West

Canalside



Existing View - Along Regent's Canal looking West



Regent Canalside Development - View along Regent's Canal

The current character of the Regent's Canal along the site is unobtrusive and unattractive. The proposed scheme seeks to improve this character and deal with the ongoing problem of graffiti by introducing a resistant facade of green tiles. The Regent's Canal is a historic waterway and the tiles will enhance the green character of the low path.

Materials Palette Green Faience Tiles



Holburne Museum, Bath



Holburne Museum, Bath



Regent Palace Hotel, London

B3: Exhibition Boards (8/13)

Employment Space for the Creative Industries

The creative industries are an important part of the local and national economy. 'Investing in Creative Industries' by The Work Foundation supported by Department of Media, Culture and Sport and the Local Government Association published in July 2009 ranks London Borough of Camden in the top of 4 local authorities nationwide for the highest employment in the creative industries. For London Borough of Camden to maintain its standing, more accommodation is needed in the borough to prevent these businesses moving east.



Internal views of existing commercial space (Unit 1)
Ground Floor Level



Proposed internal view from the entrance (Unit 1)



Proposed internal view from the entrance (Unit 1)

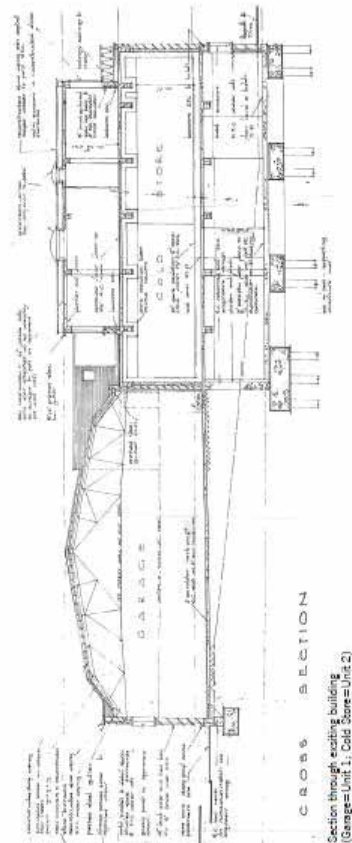


Proposed internal view of Lower Ground Floor (Unit 1)

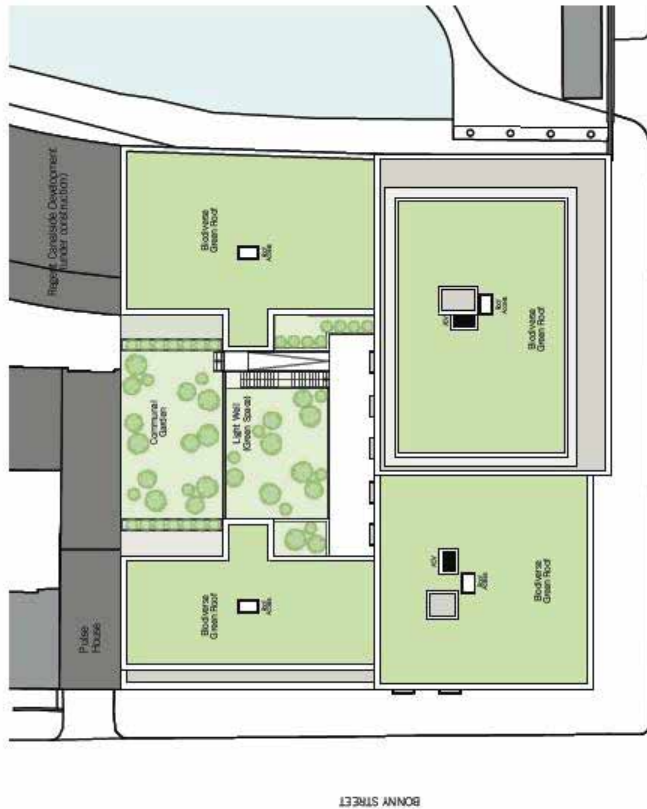
The proposed development will provide two independent commercial units. 5m high fully glazed commercial units will provide ideal flexible space for creative industries. The height will allow subdivision with mezzanine floors and the spaces will benefit from views of the courtyard and the canal.

The Proposed Flexible Commercial Space will be suitable for a full range of B1 uses and flexible to allow for subdivision and will incorporate the following:

- High floor to ceiling heights in excess of 3.6 metres
- Heavy duty lifts
- Exposed services
- Large 1.5 metre wide doors



B3: Exhibition Boards (9/13)



Proposed Roof Plan

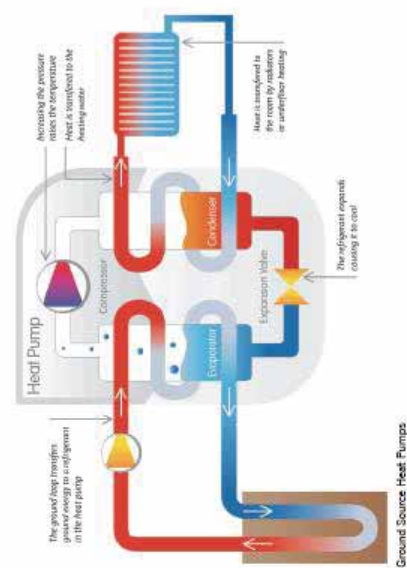


Biodiverse Green Roof

Sustainability

Chassay+Last Architects are committed to responsible and sustainable development. Sustainability will be considered in all aspects of the design. Measures proposed include:

- Level 4 of the Code for Sustainable Homes will be applied to the residential element.
- The commercial element will achieve BREEAM 'Excellent'.
- Renewable energy will be provided by ground source heat pumps and Solar energy by Photo Voltaic-Thermal combined collectors.
- 100% energy efficient lighting.
- Passive design – to achieve the best practical levels of sustainability the design makes use of high levels of thermal insulation and mass.
- Re-use of a vacant brownfield site.
- Daylight and sunlight are maximised with large south-facing windows for passive solar gain. Protection from unwanted solar gain is achieved by deep reveals.
- Biodiverse Green roofs will provide good thermal insulation and new species habitats.
- Rainwater from all the roofs will be harvested for irrigating the landscaped areas.
- SUDS (Sustainable Urban Drainage System).
- Due to its high PTAL rating of 6A, it is intended that this will be a car-free scheme.
- The residential units will conform to Lifetime Homes standards.
- The contractors will commit to the Considerate Contractors Scheme.
- Cycle storage facilities will be provided to encourage sustainable commuting.
- A full energy/sustainability analysis will have been carried out and submitted as part of the application.



Ground Source Heat Pumps

B3: Exhibition Boards (10/13)

Construction Management Plan
A detailed Construction Management Plan (CMP) will be produced as part of the detailed planning submission and any future revised plan will be approved by the Council and complied with thereafter.

Construction Programme : Approximately 24 months
(subject to tender & contract negotiations)

Construction start date : 2014 subject to planning.

Good Neighbour Policy

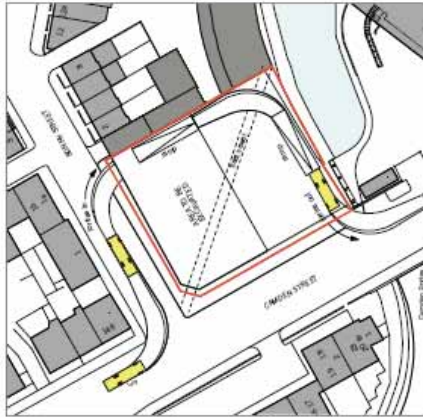
- Contractor will be required to be a member of the Considerate Constructors Scheme and achieve at least 75% rating in inspection.
- Close liaison with neighbours throughout the period of work.
- Working hours will be restricted to within times set out in local authority policy. Noisy operations will also be planned to take place during limited periods when the effect on neighbours will be reduced.
- The new building will be scaffolded and sheeted for safe access to carry out the works as well as protecting neighbouring properties from dust and debris which would in any case be kept to a minimum.

Impact of construction

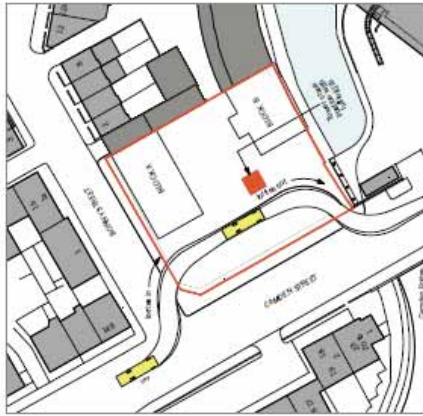
- This corner site is bounded to the west by flats to the east by a new development currently under construction and flitig's canal to the south.
- Sensitive to noise, dust, vibration from normal construction activity.
- Working hours will be restricted to within times set out in local authority policy. Noisy operations will also be planned to take place during limited periods when the effect on neighbours will be reduced.
- Noise and dust will be controlled by Considerate Constructors Code.
- Foundations will use bored non-percussive piling if geotechnical conditions allow.
- Continuous Flight Auger (CFA) are generally quicker and quieter than traditional methods.
- Basement excavation is expected to be clean and relatively simple, material being removed minimized by pile & slab-in-place design.



Demolition Phase
Demolition of existing building.
Duration: 3 months.



Construction Phase 1
Basement construction.
Duration: 6 months.



Construction Phase 2
Block A & B construction.
Duration: 6 months.



Construction Phase 3
Block C & D construction.
Duration: 9 months.

Maximum use of pre-fabrication and modular elements is proposed in order to minimize:

- Number of material deliveries.
- Waste in production.
- Waste from site.
- Construction time.
- Local environmental impact.

Sustainability

- Demolition & construction waste will be controlled by a Waste & Recycling Action Plan, with site segregation of waste and maximum off-site recycling.
- Demolition rubble will be stored for re-use on the brown field if possible.
- Targets for minimizing use of electricity & water will be part of the WRAP plan.
- Use of the canal for transportation and waste materials will be investigated.

Access Arrangements for Vehicles

Access has been designed to minimise noise and disturbance to Bonny Street residents. Access to the site will be via Bonny Street for the initial stages of the works such as strip and demolition. This will enable lorries to drive into the site and exit onto Camden Street. After the initial stages a delivery bay will be created on Camden Street details of which will be agreed with the Council.

Proposed Hours in which vehicles will arrive and depart

A Traffic Management Plan will be submitted to the Council for approval as part of the planning submission. Vehicles will approach the site via Camden Street. In general the hours in which the vehicles will arrive and depart coincide with the site hours which are 8.00 am to 6.00pm. Details of agreed access/egress routes will be issued to all the Contractors suppliers and subcontractors and policed by the Contractor.

Parking and Loading Arrangements

A strict delivery procedure will be implemented. The Contractor will use road marshals to ensure that traffic flow on Bonny Street is maintained at all times. The holding area for vehicles will be under the railway bridge close to Camden Street. A lower crane will be provided to facilitate easy and quick unloading of materials. All delivery vehicles will have a turning job to prevent the overloading of adjacent properties.

Materials will be stored within the boundary of the site.

No parking will be permitted on site. All construction workers will be encouraged that the surrounding areas are for resident parking only and will be encouraged to use public transport. Suspension of residents parking bays will be kept to an absolute minimum. The proposed temporary loading bay in Camden Street will be subject to agreement with Camden Highways Department.

Site protection

The existing perimeter of the site including the canal frontage will be fenced off with 2.4m high temporary hoarding.

Site set up

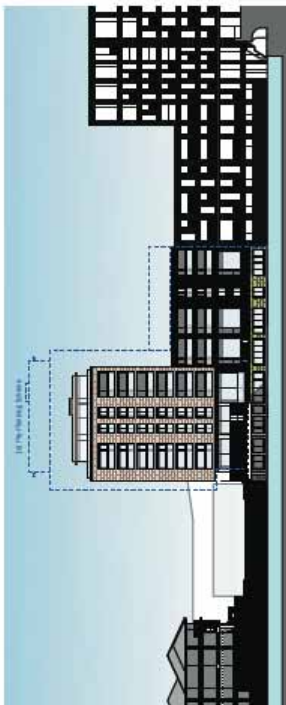
Temporary site accommodation for site management offices and welfare facilities will be provided along Camden Street.

Protection of trees

The existing trees on Bonny Street will be protected as part of the temporary hoarding off of the site.

Construction Management

B3: Exhibition Boards (11/13)



Proposed Canalside Elevation (1st Pre-Planning Scheme superimposed shown dotted)

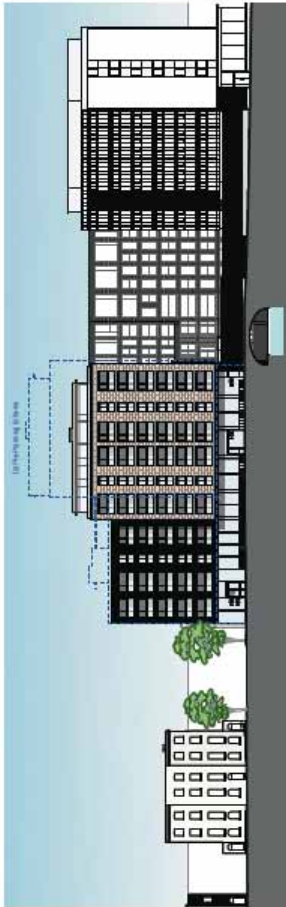


Proposed Bonny Street Elevation (1st Pre-Planning Scheme superimposed shown dotted)

Since the first Pre-Application meeting with the council and the first Public Consultation, the scheme has been revised to incorporate the comments received on scale, height, bulk and appearance. This has resulted in a reduction of 18% of the floor area measured by Gross External Areas.

Changes to the scheme include:

- The block at the corner of Camden Street and the Canal has been reduced in height by two storeys.
- The block fronting the Canal has been reduced by one storey so it corresponds to the adjoining development.
- The top floor of the Bonny Street block has been reduced in height.
- The overall footprint of the building has been reduced.
- The overhang to the Regent's Canal has been omitted.
- The overhang to Camden Street has been omitted.
- The amount of commercial space has been reduced.
- The building materials have been modified.
- The number of family units has increased from 7 to 12 units.



Proposed Camden Street Elevation (1st Pre-Planning Scheme superimposed shown dotted)

Design Development



Proposed Roof Plan (1st Pre-Planning Scheme superimposed)

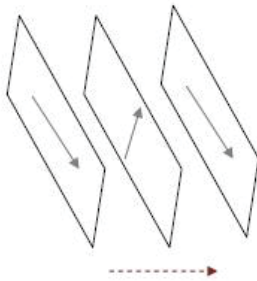
B3: Exhibition Boards (12/13)



Cross laminated timber shell finished



A cross laminated timber panel formed of 5 timber boards



Cross Laminated Timber internal wall (sample)



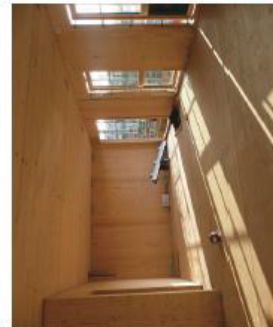
Bridgeport House, Hackney - Brick clad cross laminated timber (Markusovic & Carson Architects)

Cross Laminated Timber

Benefits

Building with Cross-Laminated Timber (CLT) is a sustainable alternative to traditional materials. Additional benefits include:

- Cost savings - speed of construction reduces overall programme length. This reduces contractor's overheads and can create reduction in the overall cost of construction.
- Time savings - speed of construction provides time savings on programme, and with no wet trades, following trades are on-site quicker.
- Design Flexibility - structural (bi-axial) performance allows design flexibility and architectural freedom.
- Precision - panels are manufactured, designed and processed using CAD/CAM technology and state-of-the-art CNC panel cutting machines.
- Structural capabilities - structural capabilities are akin to concrete in material strength, the cross lamination process results in dimensionally stable panels and high in-plan stiffness providing significant robustness.
- In addition the number of site deliveries and dust created during the construction period are reduced.



Cross laminated timber structure under construction

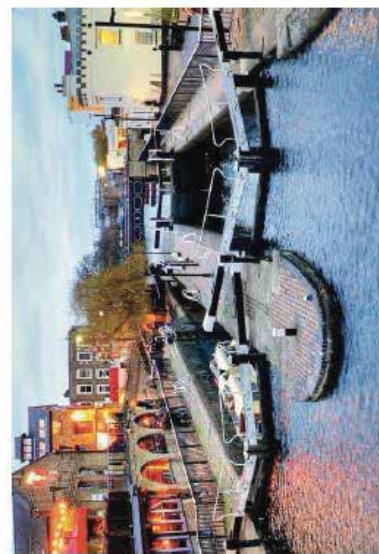
B3: Exhibition Boards (13/13)

Conclusion

The regeneration benefits for the site outweigh any value of retaining the existing buildings.

We have worked together with the council via the pre-application process to produce these proposals. The proposal is a contemporary style development of high design standard, which reflects the scale, bulk and height of the immediate surroundings. The proposal provides a new mixed use sustainable urban block of high design quality that will regenerate this well located brownfield site and provide the following benefits:

- Much needed housing, both private and affordable to the London Mayor's and Lifetime Homes standards
- Replacement employment space of a higher standard and quality than existing
- Flexible future proof scheme
- Good quality flexible employment space
- A car free scheme
- Improved access for cycling with dedicated on-site cycle storage
- Increased amenity space
- Exemplar levels of sustainability
- Improved surveillance to the canal



Thank you for taking the time to view the Exhibition.
Please provide your comments on the Questionnaire form provided.

Appendix C: Supplementary Information

C1: Leafleting Zone

