

Camden Lock Village/Hawley Wharf – Area E

Statement of Community Involvement prepared by
London Communications Agency

March 2015

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1. Introduction

This Statement of Community Involvement has been prepared by London Communications Agency and forms part of the suite of planning documents, submitted in March 2015, that support an application brought forward by Stanley Sidings Limited (The Applicant) for the residential-led mixed-use development of a site known as Area E.

The SCI sets out the programme of community engagement which has taken place since December 2014 and shows how this has influenced the proposals for Area E.

Area E is currently a derelict piece of land which was purchased in 2013 by the Applicant group.

Area E has been designed as an extension to the Camden Lock Village (Hawley Wharf) masterplan, which was granted planning permission in November 2012 and includes Buildings A, B, C and D. Building E will form an annex to Building D, sharing the communal entrance, communal corridors and vertical circulation core.

The Applicant has worked in close partnership with the London Borough of Camden to deliver a ground plus five storey building providing 24 homes with flexible office space/gym at ground floor and basement levels.

The proposals also include the provision of 180 sq m of new landscaped public realm along the canal towpath.

2. Executive Summary

- This document sets out how the Applicant has carried out an extensive pre-application consultation process on the plans for the Proposed Development, beginning in December 2014 until submission of the application. The project team has undertaken a thorough and comprehensive consultation process and has undertaken appropriate activities during the pre-application period.
- The public consultation for the Proposed Development is recognised as an important step to inform a wide range of people of the proposals, and provide multiple opportunities for questions to be asked and comments to be made, which have subsequently been taken into consideration during the design process.
- The consultation on the plans for the Proposed Development has addressed all statutory requirements and has enabled local stakeholders, communities, businesses and residents to review and comment on the evolving plans.

The consultation activities have been made up of two distinct phases:

1. A first public exhibition held over two days and a meeting with the former Hawley Wharf Working Group.
2. A second public exhibition held over two days and a meeting with the former Hawley Wharf Working Group.

The public exhibition was held over two days for each phase of consultation. During Phase 1, which was held on 10 and 11 December 2014, 13 people attended and during Phase 2, which was held on 9 and 12 March 2015, 26 people attended.

Meetings with the former Hawley Wharf Working Group (HWWG), which represents a wide range of local resident, business and amenity groups, were also held during each phase of the consultation. During the Phase 1 meeting, which was held on 13 January 2015, 12 members of the group and one Camden Town with Primrose Hill ward councillor attended and during the Phase 2 meeting, which

was held on 10 March 2015, seven members of the group and one Camden Town with Primrose Hill ward councillor attended.

Overall feedback was positive and in particular the former HWWG made comments in support of the proposals. All feedback was captured and is reported in sections 8 and 12 of this SCI.

As a result of consultation, changes have been made by the Applicant to the Proposed Development:

- The building height was reduced by approximately three metres as a result of the removal of the top storey accommodation. The removal of the top storey also improved the relationship between the approved Building D (the adjacent building) and the proposed building.
- The mass was reduced through a setback on the canal side at the fifth storey which continued the elevation treatment from Building D and through the relocation of balconies across the elevations.
- The elevations were developed in response to the new massing and balconies were relocated off the chamfer on Kentish Town Road. This also meant better views for the units and increased passive observation over the towpath.
- The piece of land currently inaccessible to the public, adjacent to the canal steps, was extended into the proposals to provide an additional area of landscaping, improve access and to deal with issues relating to anti-social behavior. All landscape proposals were developed in consultation with the Canal and River Trust and Camden Council planning team.
- The public space delivered in the scheme was increased to approximately 180m².
- The employment spaces were amended to flexible commercial/gym space.
- The design for Building E was stitched into all floor heights and informed the parapet heights of site D.

The Applicant is committed to continuing a positive and regular dialogue with local communities throughout the planning process. This will include an email/letter notifying stakeholders of where they can see the final planning documents on Camden Council's website when the planning application has been submitted.

3. Context and objectives

The objectives of the consultation are set out below:

- To engage local people and a wide range of stakeholders on the evolving plans and to encourage feedback;
- To explain the aims behind the proposals, exhibiting the plans in detail;
- To provide numerous opportunities for people to express their views through various communications channels, including meetings, comments cards, email and phone;
- To collate feedback to inform and design changes before submission of the application and to give stakeholders a further opportunity to see the final proposals and submit feedback;
- To ensure the Applicant and project team engaged directly with the public reflecting how committed the team is to consultation and understanding people's views;
- To work closely with the London Borough of Camden to ensure key officers are aware of activity and key consultation activities.
- A consultation strategy was developed to meet these objectives.

4. Consultation strategy

The consultation strategy for Area E was prepared by LCA, along with planning consultants Gerald Eve.

The strategy was made up of two distinct phases:

- Phase 1 – First public exhibition and meeting with the former Hawley Wharf Working Group
- Phase 2 – Second public exhibition and meeting with the former Hawley Wharf Working Group

A full list of the key local stakeholders was put together which included local politicians, all those who were members of the former Hawley Wharf Working Group (HWWG) and other local groups and those who had attended public exhibitions and meetings for, or shown an interest in, the Hawley Wharf (Camden Lock Village) masterplan. These stakeholders were personally invited to both public exhibition and many were also consulted during meetings with the former HWWG.

The former HWWG was specifically set up in 2009 to facilitate engagement between the Applicant and local residents on the proposals for the Hawley Wharf (Camden Lock Village) site. The group represents a wide range of local resident, business and amenity groups and while it officially disbanded in early 2013 when the proposals received planning consent from Camden Council, the Applicant has continued to engage with many members. It was decided that the input of the HWWG on Area E would be integral to the consultation process.

The second phase of the consultation strategy was included specifically so that the Applicant could take on board feedback from Phase 1 and implement any design changes as a result of that feedback before commencing Phase 2 of the strategy.

Finally, throughout both phases, the Applicant committed to engaging with all the key statutory organisations who have retained an interest in the proposals on heritage or/and design matters.

5. Consultation activity

The following table sets out the meetings and presentations which have taken place. Comments from these meetings were fed into the design process.

Date	Activity
10 & 11 December 2014	First public exhibition
13 January 2015	Proposals presented to the former HWWG
9 & 12 March 2015	Second exhibition
10 March 2015	Second presentation of proposals to former HWWG

6. Phase 1 exhibition

The Applicant held an initial public exhibition in December 2014 focussing on the emerging proposals for the site.

Phase 1 public exhibition

- Wednesday 10 December 2014 (5pm – 8pm)
- Thursday 11 December 2014 (5pm – 8pm)

The exhibition was held at the offices of the Applicant, in James Cameron House, 12 Castlehaven Road, NW1 8QW. The location was chosen as they are accessible for those living and working close to the application site.

It was held over two evenings to ensure that local residents would have a good opportunity to attend.

The exhibition was fully staffed at all times by members of the project team, including Stanley Sidings Ltd (the Applicant), AHMM (architects) Gerald Eve (planning consultant) and London Communications Agency (communications and public engagement consultant).

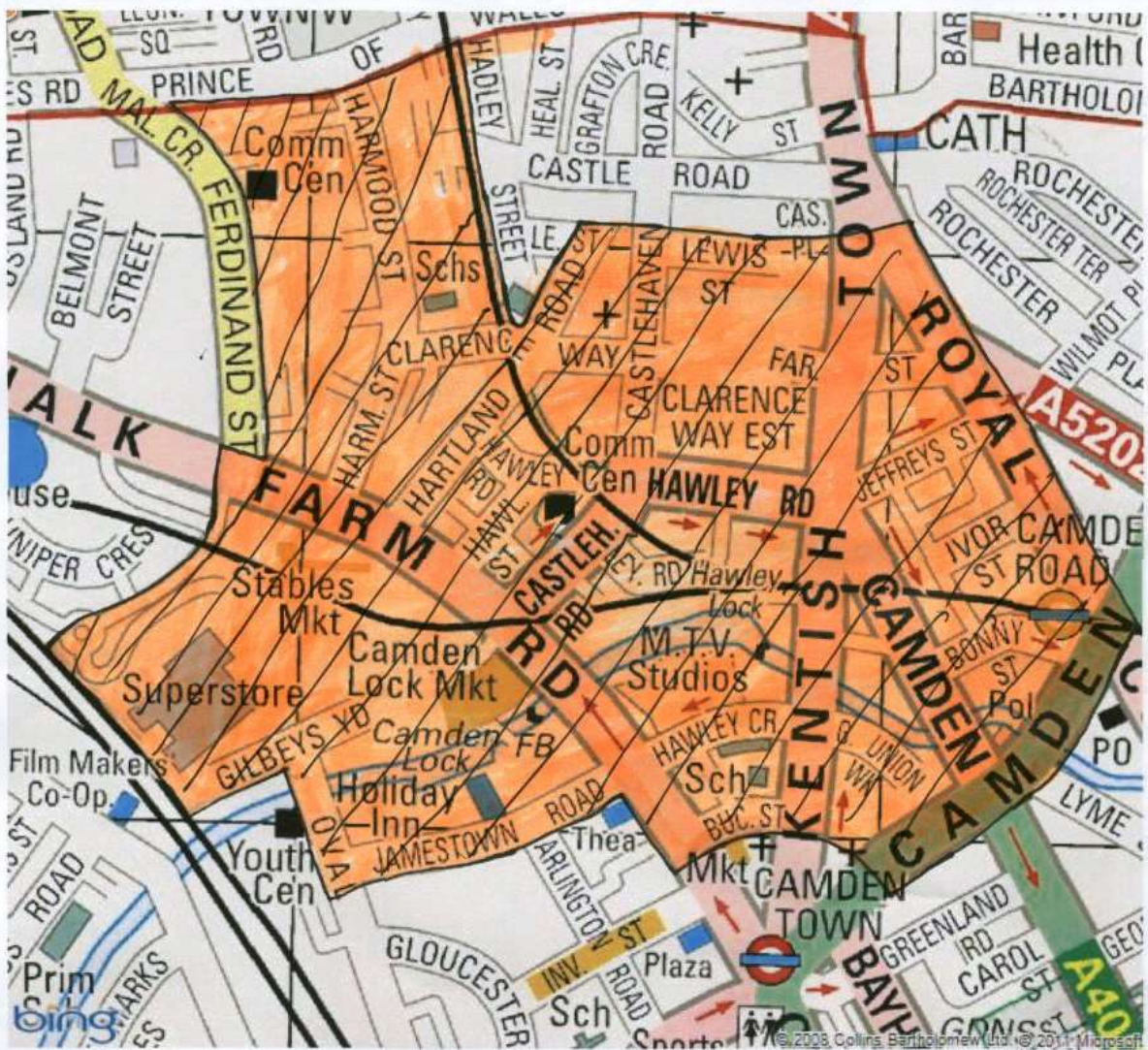
6.1. Promotional activities

A number of methods were employed to promote the exhibition in addition to the direct invitations to identified key stakeholders. These included advertising in the local press and a door-drop of flyers to over 2,200 homes and businesses surrounding the application site.

The adverts and flyers included an email address and phone number so that people were able to ask any questions ahead of the exhibitions.

Targeting a large number of residents as well as key stakeholders allowed for better community engagement on the plans and for a wider number to be included in the consultation process. The different methods of promotion that were developed are set out below.

- Adverts
Quarter page colour adverts were placed in the Camden New Journal ahead of both exhibitions. The advert appeared ahead of the first exhibition on Thursday 27 November 2014 and ahead of the second exhibition on Thursday 5 March 2015 (See Appendices 1 and 2).
- Flyer distribution
Over 2,200 flyers were printed and distributed to the catchment area detailed below. The flyer contained a brief overview of the plans and details of the public exhibition (See Appendices 1 and 2). The flyer was distributed to 2,224 residential and commercial addresses in the area. Flyers were also given to the Castlehaven Community Centre to hand out to their users.



Map of flyer distribution area

6.2. Exhibition content

The first exhibition focused on:

- Welcome and introduction to the project team

- The site and context
- The strategy for the proposed development and public realm
- The consented Hawley Wharf (Camden Lock Village) masterplan
- Proposed key views of Area E
- Next Steps and encouraging feedback

All exhibition panels can be found in Appendix 3.

6.3 Exhibition attendance

Approximately 13 people attended the Phase 1 exhibition as detailed in the table below:

Date	Location	Number of visitors
Wednesday 10 December 2014 (5pm – 8pm)	Stanley Sidings Ltd, James Cameron House, 12 Castlehaven Road, NW1 8QW	7
Thursday 11 December 2014 (5pm – 8pm)	Stanley Sidings Ltd, James Cameron House, 12 Castlehaven Road, NW1 8QW	6

Visitors were invited (but not required) to sign in at the exhibition and give their address details so that they could be added to the Applicant’s database for future correspondence.



Members of the public looking at the Phase 1 exhibition and speaking to the project team

7. Phase 1 meeting with former Hawley Wharf Working Group

The former HWWG was specifically set up in 2009 to facilitate engagement between the Applicant and local residents on the proposals for the Hawley Wharf (Camden Lock Village) site. The group represents a wide range of local resident, business and amenity groups and while it officially

disbanded in early 2013 when the proposals received planning consent from Camden Council, the Applicant has continued to engage with many members.

It was decided that the input of the HWWG on Area E would be integral to the consultation. The exhibition panels were therefore presented to the group during Phase 1 of the consultation on 13 January 2015:

Date	Location	Attendees
13 January 2015	Stanley Sidings Ltd, James Cameron House, 12 Castlehaven Road, NW1 8QW	<p>Project team</p> <ul style="list-style-type: none"> • Mark Alper (Stanley Sidings) • Arin O'Aivazian (Stanley Sidings) • Natalie Davies (Gerald Eve, planning consultants) • Chris Madel (LCA, public relations/community consultation) <p>Former Hawley Wharf Working Group:</p> <ul style="list-style-type: none"> • Eleanor Botwright • Geoff Cook • Simon Pitkeathly • Patricia Thomas • Paul Whitley • Peter Darley • Anne Fontaine • Kate McLaren • Mik Scarlet • Dianne Scarlet • Kerry Waterman • Will Fullford <p>Councillors: Councillor Pat Callaghan, Camden Town and Primrose Hill ward</p>

8. Phase 1 Comments and analysis

During the Phase 1 public exhibition, comment cards (See Appendix 6) were available to encourage feedback on the overall scheme or any particular aspect of the proposals. An email address and phone number was also supplied so that attendees could provide feedback at any point during the consultation period.

The former HWWG submitted feedback on behalf of their members.

From the 13 people who attended the Phase 1 exhibition, three filled out comments card, all giving positive feedback as detailed below.

"I support the proposal, however I believe that it's a shame that there is no street/canal level animation at ground floor, by way of Pub/Bar/Restaurant etc. I strongly hope that the choice of materials makes the building look characterful, rather than cheap and tacky. There is a very good and similar new building in Finsbury Park, John Jones Ark building, and I suggest that the architects take a look at that for a clue to successful types of bricks etc. I believe that the Warehouse/Loft theme is a strength and should be collaborated through the scheme. It would be highly welcomed if the architects/developers could acquire the site opposite and undertake a similar scheme there."

"I believe the development has been well thought out and should improve the area."

"The scheme as drawn has an elegant proportion and modest gentle materials. I think the height and massing works well, in fact a lower scheme would damage the elegant composition, as would a

general set-back at the top floor. A solid good working scheme with large open windows, providing good natural light.”

Although not everyone chose to leave feedback the experience of those staffing the exhibition was broadly positive, with most supporting the proposals and in particular bringing the derelict land back into use and improving the public realm and canal towpath. There were however concerns raised about the height and design of the building.

Following the meeting with the former HWWG, they raised the following points:

- Welcomed the general concept and agreed that the site needed to be redeveloped.
- Supported the principle of commercial space on the ground floor and basement, and residential above. The commercial space was particularly welcomed.
- Showed some concern over the size of the proposed building and that this might be too big and bulky. It was suggested that the proposed parapet line should be in line with the proposals for the approved plans for the adjacent site D.
- Noted that the top two floors appeared rather muddled and not in keeping with the rest of the proposals.
- Asked for something that could contribute to the canal side location in terms of space and access.
- Requested more detailed designs to consider and information on parking numbers in terms of the approved scheme.

9. Design amends

The Applicant and architects AHMM continued to work up the designs from December 2014 through to March 2015 and took on board the feedback received during Phase 1 where possible before Phase 2 of the consultation began.

Design amendments made, partly as a result of feedback, were as follows:

- The building height was reduced by approximately three metres as a result of the removal of the top storey accommodation. The removal of the top storey also improved the relationship between the approved Building D (the adjacent building) and the proposed building.
- The mass was reduced through a setback on the canal side at the fifth storey which continued the elevation treatment from Building D and through the relocation of balconies across the elevations.
- The elevations were developed in response to the new massing and balconies were relocated off the chamfer on Kentish Town Road. This also meant better views for the units and increased passive observation over the towpath.
- The piece of land currently inaccessible to the public, adjacent to the canal steps, was extended into the proposals to provide an additional area of landscaping, improve access and to deal with issues relating to anti-social behavior. All landscape proposals were developed in consultation with the Canal and River Trust and Camden Council planning team.
- The public space delivered in the scheme was increased to approximately 180m².
- The employment spaces were amended to flexible commercial/gym space.
- The design for Building E was stitched into all floor heights and informed the parapet heights of site D.

10. Phase 2 public exhibition

The Applicant held a second public exhibition in March 2015 focussing on the design amends made as a result of feedback. It was made clear to attendees that the proposals being presented at this exhibition were broadly what would be submitted to Camden Council.

Phase 2 public exhibition

- Monday 9 March 2015 (6pm – 8pm)
- Thursday 12 March 2015 (5.30pm – 8pm)

The second exhibition was held at Castlehaven Community Centre, 21 Castlehaven Road, London NW1 8RU.

It was held over two evenings to ensure that local residents would have a good opportunity to attend.

The exhibition was fully staffed at all times by members of the project team, including Stanley Sidings Ltd (the Applicant), AHMM (architects) Gerald Eve (planning consultant) and London Communications Agency (communications and public engagement consultant).

10.1. Promotional activities

The promotional activities were the same as those carried out for the Phase 1 public exhibition (as detailed in 6.1). The only further promotion was that Castlehaven Community Centre promoted the exhibition on their Twitter feed following a request from the Applicant (See Appendix 4).

10.2. Exhibition content

The second exhibition focused on:

- Welcome and introduction to the project team
- The site and context
- The strategy for the proposed development and public realm
- Proposed key views of the updated proposals for Area E set against those shown at the previous exhibition
- Next Steps and encouraging feedback

All exhibition panels can be found in Appendix 5.

10.3 Exhibition attendance

Approximately 26 people attended the Phase 2 exhibition as detailed in the table below:

Date	Location	Number of visitors
Monday 9 March 2015 (6pm – 8pm)	Castlehaven Community Centre, 21 Castlehaven Road, London NW1 8RU	11
Thursday 12 March 2015 (5.30pm – 8pm)	Castlehaven Community Centre, 21 Castlehaven Road, London NW1 8RU	15

Visitors were invited (but not required) to sign in at the exhibition and give their address details so that they could be added to the Applicant's database for future correspondence.



Members of the public looking at the Phase 2 exhibition and speaking to the project team

11. Phase 2 meeting with former HWWG

The Phase 2 exhibition panels were presented to the group on 10 March 2015:

<p>10 March 2015</p>	<p>Viacom, 17-29 Hawley Crescent, NW1 8TT</p>	<p>Project team:</p> <ul style="list-style-type: none"> • Mark Alper (Stanley Sidings) • Arin O'Aivazian (Stanley Sidings) • Duncan Hepburn (LCA, public relations/community consultation) • Natalie Davies (Gerald Eve, planning consultant) • Will Lee (AHMM, architect) <p>Former HWWG members:</p> <ul style="list-style-type: none"> • Eleanor Botwright • Peter Clapp • Kate McLaren • Kerry Waterman • Paul Whitey • Simon Pitkeathley • Geoff Cook <p>Councillors:</p> <ul style="list-style-type: none"> • Councillor Richard Cotton, Camden Town and Primrose Hill ward
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12. Phase 2 comments and analysis

During the Phase 2 public exhibition, comment cards (See Appendix 6) were available to encourage feedback on the overall scheme or any particular aspect of the proposals. An email address and phone number was also supplied so that attendees could provide feedback at any point during the consultation period.

The former HWWG submitted feedback on behalf of their members.

From the 26 people who attended the Phase 2 exhibition, five filled out comments card, all giving feedback as detailed below.

“Looks good, I'd be happy for it to be higher! I fully support the scheme. The quality of the bricks will be key. The project should support individual, independent businesses rather than chains.”

“Block adjacent to the bridge still one storey too high. Keep D as approved, bring E down to height of D. There is no need for a prominent corner on E.”

“Much improved now the height has been reduced.”

“Block E still appears very large in the relation to its Context and the canal. The building (E) would be improved if it stepped down more to the Canal. The public realm improvements to the towpath next to the block E seem rather tokenistic.”

“Progress is usually good so your plans are welcomed.”

Although not everyone chose to leave feedback the experience of those staffing the exhibition was broadly positive, with most supporting the proposals and in particular the reduced.

Following the meeting with the former HWWG, they raised the following points:

- Welcomed the changes that were made and said that the proposals had moved in a “positive direction”.
- Supported the setbacks and breaking up of the street frontages.
- Glad to see that the top-storey accommodation had been removed.
- Were supportive of the updated proposals.

13. Conclusion

The Applicant has conducted a comprehensive and full public consultation of the proposals. The process has succeeded in developing a meaningful engagement with the local community and given local residents, community groups and politicians the opportunity to contribute to and shape the scheme.

The consultation programme was designed to allow as many people as possible to have a number of opportunities to express their views, to have them properly recorded and to fully engage with and influence the design process.

During the phases of consultation a number of different mechanisms have been used to engage with people including two public exhibitions, briefings of the former HWWG, comments cards, a dedicated email address and telephone number.

Through the consultation, the thoughts and views of the local community and key stakeholder groups have been communicated directly to the project team and fed into the design process.

As detailed throughout this SCI, comments received during the consultation were broadly positive.

As a result, the scheme has evolved over time to take on board the comments received and changes were made by the Applicant to the Proposed Development (as detailed in Section 9):

A more in-depth review of how the proposals have evolved is contained within the Design and Access Statement.

The Applicant is committed to continuing a positive and regular dialogue with local communities throughout the planning process. This will include an email/letter notifying stakeholders of where they can see the final planning documents on Camden Council's website when the planning application has been submitted.

14. Appendices

Appendix 1 – Colour advert/Flyer for Phase 1 exhibition

We are pleased to invite you to come and see emerging plans from Stanley Sidings Ltd for a vacant site off Kentish Town Road

The proposals for a new building, which will be adjacent to the consented Hawley Wharf masterplan, will provide new homes and space for businesses.

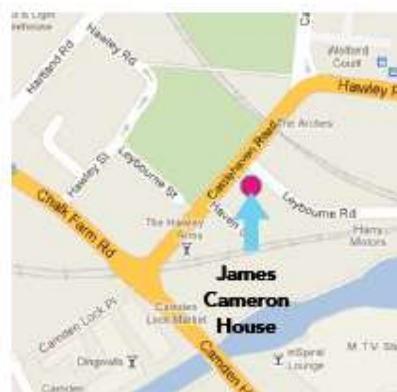
This will be your opportunity to meet the team, ask any questions and give your views before a planning application is submitted to Camden Council in the new year.

The plans will be on display:

Wednesday 10 December – 5pm to 8pm
Thursday 11 December – 5pm to 8pm

Address:

Unit 10, James Cameron House, 12
Castlehaven Road, NW1 8QW
(see map for location)



For more information please contact Duncan Hepburn,
at London Communications Agency, on
dh@londoncommunications.co.uk or 020 7612 8487

We are pleased to invite you to come and see updated plans from Stanley Sidings Ltd for a vacant site off Kentish Town Road

The proposals for a new building, which will be adjacent to the consented Hawley Wharf (Camden Lock Village) development, will provide new homes and space for businesses.

This will be your opportunity to meet the team, ask any questions and give your views on the updated plans before a planning application is submitted to Camden Council.

The plans will be on display:

Monday 9 March from 6pm – 8pm

Thursday 12 March from 5:30pm – 8pm

Address:

Castlehaven Community Association
The Community Centre
Community Hall
21 Castlehaven Road
London NW1 8RU



For more information please contact Duncan Hepburn,
at London Communications Agency, on
clv@londoncommunications.co.uk or 020 7612 8487

Welcome

Welcome to the public exhibition of our development proposals for the site 39-45 Kentish Town Road (former Sam Smith's brewery site).

This exhibition provides an opportunity to view our initial plans for the site and give your feedback.

Members of the project team are on hand to answer any questions you might have.

Once you have finished looking at these boards, please do complete a comment card to record your thoughts (alternatively you can contact us via email on dh@londoncommunications.co.uk or by calling 020 7612 8487).

About the team

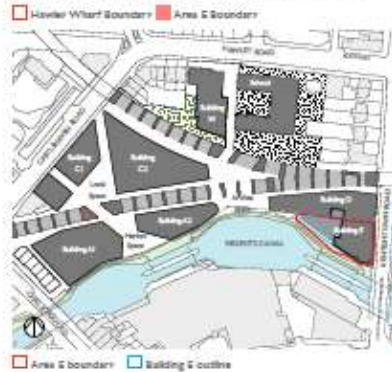
Stanley Sidings represent the developers of the site and of the adjoining Hawley Wharf (Camden Lock Village).

Allford Hall Monaghan Morris (AHMM) are the architects for the site as well as for Hawley Wharf (Camden Lock Village) and have been working in this area for Stanley Sidings since early 2010. AHMM has extensive experience in both the housing and commercial sectors and are committed to integrated sustainability throughout all sectors, having been recognised as AJ100's Most Sustainable Practice of the Year in 2011.



The Site

- The site is located on the western side of Kentish Town Road just north of the Regents Canal.
- The site is bounded by Regent's Canal towpath, Kentish Town Road and Area D of the permitted Hawley Wharf (Camden Lock Village) scheme. The site is currently a cleared site, it once housed terraced buildings and a lock keep cottage.
- Stanley Sidings acquired the site last year; the site had a previous planning permission granted for a four storey public house and restaurant.
- The development site is circa 0.1 hectares. It is bordered to the north by Hawley Wharf (Camden Lock Village), which received planning permission in 2013 for a mixed-use development comprising a new market, shops, restaurants, a cinema, homes and employment space. Construction of this development is expected to begin in early 2015. These proposals also include a new one form entry infant and junior school and nursery on Hawley Road which is expected to open in September 2016.
- The site is situated within the Hawley Wharf Area planning framework.
- The site is located within Camden Town centre which offers a fantastic variety of entertainment, many colourful markets, shops, restaurants, bars, pubs, theatres, cinemas and music venues.
- The area is a hugely popular attraction both nationally and internationally.
- The area is highly accessible and has very good transport connections, with Camden Town underground station to the south, Camden Road overground station to the east and Kentish Town national rail station to the north.



- 1 Access to towpath to be improved.
- 2 Trees to be removed and replaced within the master plan. Location to be discussed.



Site Strategy

Our proposed development would provide:

- Improved and enhanced canal side public realm, creating more area for walkers and cyclists along the canal.
- Much needed new homes for the area, within a new high quality development providing a range of one bedroom units and two and three bedroom family dwellings.
- Commercial employment space which could be used for small and medium sized businesses.
- Connection to the approved energy plant of the Hawley Wharf masterplan.
- An active frontage to Kentish Town Road with residential and commercial uses.
- This development would enhance and maintain the character of the canal side.

Public realm key objectives:

- Improve access with a wider stair and cycle gully to the Regent's Canal towpath from Kentish Town Road for pedestrians and cyclists.
- Enhance visibility along the towpath.
- Increase public realm area along the towpath.
- Improve lighting, access and security to the towpath and Kentish Town Road.



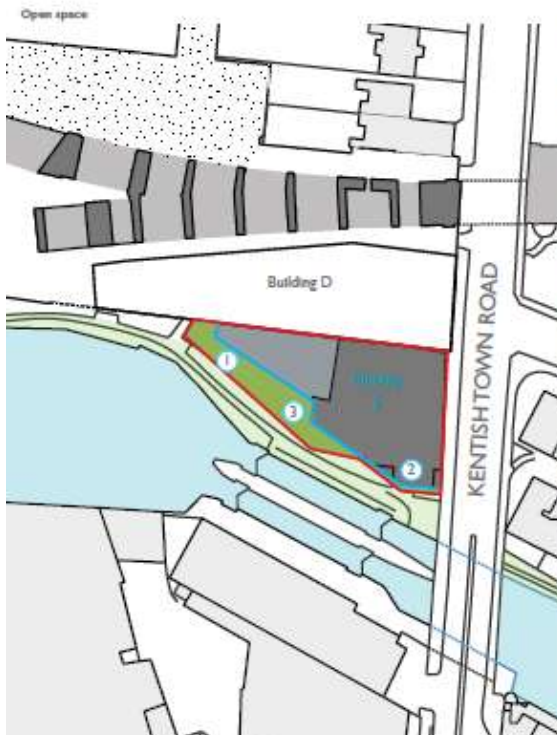
Aerial view



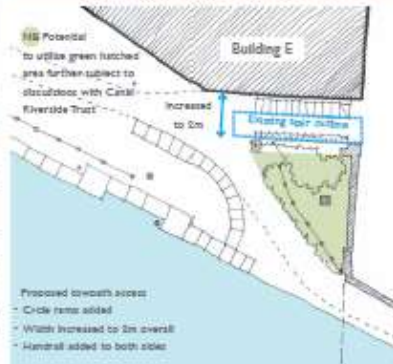
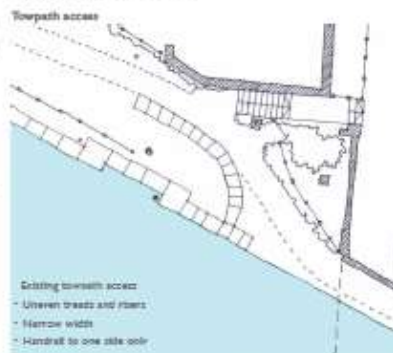
View from Kentish Town Road



View from Kentish Town Road bridge



1. Trench to be increased in width to the extent of the shaded area to improve the public realm adjacent to Area E.
 2. Building E set back from boundary to give additional width to towpath access stairs and to provide a cycle gully.
 3. Existing trees to be removed and replacements planted within the Hawley Wharf Masterplan (exact location tbc)
- Area E Boundary line
 - Building E outline
 - Increased public realm area along towpath



Consented Masterplan



Block D from the towpath (The Arches public open space).

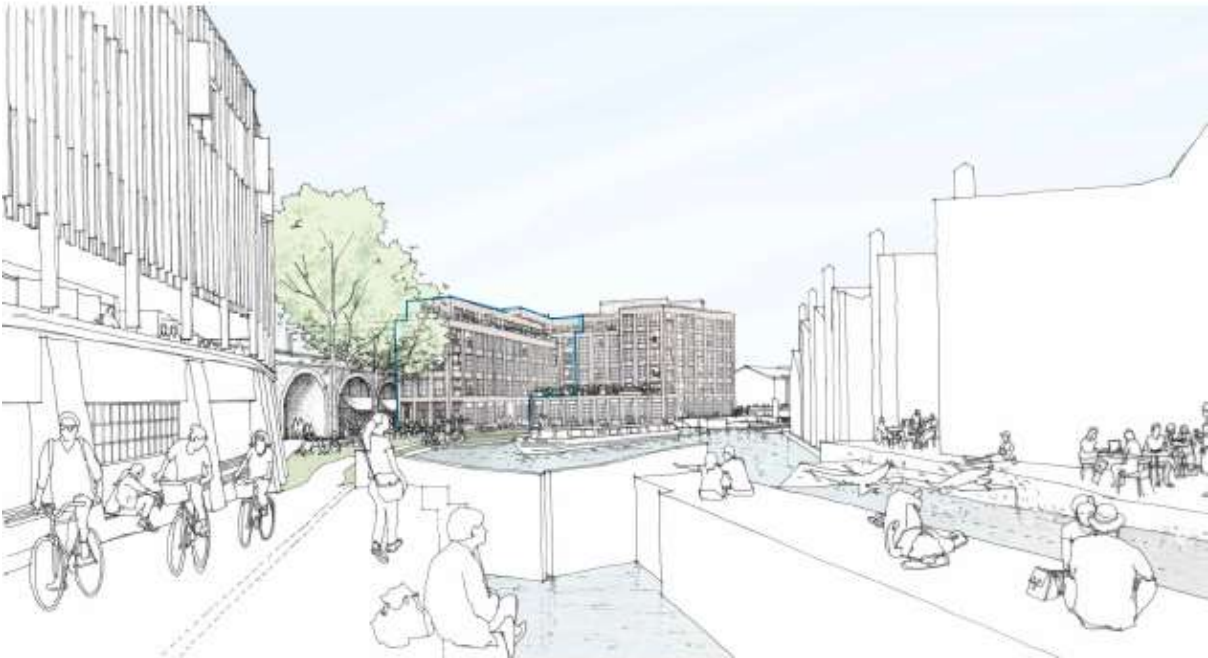


Block D from the towpath below Chalk Farm Road bridge.

Proposed Views



From Kentish Town Road looking north.



From Building A (approved market building) along the towpath looking east.

Proposed Views



From Camden Gardens.



From the towpath below Chalk Farm Road bridge.

Next steps

Thank you for visiting our exhibition and reviewing our exciting plans.

We welcome your [feedback](#) and please do complete one of our comment cards to record your thoughts on our proposals and place it in the box provided or return it to one of the project team.

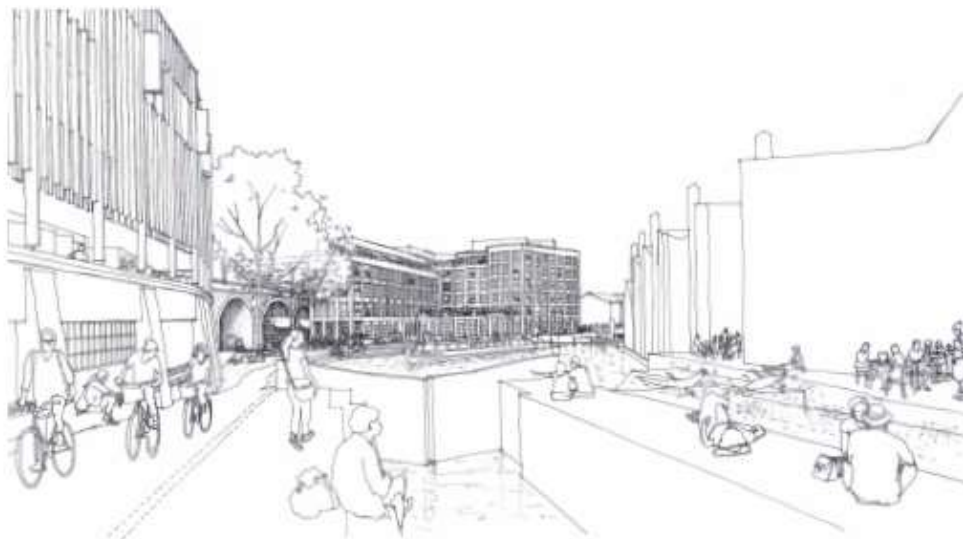
We will collate the comments and look to incorporate as many of these as possible.

Our discussions with the local community and Camden Council will continue over the coming weeks. We then hope to submit a planning application in the early part of next year.

Subject to the application being approved, we would hope to commence work on site towards the end of 2015.

If you would like to be kept in touch regarding the proposed development, please do not hesitate to contact London Communications Agency on dh@londoncommunications.co.uk or 020 7612 8487 who will be more than happy to help.

Thank you again for attending.



Thank you

Appendix 4 – Castlehave Community Centre Twitter promotion



Castlehaven (CCA) @CCA_Camden · Mar 12

Interested in **Hawley** Wharf development #Camden? Come to CCA #today view plans & ask questions castlehaven.org.uk/news/hawley-wh...



RETWEET

1

FAVORITES

3



6:04 AM - 12 Mar 2015 · Details



[Hide photo](#)

Welcome

Welcome to the second public exhibition of our development proposals for 39-45 Kentish Town Road (former Sam Smith's brewery site).

This exhibition provides an opportunity to view the updated plans for the site, give your feedback and speak to the project team.

It showcases our revised plans following a first stage of consultation with local people and community representatives in December 2014. We received a number of comments during this initial stage and these have been reviewed and where possible reflected in these updated proposals.

Members of the project team are on hand to answer any questions you might have. Once you have finished looking at these boards, please do complete a comment card to record your thoughts (alternatively you can contact us via email on cvi@londoncommunications.co.uk or by calling 020 7612 8487).

About the team

Stanley Sidings is the developer of the site and of the adjoining Hawley Wharf (Camden Lock Village) Masterplan which was approved in 2013.

Allford Hall Monaghan Morris (AHMM) is the architect for the site as well as for Hawley Wharf (Camden Lock Village) and have been working in this area for Stanley Sidings since early 2010. AHMM has extensive experience in both the housing and commercial sectors and are committed to integrated sustainability throughout all sectors, having been recognised as AJ100's Most Sustainable Practice of the Year in 2011.



Aerial view



View from Kentish Town Road bridge

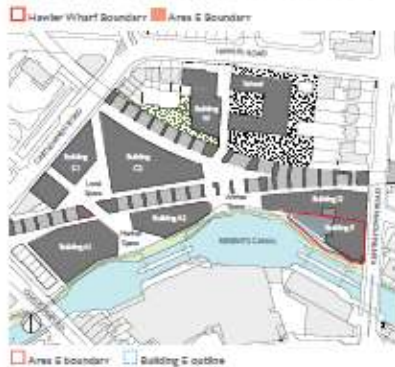


View from Kentish Town Road



The Site

- The site is located on the western side of Kentish Town Road just north of the Regents Canal.
- The site is bounded by **Regent's Canal towpath, Kentish Town Road and Area D** of the permitted Hawley Wharf (Camden Lock Village) scheme. The site is currently a cleared site, it once housed terraced buildings and a lock keep cottage.
- **Stanley Sidings** acquired the site last year; the site had a previous planning permission granted for a four storey public house and restaurant.
- The development site is circa 0.1 hectares. It is bordered to the north by Hawley Wharf (Camden Lock Village), which received **planning permission in 2013** for a mixed-use development comprising a new market, shops, restaurants, a cinema, homes and employment space. Construction of this development is expected to begin in **early 2015**. These proposals also include a new one form entry infant and junior school and nursery on Hawley Road which is expected to open in September 2016.
- The site is situated within the Hawley Wharf Area planning framework.
- The site is located within Camden Town centre which offers a **fantastic variety** of entertainment, many colourful markets, shops, restaurants, bars, pubs, theatres, cinemas and music venues.
- The area is a hugely popular attraction both nationally and internationally.
- The area is highly accessible and has very good transport connections, with Camden Town underground station to the south, Camden Road overground station to the east and Kentish Town national rail station to the north.



- 1 Access to towpath to be improved.
- 2 Trees to be removed and replaced within the master plan. Location to be discussed.
- 3 Thin profile PVz on roof of building D.



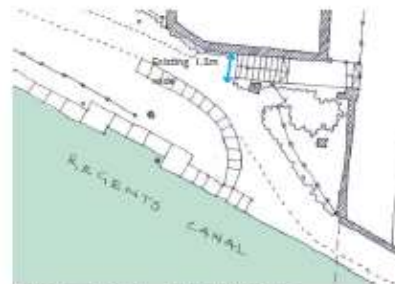
Site Strategy

Our proposed development would provide:

- Improved and enhanced canal side public realm, creating more area for walkers and cyclists along the canal.
- Much needed new homes for the area, within a new high quality development providing a range of one bedroom units and two and three bedroom family dwellings.
- Flexible commercial/gym space which could be used for small and medium sized businesses.
- Connection to the approved energy plant of the Hawley Wharf masterplan.
- An active frontage to Kentish Town Road with residential and commercial uses.
- This development would enhance and maintain the character of the canal side.
- Two additional accessible parking spaces located in Building C for use by Building E.

Public realm key objectives:

- Improve access with a wider stair and cycle gully to the Regent's Canal towpath from Kentish Town Road for pedestrians and cyclists.
- Enhance visibility along the towpath.
- Increase public realm area along the towpath.
- Improve lighting, access and security to the towpath and Kentish Town Road.



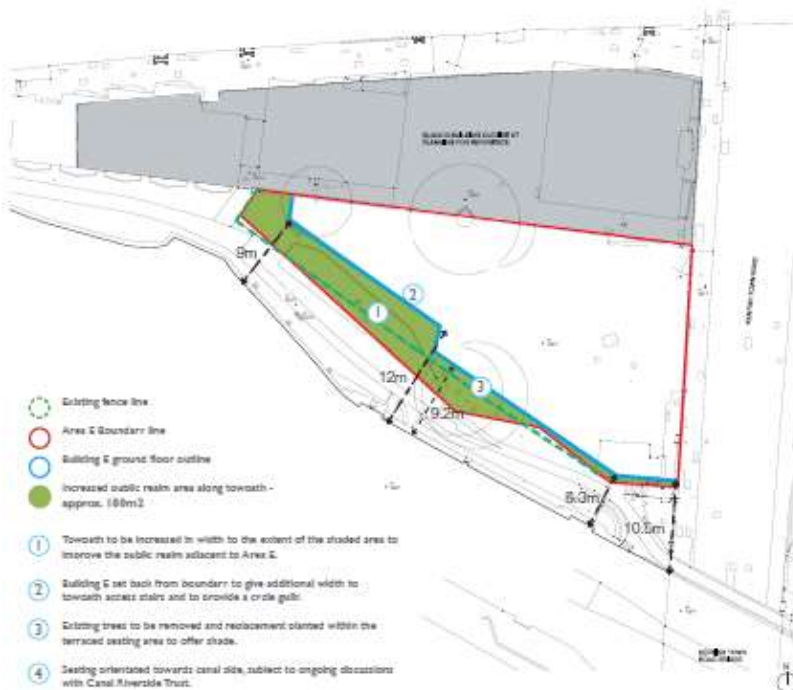
Existing towpath access

- Uneven treads and stairs
- Narrow width
- Handrail to one side only



Proposed towpath access

- Cycle ramp added
- Width increased to 3m overall
- Handrail added
- Terraced seating orientated towards canal



Views *approved*

previous exhibition



Approved Building D from Kentish Town road



Building D + E from Kentish Town road, as shown in the December consultation



Approved Building D from Camden Gardens



Building D + E from Camden Gardens, as shown in the December consultation



Approved Building D from the Towpath



Building D + E from the Towpath, as shown in the December consultation

current proposals



Proposed Building E from Kentish Town road



Proposed Building E from Camden Gardens



Proposed Building E from the Toward



Next steps

Thank you for visiting our exhibition and reviewing our updated plans.

We welcome your **feedback** and encourage you to complete one of our comment cards to record your thoughts on the updated proposals and place it in the box provided or return it to one of the project team.

We will collate the comments received on the updated plans and include them in the planning application which we will be submitting to Camden Council in the next month.

Subject to the application being approved, we would hope to commence work on site towards the **end of 2015**.

If you would like to be kept updated regarding the proposed development, please do not hesitate to contact London Communications Agency on clv@londoncommunications.co.uk or 020 7612 8487 who will be more than happy to help.

Thank you



Material studies to be developed for planning application



PLEASE SHARE YOUR VIEWS

Building E, off Kentish Town Road
Public Exhibition

NAME:

Please provide comments below:

ADDRESS:

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POSTCODE (required):

EMAIL:

If you would like to get in touch with
the team you can do so:

By email:

dh@londoncommunications.co.uk

By phone:

0207 612 8487

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