



New Homes on Regent's Park Estate

SD5 Pre-application
Consultation Statement

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HS2 Replacement Housing – Regents Part Estate Pre- Application Consultation Statement

1. Introduction

If it goes ahead, High Speed Two (HS2) will have a major impact on housing in Camden, with over 200 homes set to be demolished in and around the Regent's Park Estate and to the west of Euston Station. HS2 would result in the demolition of three blocks on the Regents Park Estate, Eksdale, Ainsdale and Sliverdale as well as properties 14 to 15 Melton Street and 59 – 67 Colberg Street. These properties are within HS2's defined 'safeguard area'. It should be noted that there are also a number of properties directly adjacent to the safeguard area.

Camden Council has brought forward plans in order to support residents due to lose their homes to stay within the community they know and love. The Council had been engaging affected residents on mitigation issues since February 2013. This started with a large housing needs survey, which managed to reach over 80% of HS2 affected residents. A significant outcome from this was that 70% of tenants said they wanted to remain in their local area.

As a result of this survey the Council, with community involvement, developed a replacement housing scheme which has helped shape this planning application. A series of consultations has taken place through the various phases of the project starting with a Housing Needs Survey and continuing through site selection, feasibility, and design development. The main consultation events are summarised listed below:

Table 1: Summary of HS2 Replacement Housing Consultation

Event	Timing	Topic
Housing Need Survey	Spring 2013	Survey of all residents within the HS2 affected areas
Replacement housing Sites	Summer/ autumn 2013	Potential sites for new housing & initial architectural feasibility
Addition replacement housing sites	Spring 2014	Introducing new sites in replacement housing programme
Architectural design competition	Autumn 2014	Selection of architects firms
Design and Community Vision Workshop	20 November 2014	Meeting the Architect and emerging concept designs. Plus Community Vision workshop
Camden Town District Management Committee	November 2014	Presentation of consultation feedback and programme for HS2 replacement housing programme.
RIBA Stage 2 Designs	Spring 2015	Design development on 9 sites pre – planning application

2. Housing Needs Survey – Early 2013

A housing needs survey was undertaken over a five week period from February to April 2013 with the overall aim of starting the process of measuring suitable provisions for households affected by HS2.

The main aims of the survey were:

1. To gather household information on housing need, preferences and type and mix for replacement homes affected by HS2.
2. To measure understandings of the potential impacts of HS2 and government compensation.
3. To generate a database of households interested in future consultation and the most effective communication methods for doing so.

The survey covered both properties with the HS2 'safeguard' area, i.e. those areas which are directly affected as well as properties adjacent to the safeguard area. Of the 480 properties, survey forms were completed by 83% residents. Further breakdown of this figure shows that:

- 388 (87%) forms completed for Camden properties;
- 304 (91%) forms completed from tenants;
- 91 (74%) forms completed from private properties;
- 660 Adults and 343 children were recorded in the survey

The surveys shows that there are well established communities in affected areas with high levels of social capital. In terms of housing need and the size of accommodation requirements the table and figure below show bedroom requirements for tenanted properties. This shows one bed room properties are most in demand, followed by two and three bedroom properties. Leaseholders aimed to gain a like-for-like property, however this would be subject to affordability.

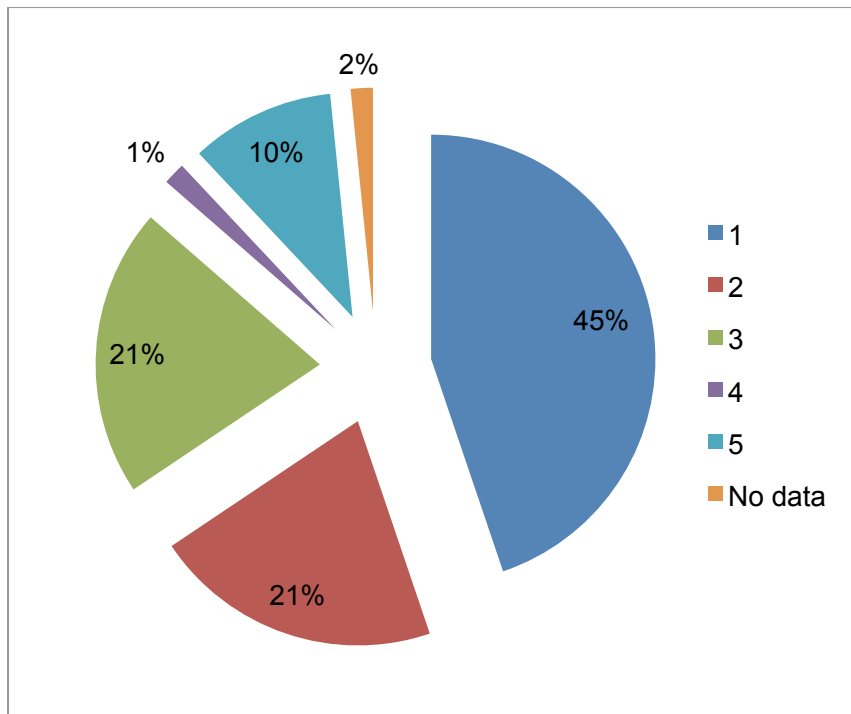
Table 2: Bedroom requirements for tenanted properties

Bedrooms	Within*	Adjacent**	Total
1	56	39	95
2	26	56	82
3	26	47	73
4	2	17	19
5	13	14	27
No data	2	6	8

*within HS2 safeguard area

** adjacent to HS2 safeguard area

Figure 1: Bedroom requirements for tenants within the safeguarded area



The table below highlights that 41% of the tenanted households have special requirements. Concentrating on directly affected tenants (with HS2's safeguarded area), 8% said they needed disability adaptation if they were to be re-housed and four would be interested in moving to sheltered accommodation.

Table 3: Tenants with special requirements

	Within*	Adjacent**	Total
Disabled	25 (8%)	26	51
Sheltered accom	4	1	5
Residential care	1	2	3
Other	21	39	60
Total	58 (41%)	68 (38%)	126 (41%)

*within HS2 safeguard area

** adjacent to HS2 safeguard area

In private properties there were no listed requirements for disabled, sheltered or care accommodation. The requirements that were detailed would be met by providing homes to a Lifetime Homes standard. The main themes for comments on other requirements from the whole sample were:

1. Desire for ground floor/first floor living due to health reasons;
2. Need to be close to family, friends and carers;
3. Demand for outdoor space in apartments and in the neighbourhood;
4. Less tower blocks and more lower scale developments; and
5. Increase accessibility in buildings and across the area.

Information from tenants on rehousing preferences if households had to move as a result of HS2 impacts showed that tenants clearly wish to retain their tenancies with Camden Council. Over 60% of tenants would consider moving to an existing Council property. A third might be interested in a housing association property. This was expressed as dependent on the quality of the dwelling, cost of rent and tenancy conditions. 13% would be interested in affordable buy properties with a proportion considering exercising their right to buy. A small amount of tenants asked for a separate dwelling for a family member.

One of the key questions posed in this housing needs survey was location preference for residents have to move due to HS2. The results are presented in Table 4 and Figures 2 and 3 Taking into account sampling error (2%) we can estimate that 70% of tenants would like to remain within ten minutes walking distance of their area and 30% would consider moving elsewhere. Interestingly this is applicable for both safeguarded and adjacent households.

Table 4: Location preference for tenants

Location preference	Within*	Adjacent**	Total
Within 10 minutes	85 (68%)	119 (66.5%)	204 (67%)
Consider somewhere else	38 (30.5%)	53 (29.5%)	91 (30%)
No data	2 (1.5%)	7 (4%)	9 (3%)
Total	125 (100%)	179 (100%)	304 (100%)

*within HS2 safeguard area

** adjacent to HS2 safeguard area

Figure 2: Location preference for all affected tenants

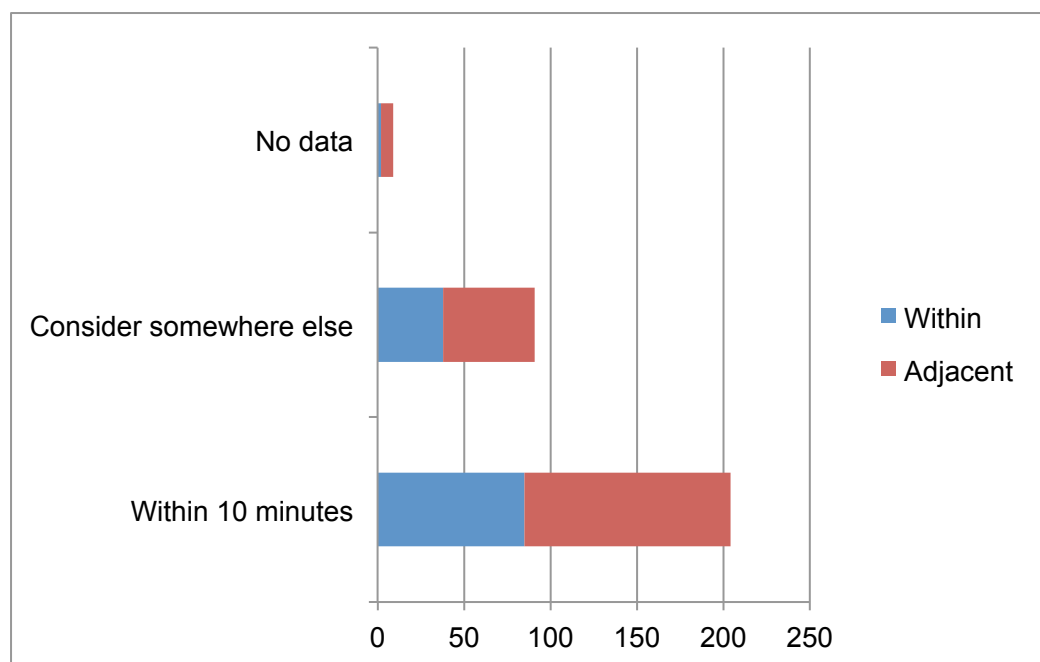
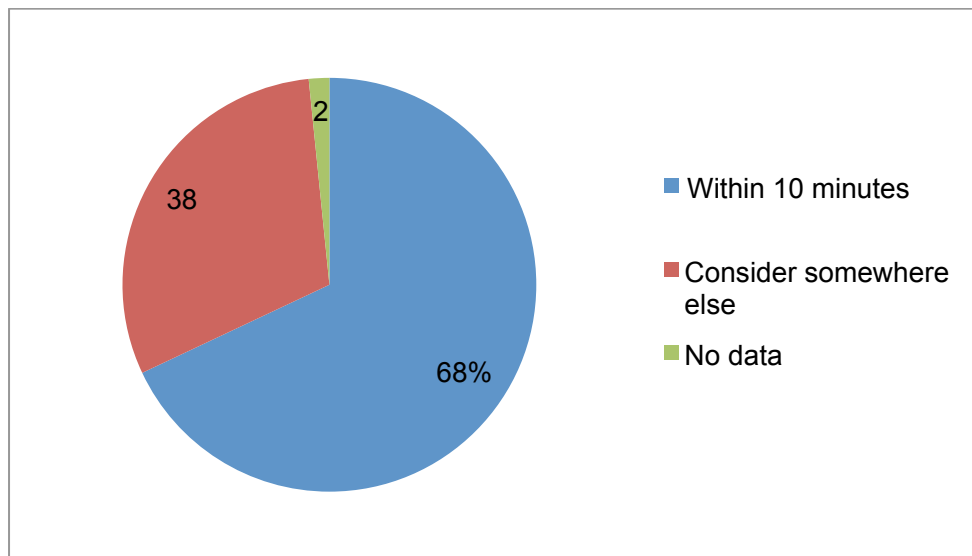


Figure 3: Location preference for tenants within the safeguarded area



Full report of the Housing Needs Surveys can be found at: Appendix 1.

[Download the full report](#)

Summary of key points from the Housing Needs Survey

Camden's housing needs survey reached a representative sample of the population affected by HS2 in the Euston area. Below is a summary of the key points for our replacement housing sites and design feasibility.

A greater social need for less bedrooms in the local areas

Tenants who are likely to move if HS2 goes ahead mainly require more single bedroom properties with a range of up to five bedrooms. Tenants want to retain their Camden tenancies and want the right to refuse offered accommodation if unsuitable. There is a requirement for at least 8% of new stock being compliant with Disability Discrimination Act 1995 (DDA). Any new development would meet this need through Camden's planning policy of 10% disability homes.

The majority of households want to remain in their areas

Up to 70% of respondents made it clear that they want to remain in their local areas for reasons of staying close to social networks, services and employment. The preferred locations for outside local areas were Camden Town, Kentish Town, King's Cross, Chalk Farm, Hampstead, Swiss Cottage and Holborn.

People are concerned about the short term and want to be proactive in helping shape future plans

Respondents had questions and concerns about the short term negative impacts associated with the lead up to and during HS2 construction, which they believe would have degenerative effects. HS2 need to engage with this issue more thoroughly with the community. However, a few did see the potential for positive change in the future, such as high quality developments and better urban planning.

Half of the samples were interested in working with Camden in its future response to HS2.

The Council and its design team used the outcome and actions from Housing Needs Survey as a basis developing a scheme for replacement housing. The findings of this survey were used to identify sites within the area, in particular in and around the Regents Park Estate. It set the parameters for the number of units required, size of units, and a potential tenure mix. This survey directly informed the brief for feasibility work and the design team.

3. Potential sites for HS2 replacement housing Summer/ Autumn 2013

Following the Housing Needs Survey, an event was organised in July 2013 to present the findings of the survey and introduce the concept of finding locations in the Regent's Park area for replacement housing. Suggestions for sites fed into the feasibility study conducted by Tibbalds Urban Design team, which resulted in six sites with the capacity for re-housing HS2 affected residents in the most efficient and effective way in and around Regents Park Estate. These sites were:

1. Robert Street car park
2. Rydal Water open space
3. Varndell Street
4. Newlands open space
5. Dick Collins - New TRA hall and housing
6. Albany Street police station, including former Cape of Good Hope site

The Council and its design team acknowledged early on that a balance needs to be found for meeting the needs of residents wishing to remain within the estate and area and finding feasible locations. Camden Council recognises that some of these sites involve developing green and open spaces, which are valuable amenities for the area. Therefore, these particular proposals are being carefully thought through by the Council and its design team so that any loss of open space is mitigated through making improvements on the estate as a whole.

Presentation Boards/ material can be found in Appendix 2a. A summary of this consultation is given below.

Table 5: Activity Chart for Consultation summer – autumn 2013

Date	Activity	Details
18 July	Housing Euston Event	Displayed findings from housing needs survey and gathered suggestions on replacement housing sites.
21 August	Opening event on possible sites public consultation	Displayed illustrations and key information on each proposed site and gathered feedback.
30 August	Stall at Well London community	Displayed illustrations and key information on each proposed site and gathered feedback.

	event on Cumberland Market.	
10 September	Second event on possible sites public consultation	Displayed illustrations and key information on each proposed site and gathered feedback.
15 September	Regent's Park Tenants' and Residents Association meeting	Discussed redeveloping the Dick Collins Hall in detail.
1 October	Presentation to community	Feedback from consultation
21 August to 18 September	Online consultation at We Are Camden	Contained the consultation booklet, exhibition boards and online feedback form.

In total 84 people provided feedback using the questionnaire and over 110 people registered at the events. There was a cross section of the community with a mix of tenures, blocks and ethnicity.

Robert Street Car Park

Table 6: Ratings for Robert Street Car Park as a possible site for rehousing

Rating	Count	%	% Totals
Excellent	17	20.2%	45.2%
Good	21	25.0%	
Average	16	19.0%	19.0%
Fair	9	10.7%	30.9%
Poor	17	20.2%	
Not Answered	4	4.8%	4.8%
Grand Total	84	100.0%	100.0%

Commentary

In general respondents felt that this was an acceptable site for replacement housing with Average being the mean rating and "Good" being the most frequently chosen rating. Roughly 69% of respondents felt it was above average and a suitable site. Respondents in support of the proposal felt it was a good use of space and value for money in development terms. The main questions and concerns were in relation to potential loss of amenities. More details on the questions, concerns and suggestions about this site are listed below into themes.

Potential Loss of Amenity

- The car park space was viewed as a usable space and developing it would result in a loss of space on the estate.
- Questions about where existing parking users would go.
- Concerns about a shortage of parking spaces.
- Questions about the impact of existing blocks, such as daylight and sunlight.

Urban design considerations

- Questions about the new buildings relationship on the street and concerns that it might 'spoil' the look of the street by enclosing it.
- A suggestion that the communal garden should be large enough for residents to benefit from it.
- Concerns about traffic on the road and suggestions for traffic calming being included in the plans.
- Suggestions to use this as an opportunity to 'clean up' Robert Street and green the street up, such as installing raised planters.

Design standards

- Requests that the building should be designed to maximise the privacy of neighbouring homes.

Rydal Water Site

Table 7: Rating for Rydal Water as a possible site for rehousing

Rating	Count	%	% Totals
Excellent	21	25.0%	52.4%
Good	23	27.4%	
Average	8	9.5%	9.5%
Fair	8	9.5%	32.1%
Poor	19	22.6%	
Not Answered	5	6.0%	6.0%
Grand Total	84	100.0%	100.0%

Commentary

Rydal Water site was viewed as a suitable location for replacement housing with over 60% of respondents believed it was an average or above site. The reasons provided were that the location offers access to bus services along Hampstead Road and would result in the development of a 'small' space on the edge of the estate. The main criticism was related to the space having amenity value which the community were hoping to access once West Euston Partnership move to British Land development. Other views and questions are grouped together in the themes below.

Potential Loss of Amenity

- Concerns over the loss of open space and its cumulative impacts on the community.

Urban design considerations

- Any new development should seek to enhance the estate and area through:
1) replenishing the surrounding green areas and 2) creating a high quality building.
- Any new development should front the street to maximise the open space and have minimal impacts on Rydal Water, such as views, privacy and light.

Design standards

- Sound insulation measures for reducing noise pollution from Hampstead Road and the construction impacts of HS2.

Varndell Street Site

Table 8: Rating for Varndell Street open space as a possible site for rehousing

Rating	Counts	%	%
Excellent	23	27.4%	56%
Good	24	28.6%	
Average	9	10.7%	10.7%
Fair	11	13.1%	28.6%
Poor	13	15.5%	
Not Answered	4	4.8%	4.8%
Grand Total	84	100.0%	100.0%

Commentary

Table 3 shows that over 55% of respondents felt the open space on Varndell Street was a good or excellent location for replacement housing with only 29% believed it was below average. A point made in the comments seems to reflect the support for this space being used for replacement housing:

“This site seems more naturally placed to have a building on and is more in keeping with the look of the street and least affects anyone’s view”.

However, respondents had concerns about losing open space on the estate generally, even if it underused. Below are the most significant points ascertained from comments provided on the Varndell proposal:

Potential Loss of Amenity

- Generally, there were positive sentiments towards the open green space plays in an urban area like Regent’s Park Estate. With this particular area the open green space was said to be more aesthetic and acted as green buffer for the surrounding blocks. A number of respondents felt that the development would take up the majority of the Varndell Street green space, therefore misunderstood the concept.

Urban design considerations

- Respondents felt that low rise is most appropriate for this location and should look to retain as much green space as possible.
- There were concerns about losing the trees and shrubs on Varndell Street so every effort should be made to replace them and revitalise the remaining green space if taken forward.

Newlands Open Space

Table 9: Ratings for Newlands open space as a possible site for rehousing

Rating	Count	%	% Totals
Excellent	18	21.4%	45.2%
Good	20	23.8%	
Average	10	11.9%	11.9%
Fair	13	15.5%	39.3%
Poor	20	23.8%	
Not Answered	3	3.6%	3.6%
Grand Total	84	100.0%	100.0%

Commentary

Utilising a parcel of the open space adjacent to Newlands received more positive ratings than negative; however, it did evoke strong reactions from some respondents about losing open space. Nearly 40% of respondents felt the location was below what would normally be considered acceptable for development. Largely this was due to the amenity value placed on having a green buffer to Hampstead Road and surrounding urban area. That said, there were still a large number of respondents that felt the location was suitable for re-housing HS2 affected residents so for this reason it would be worth exploring further whilst taking on board these comments. Below are the key points made:

Potential Loss of Amenity

- *"The presence of secular trees makes this the less suitable area. In addition the space will make the property looking direct on other flats. Leaseholders have purchased this property because of this green space. In addition within 5 meter of the centre of this area there are 4 strong trees which would have to be removed. Already the area will be cover by concrete because of the new station therefore it is mandatory to save green and trees which are 100 years old"*

Urban design considerations

- There were questions and concerns about the close proximity of this new development to the HS2 safeguarded zone and proposed railway line.
- There was a suggestion about re-landscaping this area into a new community garden to offset the negative impacts of HS2 as this comment illustrates: *"This Space should be used to create an open garden area which will then work as a noise filter for the train and also to upscale the area..."*

Dick Collins new community hall and housing

Table 10: Ratings for Dick Collins Hall as a possible site for rehousing

Rating	Count	%	% Totals
Excellent	24	28.6%	59.6%
Good	26	31.0%	
Average	10	11.9%	11.9%
Fair	7	8.3%	19%

Poor	9	10.7%	
Not Answered	8	9.5%	9.5%
Grand Total	84	100.0%	100.0%

Commentary

Redeveloping Dick Collins Hall site into a new community facility with an integrated garden and replacement housing was viewed highly among respondents who felt reusing the space to create more density and integrating the garden into the design was an "excellent choice". It was noted how valuable this facility is to the community and the Council have been in continuous discussions with Regent's Park Tenants' & Residents Association (see plans for Robert Street site).

The caveats to using this space were mainly design and development impact issues, which are summarised below:

- Designs should incorporate sound reduction measures for inside and outside the hall because of proximity to Rothay residents.
- Find local venue to temporarily locate the services the hall currently offers.
- Retain as many of the trees as greenery as possible in the present garden.
- The new hall should be of equal size and be able to accommodate the services/future service requirements of the community.
- Any new hall should be subject to negotiations with Regent's Park Tenants' & Residents association.

Former Police Station on Albany Street

Table 11: Ratings for Albany Street as a possible site for rehousing

Row Labels	Count	%	%
Excellent	41	48.8%	70.2%
Good	18	21.4%	
Average	8	9.5%	9.5%
Fair	4	4.8%	15.5%
Poor	9	10.7%	
Not Answered	4	4.8%	4.8%
Grand Total	84	100.0%	100.0%

Commentary

Reusing the former Albany Street police station was the most favourable location with nearly 50% of respondents believing it is an excellent location; in contrast to 10% of respondents that felt it was a poor location. The positive feedback was largely associated with reusing an existing building, which has the capacity to house a significant proportion of HS2 affected residents, while enhancing that area of the

estate through regeneration benefits. However, there were questions, suggestions and concerns about how any new building would relate to the surrounding buildings.

- Particular emphasis was given to embellishing the historic character of the residential buildings on Albany Street and the church.
- There were suggestions for greater height than shown in the proposals in order to create greater density and thus relinquish the need to build on open spaces.
- A question was posed about the feasibility of building three family houses to the rear due to the space available.
- Concerns about losing parking spaces and an open area.

Full report of this consultation can be found at:

http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=3137414

Summary of Views on Proposed Sites

Overall, there was great sympathy for people having to move due to HS2. Generally, there were positive comments towards all of the sites proposed, but with some reservation in using open spaces.

The site that received the most praise was reusing Albany Street Police station, particularly due to the renewal factor, the high density of units the site could produce and its position on the edge of the estate. Creating a new community hall with housing was also viewed as a highly suitable site because modernising the hall was believed to be a sensible idea and building new homes would not disrupt people's open spaces.

There were questions raised in using the car park and the open spaces; mainly due to losing visual amenity, reductions in privacy for neighbouring blocks and environmental reasons. While many understood Camden's plight of re-providing lost homes, they also felt that this should not be done at the loss of open spaces. In particular a Rydal Water resident felt that the One Stop Shop space was going to be returned to the community after West Euston Partnership takes up residence in the British Land development. Moreover, there were concerns that the proposed sites along Hampstead Road would be too close to the construction base and the new line. The idea of introducing new landscaped areas and community garden facilities was welcomed as a possible trade off so long as the developments along Hampstead Road lined the street and left the majority of open space publically available.

To sum up, residents appreciated the low density feel to Regent's Park Estate provided by the green spaces and a mixture of housing typologies. Reusing existing buildings were seen as the most suitable way of re-providing housing to residents affected by the HS2 plans. However, this should be achieved without compromising neighbours amenities or privacy.

Table 12 the next page provides the quantitative data for all and includes three averaging techniques mean, median and mode. Based on the mean scores the order of preference of the proposed sites is as follows:

Table 12: Possible sites public ratings table

Site	Excellent	Good	Average	Fair	Poor	None	Mean*	Median	Mode
Robert Street	17 (20%)	21 (25%)	16 (19%)	9 (11%)	17 (20%)	4 (5%)	Average	Average	Good
Rydal Water	21 (25%)	23 (27%)	8 (10%)	8 (10%)	19 (23%)	5 (6%)	Average	Good	Good
Varndell Street	23 (27%)	24 (29%)	9 (11%)	11 (13%)	13 (16%)	4 (5%)	Average	Good	Good
Newlands	18 (21%)	20 (24%)	10 (12%)	13 (16%)	20 (24%)	3 (4%)	Average	Average	Good/ Excellent
Dick Collins	24 (29%)	26 (31%)	10 (12%)	7 (8%)	9 (11%)	8 (10%)	Good	Good	Good
Albany Street	41 (49%)	18 (21%)	8 (10%)	4 (5%)	9 (11%)	4 (5%)	Good	Good	Excellent

*Please note that mean averages are rounded to nearest ten.

Strategy for the Future of the Estate

Respondents clearly felt that a long-term plan for meeting future housing need and infrastructure was required. A number of respondents commented on an affordability crisis in the area for renters and buyers. However, there was less appetite for building new homes for unaffected residents in the short-term due to priority for re-housing HS2 tenants and a perceived shortage of resources. Moreover, there were a few people who felt that this plan was reactive and required more time to plan. Generally there was a desire to ensure that the estate's 'good' urban design of varying housing typologies with well-proportioned open space is retained or embellished in any plans. This includes 'greening' the estate up and utilising existing buildings rather than open spaces where possible.

Meeting future housing need

Table 13: Responses to Camden having a long-term strategy for meeting local housing need

Response	Counts	%
Yes	51	60.7%
No	13	15.5%
Unsure	14	16.7%
Not Answered	6	7.1%
Grand Total	84	100.0%

Building new homes for unaffected residents

Table 14: Responses to whether homes should be built for unaffected residents?

Response	Counts	%
Yes	28	33.3%
No	29	34.5%
Unsure	22	26.2%
Not Answered	5	6.0%
Grand Total	84	100.0%

Summary of summer/ autumn 2013 Event

A key finding from the summer/ autumn 2013 events was that every site received merit for being suitable; however, redeveloping existing buildings and retaining open spaces were common themes within the feedback. Other comments to note were the desire to enhance the local area through regeneration, such as improved public

spaces and greening pedestrian routes. New buildings should also be a mix of heights and be designed to meet a high level of sustainability.

With regards to the six sites consulted during summer/ autumn there is enough support in the community to take these proposed sites forward for further design and feasibility assessment. At this stage of developing plans and designs for replacement housing, the Design Team need to consider the following:

- **Parking:** Loss of parking spaces was noted as a concern therefore Camden will obtain the latest parking occupancies/spaces figures and ensure that any residents affected have suitable alternative parking provision within the estate.
- **Green and open spaces:** As part of the next round of feasibility, it has been discussed that a holistic approach to mitigation would be beneficial by combining the objectives of replacement housing, open space and community facility mitigation and public realm at the Regents Park Estate. Camden housing officers will work closely with colleagues in parks & open spaces to develop an estate-wide approach where options for creating new or enhanced public open space would be developed alongside private open space, green roofs, accessible roof gardens and other greening measures.
- **Community facilities:** Continue working with stakeholders and Regent's Park Tenants' & Residents' Association in developing a new community hall that integrates the present usage of the Dick Collins Hall, mitigating the lost community space at Silverdale and future service need on the estate, such as crèche facilities.
- **Consultation:** Continue to engage with the community in the mitigation process. Firstly through the architect selection process, this would include a public design exhibition with shortlisted architects and then a selection panel. Further consultation and engagement would be carried out throughout the design and planning process. This consultation will be proactive in gaining public participation while evolving the designs.
- **Strategy:** Continue to work with the Euston Area Plan team to meet the principles set out in the emerging plan.

4. New Sites Consultation February 2014

During the winter of 2013/14 the Council was informed by the Metropolitan Police that the police station site on Albany Street was unavailable. This was unfortunate for the project as this site was the largest of the six at feasibility stage. It would have provided the largest number of replacement homes on a brownfield site and had minimal constraints. The site of the former Cape of Good Hope Public House however, remained as a potential site for rehousing.

As a consequence of the police station not being available, some new sites were evaluated to make up for this shortfall. The following addition sites were taken back for consultation in February 2014:

- Site 7: Troutbeck rooftop homes – creating a new level on Troutbeck.

- Site 8: Staveley / Newby rooftop homes – replacing existing bedsits in Staveley and creating a new level on Newby.
- Site 9: Camden People’s Theatre – converting vacant areas into residential whilst retaining and potentially improving the theatre’s facilities.
- Site 10: The Victory pub site – potential redevelopment project.
- Site 11: St Bede’s Mews housing – creating new family homes on an underused parking area near St Bede’s Hall

Presentation Boards/ material can be found in Appendix 3a. In total 60 people completed a feedback form. The majority of respondents (87%) were within five minutes walking distance of the proposals and were mainly Camden tenants and leaseholders (82%). This consultation also attracted a cross section of the community with a mix of ethnicity, age, disability and gender. Furthermore the events were well attended with 34 in attendance at our event and 28 in attendance at the Regent’s Park TRA meeting. In addition to this we received a letter and seven phone calls.

In general there were more positive ratings than negative. The most popular sites were the Camden’s People’s Theatre and the Victory Pub. The least popular was Troutbeck rooftop homes. Below is a summary of the proposals, the development potential and the consultation results.

Site 7: Troutbeck Rooftop Homes proposal

The proposal would be to build new homes at rooftop level on Troutbeck on Albany Street. This block is lower in height than the buildings opposite and on the rest of Albany Street and development here could help to improve the appearance of the existing block in relation to the rest of the street.

The proposals could deliver between 15 and 19 new homes. These were planned to be two storey duplex homes that are accessed via the existing staircases and new lifts would be installed to serve new and existing homes. There will be a mixture of larger family units and smaller units.

Table 15: Table displaying public opinion on Troutbeck rooftop homes

Rating	Response number	Percentage
5 Excellent	12	20%
4 Good	16	27%
3 Average	9	15%
2 Fair	2	3%
1 Poor	20	33%
0 Not Answered	1	2%
Grand Total	60	100%

As displayed in Table above there were mixed responses to this proposal during consultation. Respondents in support of the proposal felt it was economical in land use terms and would create improvements. The questions and concerns raised were in relation to potential loss of light for neighbours, structural issues with Troutbeck,

disruption to Troutbeck residents during construction, density/height issues and future service charge increases for Troutbeck leaseholders. These questions and issues can be responded to by undertaking technical studies of the proposal. It should also be noted that 16 Troutbeck residents responded to the consultation, 14 of which gave a poor rating based on the concerns outlined above which would be addressed during design development and will be consulted throughout with their views reported prior to a decision to submit a planning application.

Site 8: Newby rooftop homes and Staveley redevelopment proposals

The area around the existing Staveley and Newby blocks provide an opportunity for new development. The proposals involve the redevelopment of the Staveley block and rooftop development to the Newby block. The existing Staveley block contains 12 bedsits, as part of the proposals these units would be replaced. The council no longer builds new bedsit accommodation and these units would be replaced with 1 bedroom flats.

The site would have potential to provide a mix of family and smaller homes. Initial capacity testing indicates that around 18 new homes could be provided on this site in a new 4 storey block where Staveley is currently and in two storeys of rooftop development at Newby.

Table 16: Displaying public opinion on Newby rooftop homes proposal

Rating	Response totals	Percentages
5 Excellent	8	13%
4 Good	25	42%
3 Average	5	8%
2 Fair	6	10%
1 Poor	13	22%
0 Not Answered	3	5%
Grand Total	60	100%

Over 55% of respondents felt the Newby Rooftop Homes proposal was an above average site for providing housing (see figure 2). Similar to the Troutbeck feedback, positive remarks were noted on the efficient use of space, benefits of including a lift and potential for improving the communal garden areas. On the negative side there were comments on the disruption to Newby residents, sunlight/daylight issues to neighbours and problems associated with increasing the density in the area. Unfortunately, no residents from Newby formally responded to the consultation so further engagement work would need to be carried out to raise awareness and gain opinions if this proposal is taken forward.

Table 17: Displaying public opinion on Staveley redevelopment proposal

Rating	Response totals	Percentage
5 Excellent	22	37%
4 Good	16	27%

3 Average	5	8%
2 Fair	6	10%
1 Poor	8	13%
0 Not Answered	3	5%
Grand Total	60	100%

The potential to redevelop Staveley was largely viewed as a positive proposal. Over 60% believed the site was above average for reasons that the new homes would provide greater amenities than the present bedsits; it would replace stock which is in poor condition and retaining the valued communal gardens. Only 5% believed it was an unsuitable proposal for housing, mainly because of the disruption to existing residents. During the consultation six out of the twelve Staveley residents responded to the consultation. None of the respondents from Staveley opposed the proposals. All these were tenants and further engagement work would be required with leaseholders (three in total) around the issues of rehousing and compensation.

Site 9: Camden’s People Theatre (CPT) conversion proposal

The Camden People’s Theatre is an existing building that is located outside of the Regent’s Park Estate but is very nearby. The upper floors of this building are currently vacant and could be converted to provide residential accommodation. We are discussing proposals with the community theatre group and will ensure that plans will allow the theatre to continue to use the lower floors.

Conversion of the upper floors could provide smaller units (mostly 1 bedroom flats) due to the constraints of the existing building, but would still be designed to meet the minimum space standards required by the London Housing Design Guide (LHDG).

Table 18: Displaying public opinion on CPT conversion proposal

Rating	Response totals	Percentages
5 Excellent	25	42%
4 Good	20	33%
3 Average	3	5%
2 Fair	3	5%
1 Poor	5	8%
0 Not Answered	4	7%
Grand Total	60	100%

The CPT was the most favoured out of all the sites as 75% viewed it positively. The key reasons behind this was the idea of reusing an existing building through converting redundant space and making improvements to the community spaces.

Site 10: The Victory Public House

The Victory is a public house with a small patio / garden area that faces Albany Street. At the time of the consultation, discussions were being held with the current

leaseholder and the site could potentially be available for redevelopment to provide a mixture of family homes and smaller units.

Our initial testing shows that this site could provide between 14 - 17 homes in a mixture of sizes. The new building would match the height of the adjacent Windermere block (5 storeys with a 6th storey set back). The existing mature trees along Albany Street would be retained.

Table 19: Table displaying public opinion on the Victory Pub redevelopment proposal

Rating	Response totals	Percentages
5 Excellent	21	35%
4 Good	18	30%
3 Average	5	8%
2 Fair	1	2%
1 Poor	10	17%
0 Not Answered	5	8%
Grand Total	60	100%

This table displays how just under two thirds of respondents believed the redevelopment of the Victory pub was a suitable location for housing. Reason given for this included: its quiet location, reusing brownfield land, distance away from HS2 line and potential benefits through deterring anti-social behaviour. Just under a fifth of respondents felt the proposal was unsuitable due to the loss of public houses on the estate. This would be mitigated by reproviding a space for a public house in the new development on ground floor level.

Site 11: St Bedes Mews

St Bede's Hall is an attractive existing building within the estate which is currently used as a gym. The building is listed and is a positive feature and landmark in this part of the estate. The hall has a blank facade at the rear which faces onto an existing parking area within the courtyard behind Troutbeck. This area is being looked at for its ability to provide new family housing in the form of mews type development.

Initial work suggested that the site could provide two four bedroom homes. These would be mews style family homes with their own private gardens that would be designed to complement and enhance the attractive features of the hall.

Table 20: Table displaying public opinion on St Bede's Mews proposal

Rating	Response totals	Percentages
5 Excellent	16	27%
4 Good	19	32%
3 Average	7	12%
2 Fair	1	2%

1 Poor	16	27%
0 Not Answered	1	2%
Grand Total	60	100%

Twice as many were in support (58%) of the St Bedes Mews proposal than those with concerns (28%). The positive comments centred on reusing a concreted space (rather than green open space), the need for family homes and the potential to reduce negative activity in this area. There were concerns relating to the need for car parking in the area. It should be noted that 12 out of the 16 Troutbeck residents felt the proposal is unsuitable due to perceived loss of light in the ground floor properties, concerns over increasing density in this space and this proposal could conflict with the refuse service and emergency services in this space. This equates to 70% of the lower ratings for the proposal, therefore it was acknowledged at the time that if taken forward more detailed consultation with Troutbeck residents on these issues was required.

Table 21: Reserve sites public ratings table

Site	Excellent	Good	Average	Fair	Poor	None	Mean	Median	Mode
Site 7: Troutbeck	12 (20%)	16 (27%)	9 (15%)	2 (3%)	20 (33%)	1 (2%)	Average	Average	Poor
Site 8: Newby	8 (13%)	25 (42%)	5 (8%)	6 (10%)	13 (22%)	3 (5%)	Average	Good	Good
Site 8: Staveley	22 (37%)	16 (27%)	5 (8%)	6 (10%)	8 (13%)	3 (5%)	Average	Good	Excellent
Site 9: CPT	25 (42%)	20 (33%)	3 (5%)	3 (5%)	5 (8%)	4 (7%)	Good	Good	Excellent
Site 10: Victory	21 (35%)	18 (30%)	5 (8%)	1 (2%)	10 (17%)	5 (8%)	Average	Good	Excellent
Site 11: St Bedes Mews	16 (27%)	19 (32%)	7 (12%)	1 (2%)	16 (27%)	1 (2%)	Average	Good	Good

Full report of this consultation can be found at Appendix 3b

Summary of Additional Site Consultation Spring 2014

The results of the March 2014 consultations on the additional six new sites conclusively showed there were more positive views than negative on the suitability of developing these new sites for HS2 replacement housing. There were questions and concerns presented by Troutbeck residents. These questions required further investigative work and thus would be answered in the next stage of developing the proposals. Feasibility on all 11 sites was undertaken by Camden Council design team at this stage of scheme development.

5. Architect selection September 2014

During spring/ summer 2014 the Council agreed to take forward developing proposals and designs for the identified sites. The first task was to select high quality architectural practices to produce the scheme designs. An architect selection exhibition gave residents the opportunity to comment on the initial ideas for the sites from the eight shortlisted architects. The aim was to involve residents in key decisions made about their estate and community. Consultation Boards can be found at Appendix 4a

From the consultation and early project planning process, it was decided to separate the programme into three lots due to the complexities and variety of design response needed for the proposals.

Procurement Lots

Lot 1 consisting of Cape of Good Hope Site; Staveley/ Newby overbuilds; Troutbeck overbuilds Land next to St. Bede's Hall

Lot 2: Rydal Water, Newlands and The Victory Public House

Lot 3 Varndell Street; Dick Collins Hall; Camden Peoples Theatre

Eight architects were shortlisted and asked to:

- Present initial ideas on a particular site selected for each of the HS2 replacement homes proposals to the public, in the form of an exhibition and online consultation.
- Participants were asked to provide comments on what they liked and felt could have been improved from each architect in each of the three lots. The feedback gathered from the exhibition was supplied to the interview panel to assist with their judgements on the quality of the shortlisted architects' proposals.

- The architects were invited to an interview with Camden officers and key interested parties on the panel, which included members of the Regents Park Tenants and Residents Association. Views were collected on the quality of their responses in the process, particularly how they responded to community issues.

Over the two days 17 and 18 September 2014, 98 local people attended and participated in discussions. In total 51 questionnaires were completed by a cross section of the community. Main points from these events were:

- Matthew Lloyd Architects received the most positive marks for a single lot with 39 (Lot 1).
- KCA's approach to Lot 1 opened up the debate on the police station site once more, with local people expressing their enthusiasm for redevelopment.
- Matthew Lloyd Architects received the highest net score for Lot 2.
- Mae Architects received the highest net score for Lot 3.
- Mae Architect's presentation and approach to making an accessible green space were admired.
- DSDHA's approach to the green space on Lot 3 was also welcomed for its functional and civic approach.

Overall, respondents liked building designs that complemented the surroundings, particularly the Georgian designs reminiscent of its origins. Balconies and shared terraces were also favoured by respondents. Having an open space design that is integrated with the building and the local area, providing new community facilities, routes and aesthetic amenities was also favoured.

Lot 1, residents appreciated how Matthew Lloyd Architects approach to the proposed design matched the style and character of its surroundings. Respondents particularly liked the size of the units, the balconies and the roof garden and new public green space.

Lot 2, residents generally liked Matthew Lloyd Architect's 'simple' and 'gentle' shape of the building. Creation of a new community garden and keeping the willow trees was favoured.

Lot 3, residents were encouraged by the presentation and dialogue with Mae Architects. The concept of two buildings allowing for access onto the open space and creating new routes were also commented on in a positive light.

The feedback from residents throughout the design competition process helped us to choose Mae Architects and Matthew Lloyd Architects to work on the next stage of developing designs for the sites. From the architect selection process the Council made the decision to appoint:

Lot 1: Matthew Lloyd Architects

Lot 2: Matthew Lloyd Architects

Lot 3: Mae Architects

Full report of this consultation can be found at:

6. Architectural Emerging Designs and Community Vision Workshop 20 November 2014

Both Architectural practices along with a wider technical team including landscape architects (East) and engineers undertook further feasibility design work. The design boards for this consultation are available in Appendix 5a. A workshop was held in the Surma Centre on the 20th November 2014 to allow residents from the local area to view the design development of the HS2 replacement housing. 84 people attended on the day.

The full design team, including the newly appointed Architectural firms, urban designers and landscape architects attended the workshop with local people. The aim was to present early stage concepts for discussion. Local people helped to inform the direction for design and shaping the development for each site.

Full report of this Workshop can be found in Appendix 5b. General feedback from the event included:

- The architects' ideas and their approach were well received
- Proposals for landscaping were welcomed
- The design team were asked to consider open plan internal layouts and size of new homes.
- Further technical work was required on net parking spaces and potential impact of sun/ daylight on existing homes.

Presented below is a summary of the comments made at the 20 November 2014 event and the actions for the Design Team for each of the 11 sites selected previously for replacement housing.

Robert Street car park

Many of the comments related to the use of the space around the building, and there were mixed views around whether this should be open to all residents in the area or some space allocated to the new resident's community hall. The feedback was that the new community hall should provide a flexible space that can be used for a variety of different purposes. People were positive about the provision of public space and made suggestions about how it could be improved for example, an area dedicated to children, the provision of benches and bicycle storage.

Action: The Design team were asked to consider security and anti-social behaviour.

Former One Stop Shop

In general, residents welcomed the use of the former One Stop Shop site adjacent to Rydal Water. Many residents wanted two bedroom flats/ maisonettes to be designed into the scheme. They liked the exterior design and expressed an interest in living there. The idea of two entrance points with fob entry was widely welcomed.

Residents were happy with the shared garden as they viewed this as an opportunity to meet people, but suggested it should be limited to people in their block and some thought that ball games should not be allowed. Residents were also keen to see re-provision of parking. It was suggested that the new building should be kept as far away from The Tarns as possible so that one of the trees could potentially be kept.

Action: The design team were asked to consider:

- Access for Emergency Services for Rydal Water block;
- Possible noise between new and existing blocks
- Impact on daylight/sunlight on neighbouring blocks, and
- The removal of the trees.

Varndell Street corner

This site received many suggestions about how the green space around the new buildings could be used, including a playground for children and places for older people to sit. Residents were concerned that parking should not be reduced in the area, and that blue badge spaces should be re-provided. People also raised concerns about overlooking Enerdale. The suggestion that Varndell Street should be part of a 'home zone' where the speed and dominance of cars is reduced, and the needs of pedestrians, cyclists, children and residents are prioritised, was met with mixed views. Some residents thought it was a good idea while others wondered whether this would work in practice. Residents were also keen that provision was made for bicycle storage.

Action: The Design Team were asked to consider:

- Distance of new development and the existing surrounding blocks
- Use of the re-provided open space
- Meeting the needs of cyclist and pedestrians.

Action: for Camden Council

Consideration for Home Zone designation by relevant Council Service

Newlands plot

There were different opinions expressed about where the entry to the block should be: some thought Hampstead Road while others thought through the gardens and side access from Varndell Street. Residents were positive about the commercial units at ground floor level, especially if a mini-market or convenience store could be located there.

Actions: The Design Team were asked to consider:

- Impact that the proposed new building would have on the daylight/sunlight in neighbouring buildings.
- Orientation of the building and its main entrance
- Impact of HS2 works on new block

Dick Collins Hall

The proposed square in front of the building was seen positively. People had lots of suggestions for improving the open space around the new building, including improved lighting, places to sit and planting more trees. It was thought that this space should be used by residents only and it should be for all ages.

Actions: The Design Team were asked to consider:

- The security into the building and at ground floor level should be looked at in detail.
- Some concerns were also raised about the new building blocking views from Rothay.

Action for Camden Council

Suggestion that the road could be opened up as it is currently considered a blind spot.

Cape of Good Hope

The balconies and private outside spaces were widely popular. Residents asked for the private gardens not to be just for the ground floor flats but for all residents of that block. There were mixed opinions about what the ground floor space should be used for. Reinstating a pub was unpopular due to concerns about noise. Some residents did not want the space to be a community centre, and others thought that shops, such as a local mini-market would be the best use of the space.

Action: the Design Team were asked to consider:

- The re-provision of parking was raised, especially for disabled residents.

Troutbeck rooftop homes

Residents were concerned that an overbuild extension on top of the existing Troutbeck building would have a negative impact on soundproofing, subsidence, and overheating. A few residents are opposed to any developments on top and opposite the Troutbeck block. Residents raised concerns about the loss of daylight/sunlight on neighbouring blocks and construction impacts such as noise and mess

Action: The Design team were asked to consider:

- Impact of existing properties on sun and daylight
- Construction impacts of the overbuild.

Staveley rebuild / Newby rooftop homes

Following feedback at earlier consultations, residents were asked they thought of Staveley and Newby being fully re-developed in the future, rather than as a HS2 replacement homes site. The majority of residents agreed that this would be an excellent development proposal in the longer term.

Action: for the Council/ Design Team

- Consider redevelopment options for this site as part of medium/ longer options for Regents Park Estate.

Camden People's Theatre

Using the upper stories of the theatre building continues to be a popular option. Many respondents thought it was important to retain the character of the building and internal period features. In general people thought that a roof extension to provide additional flats would be a good idea.

Action for: The Design Team

- To consider the requirement of amenity space for the proposed flats

The Victory Public House

Some residents were very happy about having a communal garden but wanted to make sure it was for residents only and recommended fob entry. Residents also suggested that the gardens have restrictions, such as no dogs or ball games. Respondents had mixed opinions about whether the pub should be re-provided. Some preferred a community centre. Opinion was further divided as to whether a pub should or should not have a beer garden. Both the pub and community centre were seen as important to the community. Concerns about security were raised and robust doors and windows were requested. There were also concerns about blocking the light of neighbouring buildings and the loss of parking.

Action for the Design Team:

- Consider the provision of a replacement pub on the ground floor
- Consider security of proposed ground floor uses
- Sunlight daylight on surrounding buildings should be checked

St Bede's mews

The proposal for St Bede's mews would see units built to the north of St Bede's Hall. Residents were concerned about the suggested position of the bins, and food bins in particular, for the new units. A suggestion was made about moving them from under the stairs. Concerns were also raised that covered bin-stores would be used by 'rough-sleepers'.

Action for Design Team

- Sun and daylighting impact on the surrounding blocks
- Location of proposed bin stores

Landscaping feedback

The workshop on 20 November also considered initial landscape ideas for the replacement housing sites. Concept and initial ideas were presented which were well received.

Actions for: The Design Team

- Play opportunities within shared gardens or within short walk of homes
- Lots of existing open space/gardens but not used because poor access
- Woodland/natural play was liked as offers play for range of age groups
- Dogs (dog-fouling in open spaces is a problem)
- Shared gardens for meeting neighbours and growing food.

The Community Vision

The Exhibition and workshop was held to gain feedback on the design of the replacements homes and help establish a community vision for the future. Residents were asked to tell us about their priority for the area and comment on possible location for new homes for local people. We received mainly positive responses. The majority of residents indicated four of the six new sites as either excellent or

good development opportunities: Stanhope Parade (90%), Bucklebury podium, (93%), Staveley redevelopment (100%), Marlston (88%). Wasdale and Englefield had more mixed responses but still 70% and 64% of residents thought they were either good or excellent locations for new homes.

The feedback showed that the top five priorities for a community vision are:

1. More new affordable homes should be provided.
2. Open space should be enhanced across the estate to meet local needs.
3. New buildings and spaces are designed with community safety in mind.
4. Minimize impacts of construction on air quality, noise and traffic.
5. Homes should be well designed and sustainable / A local lettings policy should be in place so that local people benefit from new homes (these two points had an equal number of responses)

Given this good initial response, we intend to carry out more feasibility design work and consult with residents throughout the process.

7. Camden Town District Management Committee November 2014

The emerging scheme was also presented as part of CIP Scheme update to a special meeting the Camden Town DMC in November 2014. This meeting included the following:

- Update on consultation that had been undertaken so far and its feedback;
- Outline of project timescales; presentation on sites, including architect Lots

Presentation can be found at Appendix 6

8. RIBA Stage 2 Design Consultation March 2015

Between November 2014 and Spring of 2015, feasibility, site surveys, assessment and design work was carried out on all the previously selected sites. A series of consultation event in March 2015 presented emerging designs (RIBA Stage 2). The presentation boards can be found at Appendix 7a.

The designs, including landscape designs presented during this consultation reflected the extensive survey work and analysis carried out by the whole team, including ground investigations, sun/ daylight surveys, traffic assessment and sustainability analysis. Designs were presented for the final following sites:

Plot 1: Robert Street Car Park

Plot 2: Former One stop Shop (Rydal Water)

- Plot 3: Varndell Street Corner
- Plot 4: Newlands plot
- Plot 5: Dick Collins Hall
- Plot 6: Cape of Good Hope
- Plot 7: Camden People's Theatre (being applied for in a separate application)
- Plot 8: The Victory Pub
- Plot 9: St Bede's Mews

Due to the specific concerns raised on Troutbeck and Staveley/ Newby and as promised at the November 2014 workshop, assessments did take place on proposals for these sites. From this it was found that the construction of a two storey overbuild at Troutbeck was unfeasible due structural constraints. The development of Staveley and Newby would have required relocation of existing residents making the site difficult to deliver by the HS2 target of December 2017. For these reasons the proposals for Troutbeck and Staveley/ Newby sites were removed from the replacement housing project scope.

A variety of group events held in March 2015 to show the design progression of the scheme from the workshops in November. These included events at HPOD, Samuel Lithgow and the Children's Centre. Two exhibitions were held for wider residents to give their feedback on the development, in total around 130 residents participated in the consultation. The first eight sites form part of this planning application.

In response to the actions from the November 2014 workshop, the Design Team presented material including scaled models of existing flat sizes (1, 2 and 3 bed flats) along with the units size proposed for 1, 2 and 3 bed flats. Also presented were building design, massing reflecting the emerging results of the sun and day lighting testing that had been carried out. The presentation focused on further detailed designs for new and improved landscape areas across the estate. Full report of this consultation can be found at Appendix 7b.

Respondents, who took part in the events, generally reacted positively to the emerging plans and proposals. Landscape proposals, including community garden areas were well received, so too were the reprovision of the community hall and potential for replacing the pub use at the Victory site. Residents did overall welcomed replacement housing on sites within Regents Park Estate as well as the quality of the accommodation proposed. There were however, a number of issues raised. These are listed below as well as the Design Team response:

Table 22: Issues Raised at March 2015 Events and Design Team Response

Issue	Response
Parking	The Transport Assessment shows that there are sufficient parking spaces within Estate parking areas to accommodate reallocation of spaces. The Council's Housing team will liaise with affected residents. With the Council's Parking team overseeing the process.
Overlooking between existing and proposed blocks	The new blocks have been carefully sited. In addition orientation of the proposed flats has sought to avoid overlooking to habitable rooms in existing blocks

Sun lighting Day light	Proposed blocks have been design to minimise their impact on sun and daylight on existing flats. See Sunlight Day light report
Loss of open space	This planning application includes extensive proposals for landscape improvements and enhancements. These include bringing current open spaces where there is no access and only provide visual amenity into community use. Also enhancements to provided new amenity and open space area on the Estate.
Community safety and Anti-social behaviour	The emerging proposals have been subject to Secure by Design consultation.
Noise/ disturbance from Replacement Housing construction	This planning application includes a draft Construction Management Plan, in keeping with the London Borough of Camden setting out ways to meet the expectations of how a contractor would operate in the Borough to minimise impacts.
Noise/ disturbance from HS2 construction	Based on the HS2 information available at this time, new housing proposed in this planning application has been carefully designed to take account of HS2 scheme both during construction and operation. HS2 have published draft Code of Construction Practice that should address construction impacts. The Council has submitted extensive comments on how this can be improved. A multi-disciplinary Council team continues to press HS2 Ltd on issues of noise and habitability for existing blocks adjacent to HS2 works.

9. Feedback of Consultation with Camden Councillors and Council Service Teams

The table below outlines the feedback sessions that Council Officers and the Design Team held with Councillors, during each consultation event. In addition consultation and meetings have taken place with the Council's various service teams.

Table 23: List of meeting with Camden Councillor regarding HS2 Replacement Housing Consultation Events

Audience	Date	Topic
Cllr. Briefing	July 2013	<ul style="list-style-type: none"> ▪ Results of Housing Needs survey ▪ Result of community consultation ▪ Outline of "infill" sites
Ward Cllr Update	September 2013	Update on progress
Ward Cllr Update	March 2014	Update on progress
Cllr. Phil Jones and Cllr. Fulbrook	October 2014	<ul style="list-style-type: none"> ▪ Activity since March 2014 ▪ Update on HS2 Ltd's plans for Euston

Audience	Date	Topic
		Station <ul style="list-style-type: none"> ▪ Select Committee update ▪ Regents Park HS2 replacement housing consultation ▪ A fair deal for Camden
Ward Cllr. update	October 2014	<ul style="list-style-type: none"> ▪ Consultation so far and feedback ▪ HS2 negotiations so far ▪ Development Options & Planning Strategy ▪ Additional development opportunities as CIP projects ▪ Communications messages ▪ Recommendation and Next Steps
Members Update	February 2015	<ul style="list-style-type: none"> ▪ Provide an update of the replacement housing project ▪ Discussion on site specific issues . ▪ Recommendation to progress 9 selected sites to planning
Development Management Major Sites Group	Feb 2015	<p>Part 1 – Overview</p> <ul style="list-style-type: none"> ▪ Delivery Programme ▪ HS2 negotiations & Project Overview ▪ Consultation so far ▪ 9 Shortlisted Sites ▪ Housing Need Summary ▪ Unit Mix Schedule <p>Part 2 – Sites and programme</p> <ul style="list-style-type: none"> ▪ Site by site proposals, including landscape proposals <p>Part 3 – Replacement homes requirements and planning issues</p> <ul style="list-style-type: none"> ▪ Pre-app process and consultations ▪ Planning strategy & key issues
Cllr. Update – Cllr Jones and Fulbrook and Ward Cllrs	March 2015	<p>Purpose of Meeting:</p> <ul style="list-style-type: none"> ▪ Provide an update of the replacement housing project ▪ Discussion and steer on site specific issues including overlooking and light, open space, and community uses. ▪ Recommendation to progress 9 selected sites to planning <p>Part 1 – Overview</p> <ul style="list-style-type: none"> ▪ Delivery Programme ▪ HS2 negotiations & Project Overview ▪ Consultation so far ▪ 9 Shortlisted Sites ▪ Housing Need Summary ▪ Unit Mix Schedule <p>Part 2 – Sites and programme</p> <ul style="list-style-type: none"> ▪ Site by site proposals, including landscape proposals

Audience	Date	Topic
		Part 3 – Key issues and consultation <ul style="list-style-type: none"> • Overview of key design issues • Consultation and engagement
Update for Cllrs Jones and Fulbrook	April 2015	<ul style="list-style-type: none"> ▪ Update and review of emerging planning application
Ward Cllr. Update	May 2015	<ul style="list-style-type: none"> ▪ Update and review of emerging planning application
Internal LB Camden Services	January – March 2015	Series of meeting were held with LB Camden Services in order to share the emerging proposal and to gain their views on various aspects of the scheme. Services included: Housing Management; Parks; Maintenance; Parking; Community & Third Sector; Allocation

10. Conclusions

Proposals for replacement of housing as a result of HS2's scheme have seen extensive consultation over a period of 26 months with the local community in and around Regents Park Estate. The Council's Housing Needs Survey set out the requirements of residents who would lose their homes if HS2 goes ahead. In particular, it provided the type and size of new homes to be provided and established the requirement of finding sites within the area for these homes.

The Council and its Design Team, including urban designers, architects, landscape architects as well as technical advisors have consulted throughout the process of the project to date. This has included site selection, feasibility and design development. The selection of architectural practices also involved community consultation.

Overall, there was great sympathy for people having to move due to HS2. Generally, there were positive comments towards all of the sites proposed.

This report demonstrates that consultation with local residents has played an important part in the development of proposals and designs submitted as part of this planning application. Consultation has taken place at every key stages of this project including, site selection; feasibility; concept design; and detailed designs. The feedback received at each stage was used to inform the next phase of Design team work.

Different techniques have been used to ensure that as many groups as possible could participate including workshops, exhibitions and focus groups. Feedback has been captured with questionnaires, surveys and workshop notes. The events along with the feedback received have been shared with Councillors.

Appendices

**Appendix 1: Housing Needs Survey
– Early 2013**

**Appendix 2 Potential sites for HS2
replacement housing
Summer/ Autumn 2013**

Appendix 2a Presentation Boards

Appendix 2b Report of this consultation

**Appendix 3 New Sites Consultation
February 2014**

Appendix 3a Presentation Boards and material

Appendix 3b Report of this consultation

**Appendix 4 Architect selection
September 2014**

Appendix 4a Consultation Boards

Appendix 4b Report of this consultation

**Appendix 5 Architectural Emerging Designs
and Community Vision Workshop
20th November 2014**

Appendix 5a Design boards

Appendix 5b Report of this workshop

**Appendix 6 Presentation to Camden Town
District Management
Committee November 2014**

**Appendix 7 RIBA Stage 2 Design
Consultation March 2015**

Appendix 7a Presentation boards

Appendix 7b Report of this consultation



Appendix 1

Housing Needs Survey – Early 2013

Housing Needs Survey

for properties affected by the High Speed Two (HS2) plans in Camden



London Borough of Camden

June 2013

Summary

The governments High Speed Two (HS2) plans mean that at least 216 Camden homes are threatened by demolition with a further 264 at risk. As a result the London Borough of Camden has conducted a housing needs survey on these households to start the process of determining need and preference.

The survey reached over 80% of the target population and found that most would prefer to live locally if re-housed due to HS2 plans. Tenants wish to remain Camden tenants and to be re-housed in decent quality dwellings. There is a requirement for larger properties and a reduction in two bedroom council rented homes. The majority of homeowners are willing to accept the compensation and would try to obtain replacement properties of the same size, though some may require affordable buy options like shared ownership.

Many respondents had questions and concerns about the negative impacts of HS2; clarity on the impacts and ways of alleviating them were requested. A large number of respondents want to be involved in Camden's on-going response to HS2 issues and as such will be included in future work.



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Introduction

The London Borough of Camden carried out a housing needs survey over a five week period from February to April with the overall aim of starting the process of measuring suitable provisions for households affected by High Speed Two.

There were three broad objectives of this exercise which can be defined as the following:

1. To gather household information on housing need and preferences for households affected by HS2.
2. To measure understandings of the potential impacts of HS2 and government compensation.
3. To generate a database of households interested in future consultation and the most effective communication methods for doing so.

The target population of this survey were properties within HS2's safeguarded area, directly affected and properties adjacent to the safeguarded area, at risk from HS2. With the latter it was important to estimate provisions in case of any negative impacts, which could be discovered from HS2's Environmental Impact Assessment, due for release in May. Figure 1 and 2 provides a breakdown of the **480** target properties included in the sample:

Figure 1: Residential properties within the safeguarded area likely to be demolished or put at risk

Block Name	Council Owned building?	Social rent	Lease	Unknown	Total Dwellings
1-39 Ainsdale (cons)	Yes	22	17		39
1-67 Silverdale (cons)	Yes	57	12		69
1-60 Eskdale (cons)	Yes	49	11		60
14-15 Melton St (Flats A-C)	Yes	0	3		3
59 Cobourg Street (Flats A-C)	Yes	2	1		3
61 Cobourg Street (Flats A-C)	Yes	2	1		3
65 Cobourg Street (Flats A-B)	Yes	1	1		2
67 Cobourg Street (Flats A-C)	Yes	3	0		3
3 Cobourg Street	No			7	7
58-64 Euston St	No			4	4
Stalbridge House	No			20	20
Granby Street	No			3	3
Total properties		136	46	34	216

Figure 2: Residential properties adjacent to the safeguarded area at risk from demolition

Block Name	Council Owned building	Social rent	Lease	Unknown	Total Dwellings
1-60 Langdale (cons)	Yes	53	7		60
1-67 Cartmel (cons)	Yes	54	15		69
1-24 Coniston (cons)	Yes	11	13		24
50-68 Cobourg St (even/94-100 Drummond)	Yes	4	6		10
40-48 Cobourg St (even/21-35 Starcross st)	Yes	13	7		20
77-99 Euston Street	No			1	1
Gillfoot (Amphill Estate)	Yes	71	9		80
Total properties		206	57	1	264

Two blocks were included in the latter stages of the survey process, Langtry Walk and Mornington Crescent and are not included in this report but will form part of a separate addendum.

Private properties were included in the sample. Access to non-resident homeowners proved most difficult so private tenants were included in the survey, which should help inform future demand for this tenure.

This report will first detail the methodology, followed by the dissemination of the findings, including a profile of the respondents, housing need, reactions to the HS2 plans and interest in future consultation. Finally a summary of the key findings will conclude this report.

Annexed to this report are the questionnaires, schedule of visits and a breakdown of housing need. The latter was produced after the initial data analysis process and includes all tenant data available. Camden validated housing need in accordance to its current allocations policy and as such provides an accurate account of the estimated housing provision for the area.

Methodology

The primary method for this housing needs survey was face to face; undertaken by LBC officers contacting households at their doors using questionnaires with open and closed questions. This method was chosen because of its effectiveness in reaching the population in their daily lives. Officers involved had experience in accomplishing this task and adhered to the codes of conduct expected with such a role.

There were six questionnaires used in this exercise to suit the different locations and tenure. These were as follows:

- Safeguarded area tenants;
- safeguarded area private properties;
- safeguarded area non-resident homeowners;
- adjacent area tenants';
- adjacent area private properties;
- and adjacent area non-resident home owners.

There were general question themes which were produced for all the questionnaires, including:

- Household details;
- Knowledge and opinions of HS2 issues;
- preferred housing options;
- and interest in future consultation.

Households were sent notification of the survey in advance and various times were scheduled for visits to suit all occupational backgrounds. Officers allowed for up to six visits and left calling cards after the second visit.

Officers had knowledge of HS2 issues so they were able to explain the questions in detail and answer any questions the respondents had.

Only one response has been taken for each dwelling to ensure the validity of the results. In the private properties the homeowners were prioritised and the views of the private tenants were gathered in their absence. This will help inform future demand if HS2 goes ahead.

Details on the schedule and questionnaires are annexed to this report so please take the opportunity to look at these before proceeding to the next section, which features the findings. This was carried out on the Snap statistical software package.

1. Profile of respondents

This section presents details of the households affected and at risk from HS2. Firstly, responses per block will be illustrated; followed by tenure and length of stay. Lastly, the number of recorded adults and children will be provided.

1.1 Completion rates

Overall a completion rate of **83%** was achieved, totalling 397 out of 480 properties. A completion rate of 87%, 388 properties, was achieved for Camden council owned buildings and 89%, 306 properties of Camden's rented stock.

Table 1 presents the figures for each block within safeguarded area. The highest response rates were from Ainsdale, Melton/Cobourg Street and Silverdale with over 90% of forms were completed. This was followed by Eskdale; although still high at above the 80% mark.

The lowest responses were from the privately owned buildings, which were included in the survey at the end of the data collection period and as such responded through self-completion methods.

Table 1: Forms completed for properties within the safeguarded area

Block Name	Council Owned building?	Social rent	Private	Total Dwellings
Ainsdale	Yes	20 (91%)	17 (100%)	37/39 (95%)
Silverdale	Yes	53 (93%)	10 (83%)	63/69 (91%)
Eskdale	Yes	45 (92%)	8 (73%)	53/60 (88%)
Melton St & Cobourg St (odd)	Yes	8 (100%)	4 (67%)	12/13 (92%)
3 Cobourg Street	No		3 (43%)	3/7 (43%)
58-64 Euston St	No		0 (0%)	0/4 (0%)
Stalbridge House	No		6 (30%)	6/20(30%)
Granby Street	No		0 (0%)	0/3 (0%)
Total Counts (response to total)		126 / 136	48 / 80	174 / 216
Total percentage		93%	60%	81%
Total Camden Units		93%	41/46 (89%)	165/182 (91%)

Table 2 presents the completed forms per block for properties adjacent to the HS2 safeguarded area. Again this shows a good response rate of 84%, with the highest being from Cartmel, which is the closest block to the safeguarded area on the west side.

Table 2: Forms completed for properties adjacent to the safeguarded area

Block Name	Council Owned building	Social rent	Private	Total Dwellings
Langdale	Yes	46 (87%)	7 (100%)	53 / 60 (88%)
Cartmel	Yes	49 (91%)	15 (100%)	64 / 69 (93%)
Coniston	Yes	9 (82%)	11 (85%)	20 / 24 (83%)
Cobourg St (even) & Starcross St	Yes	15 (88%)	6 (46%)	21 / 30 (70%)
77-99 Euston Street	No		0 (0%)	0 / 1 (0%)
Gillfoot (Amphill Estate)	Yes	61 (86%)	4 (44%)	65 / 80 (81%)
Total counts		180 / 206	43 / 58	223 / 264
Total percentage		87%	74%	84%
Total Camden Units		87%	43/57 (75%)	223/263 (84%)

1.2 Sampling error

A small sample error of 2% was calculated based on a confidence interval of 95%. This equates to almost 8 units. This means we can place 2% either side of the data to account for any error or bias in the results. Sampling error is expected in all large quantitative research projects and relates to any issues that were encountered along the data production process, such as input error.

1.3 Tenure status of private properties

Table 3 provides information on the tenure of respondents from private properties. As you can see there were a large number of leaseholders letting their property to tenants.

Non-resident homeowners were sent forms to complete from which six responded.

There was a high concentration of students renting properties in the area, consequently this sample will be more transient than the longer term private tenants who responded to this survey. The analysis only includes one response per dwelling.

Table 3: Tenure of private properties

Area	Leaseholders	Private tenants	Freeholders	Non resident owners
Within Safeguarded	23	19	0	3
Adjacent to safeguarded	25	18	0	3
Total	48 (53%)	37 (40%)	0	6 (7%)

1.4 Length of stay of population

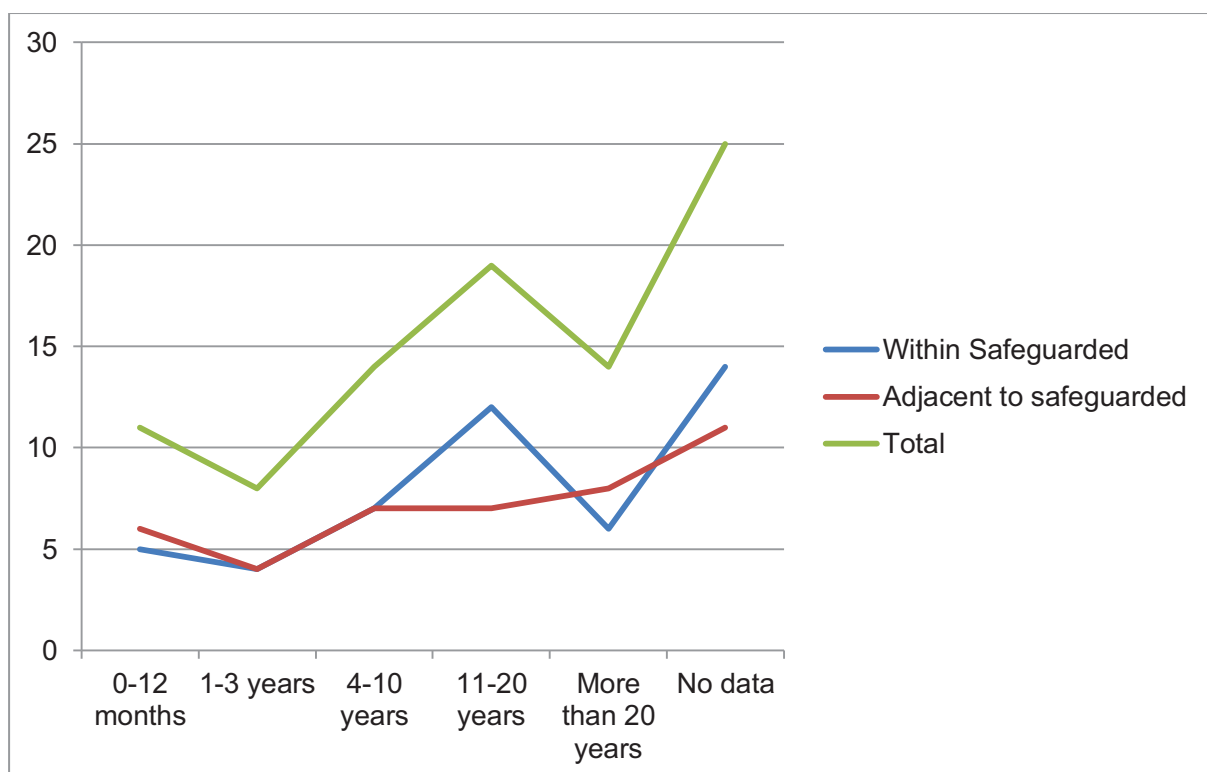
The data from table 4 and chart 1 shows that the majority of people in private properties have been connected to the residential area for over 10 years.

Table 4: Length of stay and ownership of private properties

Time	Within Safeguarded	Adjacent to safeguarded	Total
0-12 months	5	6	11
1-3 years	4	4	8
4-10 years	7	7	14
11-20 years	12	7	19
More than 20 years	6	8	14
No data*	14	11	25

* There were some cases where there were no responses to questions which are marked in this report as no data. These were mainly from private tenants.

Chart 1: Length of stay and ownership of private properties



Camden has its own records for length of tenancies on the estate, which are illustrated in table 5. Similarly this expresses a positive trend for longer term stay in the affected areas, showing that there are established communities with almost half having lived in the neighbourhoods for over ten years. Moreover, there seems to be a healthy amount of mobility and immigration in the neighbourhoods with 23% having tenancies of five years or less.

Table 5: Length of tenancies (based on LB Camden records)

Block	Length of tenancy 0-5	Length of tenancy 6-10	Length of tenancy 10+
Within	35	29	63
Adjacent	44	64	98
Total	79	93	161

On the topic of communities it was evident that there were high levels of social capital utilised, particularly in the directly affected areas of Regent’s Park Estate and the neighbourhood adjacent to Euston Station. This was conveyed by people looking out for each other, catalytic individuals campaigning against the negative impacts of HS2 and community organisations providing support networks.

1.5 Adults and Children recorded in affected areas

We recorded 660 adults and 343 children living in the affected areas. This figure is lower than the actual amount due to some households unwilling to provide this information, especially private tenants and leaseholders.



Headline points from Chapter 1: Respondent profile

- 397 out of 480 (83%) forms completed overall;
- 388 (87%) forms completed for Camden properties;
- 306 (89%) forms completed from tenants;
- 91 (65%) forms completed from private properties;
- There are well established communities in affected areas;
- High levels of social capital were present in directly affected neighbourhoods;
- 660 Adults and 343 children were recorded in the survey

2. Housing Need

This section provides information on the housing need of areas within the affected areas. In so doing data on bedroom need, special requirements, re-housing preferences and time periods for moving are detailed firstly for tenants and then for private properties.

2.1 Bedroom requirements

Table six provides information on housing need requested by tenant respondents and all tenanted properties using Camden's records defined under its current allocations policy. This information has been validated cross departmentally. Appendix two has a breakdown of this information per block, which would be useful if a phased decant strategy was delivered.

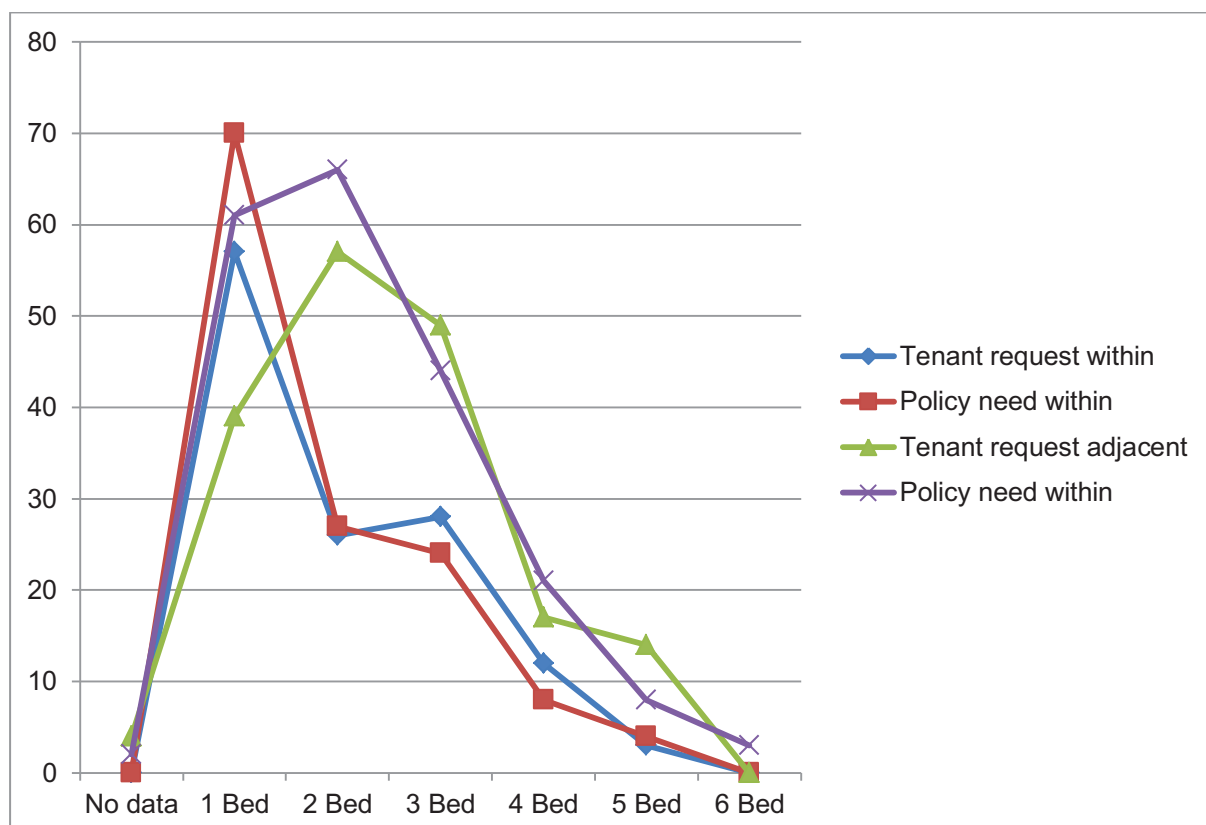
As a whole this shows that one bedroom properties are in most demand; followed by two and three bedroom properties. Moreover, five and six bedroom properties are required, which are not presently part of the size mix in the affected areas. This would alter the social rented bedroom mix of the estate with a reduced number of two bedrooms, more single bedrooms and larger properties.

Table 6: Bedroom requirements for all tenanted properties

		No data	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Total red blocks - Tenants only	RESIDENT REQUESTED NEED	10	57	26	28	12	3	0	136
	POLICY ASSESSED NEED	0	70	29	25	8	4	0	136
	CURRENT UNIT TYPES	0	64	48	21	3	0	0	136
Total yellow blocks - Tenants only	RESIDENT REQUESTED NEED	26	39	57	49	17	14	0	206
	POLICY ASSESSED NEED	0	61	68	44	22	8	3	206
	CURRENT UNIT TYPES	0	59	117	19	11	0	0	206
Totals	RESIDENT REQUESTED NEED	36	96	83	77	29	17	0	342
	POLICY ASSESSED NEED	0	131	97	69	30	12	3	342
	CURRENT UNIT TYPES	0	123	165	40	14	0	0	342

It is important to note that the differences in the resident request data and the policy need data can largely be explained by changing household composition and socioeconomic factors. Moreover, the policy need data encompasses all tenant information available on Camden's system, whereas the housing needs data has information from the sample. Both have sample error attached, which you would expect from large samples. As you can see from chart 2 there is very little difference in the directly affected property data sets (perhaps due to the high response rate). There is a larger difference in the adjacent properties data; however it generally follows the same trend. For these reasons the housing needs survey data used in this report is a good indication of estimating future provision, particularly when using the percentages.

Chart 2: Housing need requested and policy defined

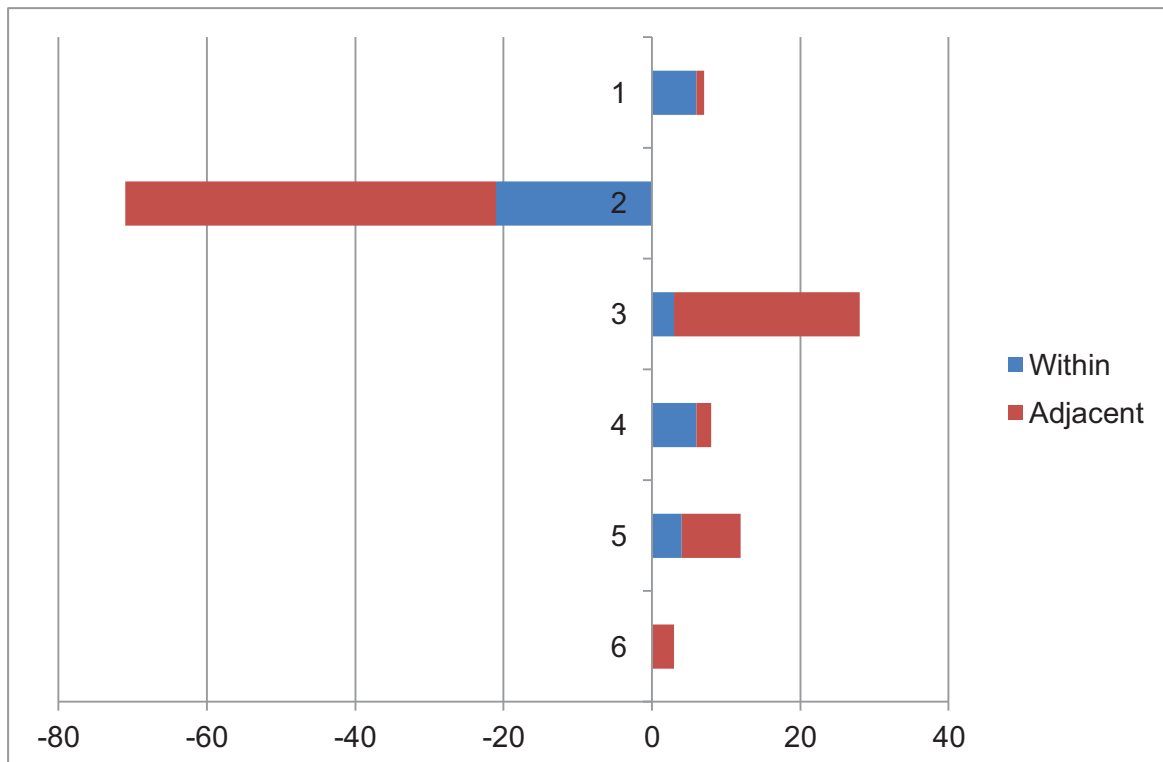


Now we turn to social housing need in terms of the difference between present provisions to future requirements. Table 7 and chart 3 show that there is a greater need for larger units and surplus 2 beds, 71 in total. For the safeguarded area 13 additional 3bed+ units are required and 38 additional 3bed+ units for the adjacent area. Camden's recent overcrowded data shows that 12% of households have overcrowded points in the directly affected area.

Table 7: Unit size requirements when compared to existing stock using policy need data

Bedroom	Within	Adjacent	Total
6	0	+3 units	+3 units
5	+4 units	+8 units	+12 units
4	+6 units	+2 units	+8 units
3	+3 units	+25 units	+28 units
2	-21 units	-50 units	-71 units
1	+6 units	+1 units	+7 units

Chart 3: Unit size additions and subtractions with existing stock using policy need data



Homeowners mainly hoped to gain a like-for-like property; however, this is of course subject to affordability.

Table 7b provides the current leaseholder bedroom numbers and thus can be used as a good estimation for future requirements.

Table 7b: Current leaseholder bedroom numbers as a good estimation of future bed space re-provision

Bedrooms	Within	Adjacent	Total
Bedsit	1	1	2
1	8	12	20
2	20	31	51
3	12	3	15
4	3	4	7
No data	2	6	8

Henceforth this report uses the housing needs data obtained from the survey.

2.2 Special requirements

Table 8 highlights that 41% of the tenanted households have special requirements. Concentrating on directly affected tenants, 8% said they needed disability adaptations if they were to be re-housed and four would be interested in moving to sheltered accommodation.

Table 8: Tenants with special requirements

	Within	Adjacent	Total
Disabled	25 (8%)	26	51
Sheltered accom	4	1	5
Residential care	1	2	3
Other	21	39	60
Total	58 (41%)	68 (38%)	126 (41%)

In private properties there were no listed requirements for disabled, sheltered or care accommodation. The requirements that were detailed would be met by providing homes to a Lifetime Homes standard.

The main themes for comments on other requirements from the whole sample were: 1) Desire for ground floor/first floor living due to health reasons; 2) Need to be close to family, friends and carers; 3) demand for outdoor space in apartments and in the neighbourhood; 4) less tower blocks and more lower scale developments; and 6) increase accessibility in buildings and across the area.

2.3 Re-housing preferences for tenants

This section provides tenant information on rehousing preferences if households had to move as a result of HS2 impacts.

Table 9 highlights that tenants clearly wish to retain their tenancies with Camden Council. This is also reflected in table 10 with over 60% of tenants would consider moving to an existing council property. Nevertheless, table 11 shows that a third might be interested in a housing association property. This was expressed as dependent on the quality of the dwelling, cost of rent and tenancy conditions. Table 12 demonstrates that 13% are interested in affordable buy properties with a proportion considering exercising their right to buy. A small amount of tenants asked for a separate dwelling for a family member presented in table 13.

Table 9: Remain a Council tenant

Response	Within	Adjacent	Total
Yes	124 (98%)	168 (94%)	292 (95%)
No	1 (1%)	2 (1%)	3 (1%)
Maybe	0 (0%)	3 (1%)	3 (1%)
No data	1 (1%)	7 (4%)	8 (3%)
Total	126 (100%)	180 (100%)	306 (100%)

Table 10: Consider moving to an existing council property

Response	Within	Adjacent	Total
Yes	81 (64%)	111 (62%)	192 (63%)
No	14 (11%)	28 (16%)	42 (14%)
Maybe	25 (20%)	30 (17%)	55 (18%)
No data	6 (5%)	11 (6%)	17 (6%)
Total	126 (100%)	180 (100%)	306 (100%)

Table 11: Tenants interested in a housing association property

Response	Within	Adjacent	Total
Yes	30 (24%)	28 (16%)	58 (19%)
No	62 (49%)	118 (66%)	180 (59%)
Maybe	19 (15%)	7 (4%)	26 (8%)
No data	15 (12%)	27 (15%)	42 (14%)
Total	126 (100%)	180 (100%)	306 (100%)

Table 12: Tenants interested in affordable buy

Response	Within	Adjacent	Total
Yes	17 (13%)	23 (13%)	40 (13%)
No	81 (64%)	88 (49%)	169 (55%)
Maybe	16 (13%)	29 (16%)	45 (15%)
No data	12 (10%)	40 (22%)	52 (17%)
Total	126 (100%)	180 (100%)	306 (100%)

Table 13: Household family members requiring their own home

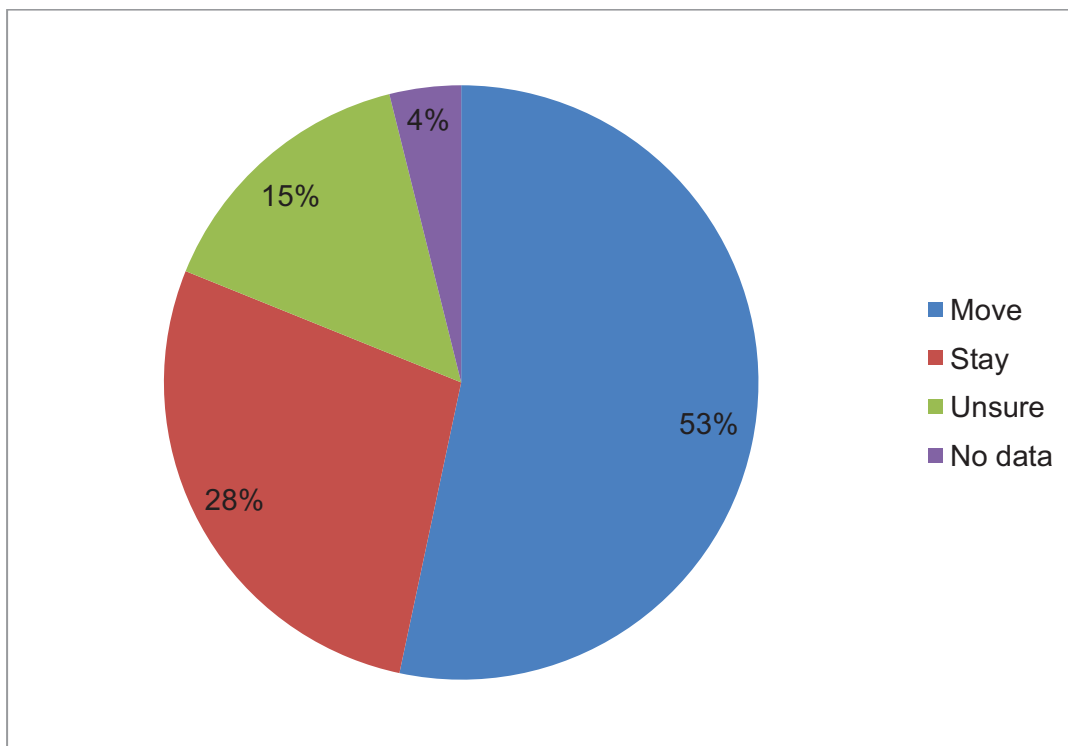
Response	Within	Adjacent	Total
Yes	9 (7%)	18 (10%)	27 (9%)
No	41 (33%)	52 (29%)	92 (30%)
Maybe	11 (9%)	12 (7%)	23 (8%)
No data	65 (52%)	98 (54%)	163 (53%)
Total	126 (100%)	180 (100%)	306 (100%)

Tenants adjacent to safeguarded area were asked whether they would prefer to move or stay with mitigating measures if there were negative impacts from the line. Results in table 14 and chart 4 shows that just over 50% of tenants would prefer to move if there were negative impacts to their building.

Table 14 Adjacent tenants' response to negative impacts to existing block

Move	96 (53%)
Stay	50 (28%)
Unsure	27 (15%)
No data	7 (4%)
Total	180 (100%)

Chart 4: Adjacent tenants' response to negative impacts to existing block



One of the key questions posed in this housing needs survey was location preference for residents having to move due to HS2 works. The results are presented in table 15 and charts five and six. Taking into account sampling error (2%) we can estimate that 70% of tenants would like to remain within ten minutes walking distance of their area and 30% would consider moving elsewhere. Interestingly this is applicable for both safeguarded and adjacent households.

Table 15: Location preference for tenants

Location preference	Within	Adjacent	Total
Within 10 minutes	86 (68%)	119 (66%)	205 (67%)
Consider somewhere else	38 (30%)	54 (30%)	92 (30%)
No data	2 (2%)	7 (4%)	9 (3%)
Total	126 (100%)	180 (100%)	306 (100%)

Chart 5: location preference for all affected tenants

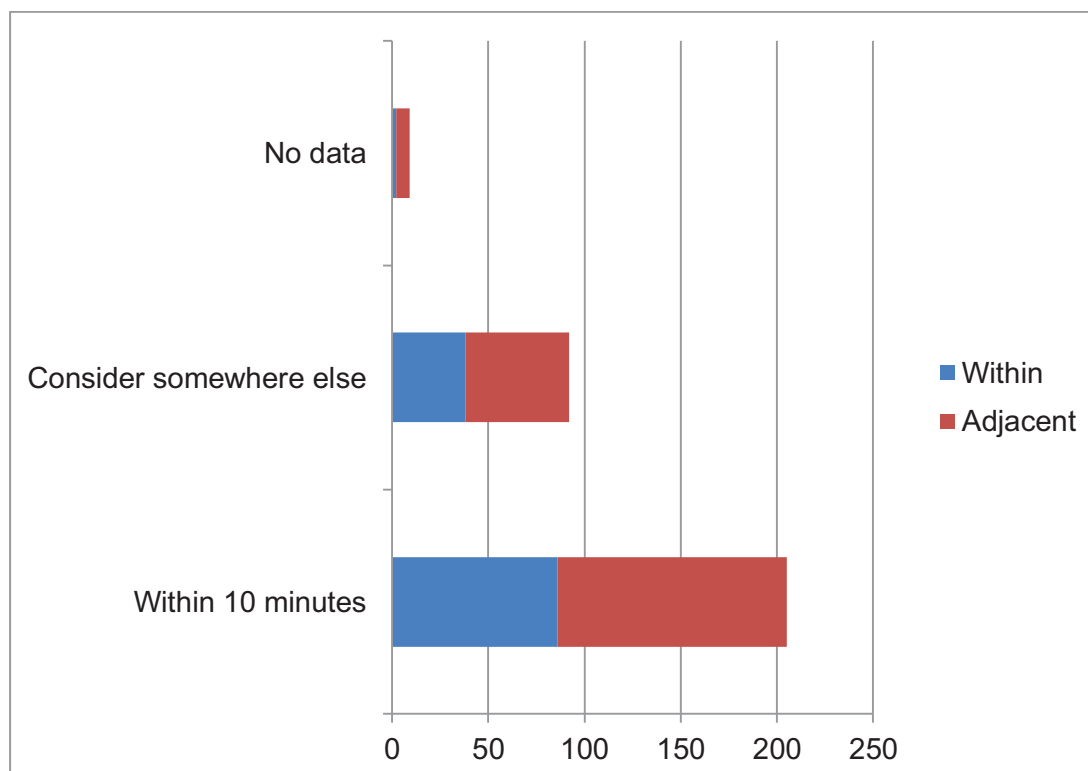
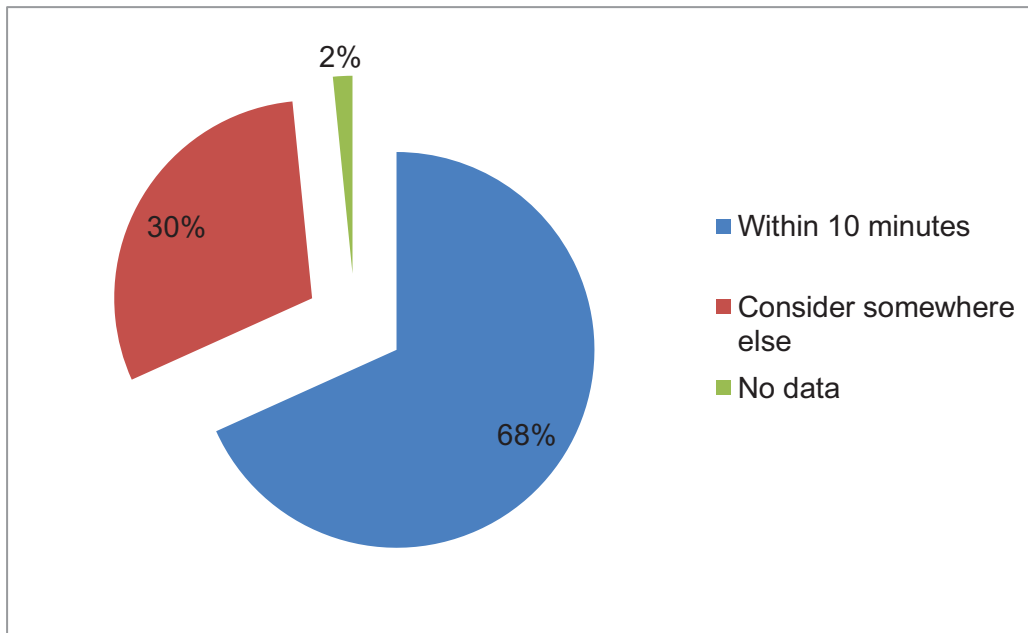
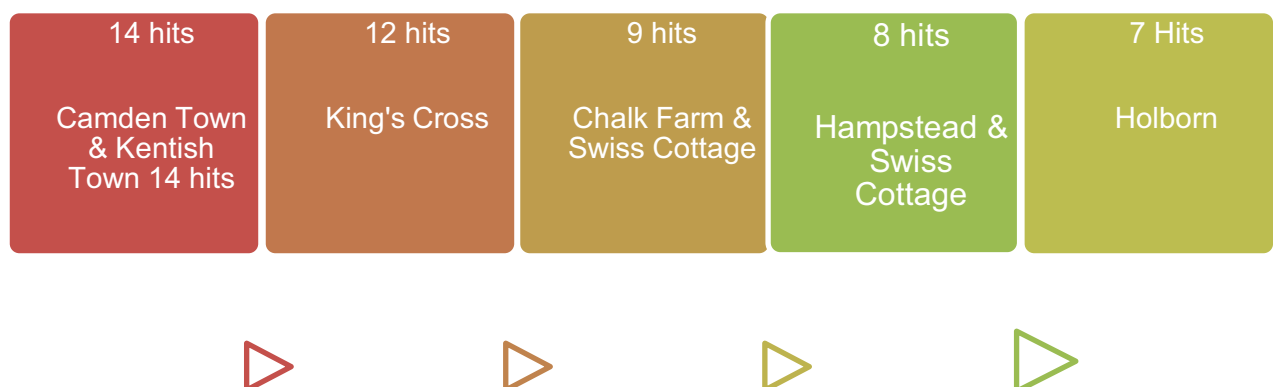


Chart 6: Location preference for tenants within the safeguarded area



The locations outside the affected areas featured in respondents comments are listed in figure 3 with Camden Town and Kentish Town being the most desirable, followed by King's Cross and Chalk Farm. In addition to these Gospel Oak and Sommers Town were also mentioned four times each.

Figure 3: Tenants preferred locations outside affected areas



Breaking the results down we can see the bedroom requirements for tenants featured in table 16 which expresses a similar trend to the sample as a whole with the greatest demand for one bedroom properties. Table 17 shows that 22 (26%) of directly tenants who want to remain in their areas would require disability adaptations to flats and five wish to move into a form of care facility.

Table 16: Bedrooms required for tenants wishing to stay within 10 minutes walking distance

Bedrooms	Within	Adjacent	Total
1	43 (50%)	29 (24%)	72 (35%)
2	17 (20%)	37 (31%)	54 (26%)
3	15 (17%)	35 (29%)	50 (24%)
4	10 (12%)	13 (11%)	23 (11%)
5	1 (1%)	5 (4%)	6 (3%)
Total	86 (100%)	119 (100%)	205 (100%)

Table 17: Special requirements for those wishing to stay within 10 minutes walking distance

Requirements	Within	Adjacent	Total
Disability adapt	22 (26%)	21 (18%)	41 (20%)
Sheltered accom	4	1	5
Residential care	1	2	3
Other	16	26	42
Total	43 (51%)	50 (42%)	93 (46%)

Looking at the whole tenant sample it is evident that the majority would consider moving sooner rather than later. Table 18 illustrates that 52% of tenants would be prepared to move in the shortest amount of time compared to 10% of tenants who wanted to only move when it was necessary. Table 19 displays that both Silverdale and Eskdale have the most tenants that want to remain until it is necessary to move. The bedroom requirement for each time period is contained in Table 20, with a significant number of the larger properties being required in the earliest period. This reflects the need for overcrowded households to move more urgently.

Table 18: Tenants requests for decant timescales

Response	Within	Adjacent	Total
1-2 years	66 (52%)	83 (46%)	149 (49%)
2-3 years	17 (14%)	23 (13%)	40 (13%)
When I have to	30 (24%)	55 (31%)	85 (28%)
No data	13 (10%)	19 (11%)	32 (10%)
Total	126 (100%)	180 (100%)	306 (100%)

Table 19: Re-housing time tenants in safeguarded areas

Block	1-2 years	2-3 years	When I have to
Eskdale	25	5	11
Silverdale	22	8	15
Ainsdale	15	3	2
Melt/Cob	4	1	2

Table 20: Bedrooms required for each re-housing period by tenants within the safeguarded area

Bedrooms	1-2 years	2-3 years	When I have to
1	22	9	20
2	16	3	2
3	18	3	5
4	7	2	3
5	3	0	0
Total	66	17	30

2.4 Re-housing preference for private properties

This section presents the data collected for this stratum on issues around housing options, HS2 compensation and time periods for moving.

Table 21 and chart 7 shows that twelve leaseholders in the safeguarded area are considering taking the compensation and buying a new home on the market. Only four homeowners said they would consider the Sale and Rent Back Scheme visible in Table 22. Table 23 provides details on demand for affordable rented accommodation. When filtering this information the demand can be separated into:

- Seven homeowners and five private tenants within the safeguarded area were interested in the affordable rent option.
- Three private tenants adjacent to the safeguarded area were interested in the affordable rent option.

Eleven respondents' expressed an interest in affordable buy options, such as shared ownership. This was on the understanding that buying a new property outright in this central location would be more expensive than their present property.

Table 21: Accept compensation and buy a new home on the market

	Within	Adjacent	Total
Yes	12 (25%)	12 (28%)	24 (26%)
No	2 (4%)	11 (26%)	13 (14%)
Maybe	6 (12.5%)	2 (5%)	8 (8.5%)
Not applicable	17 (35.5%)	18 (42%)	17 (18.5%)
No data	11 (23%)	0	29 (32%)
Total	48 (100%)	43 (100%)	91 (100%)

Chart 7: Those that would accept HS2 compensation and buy a new home

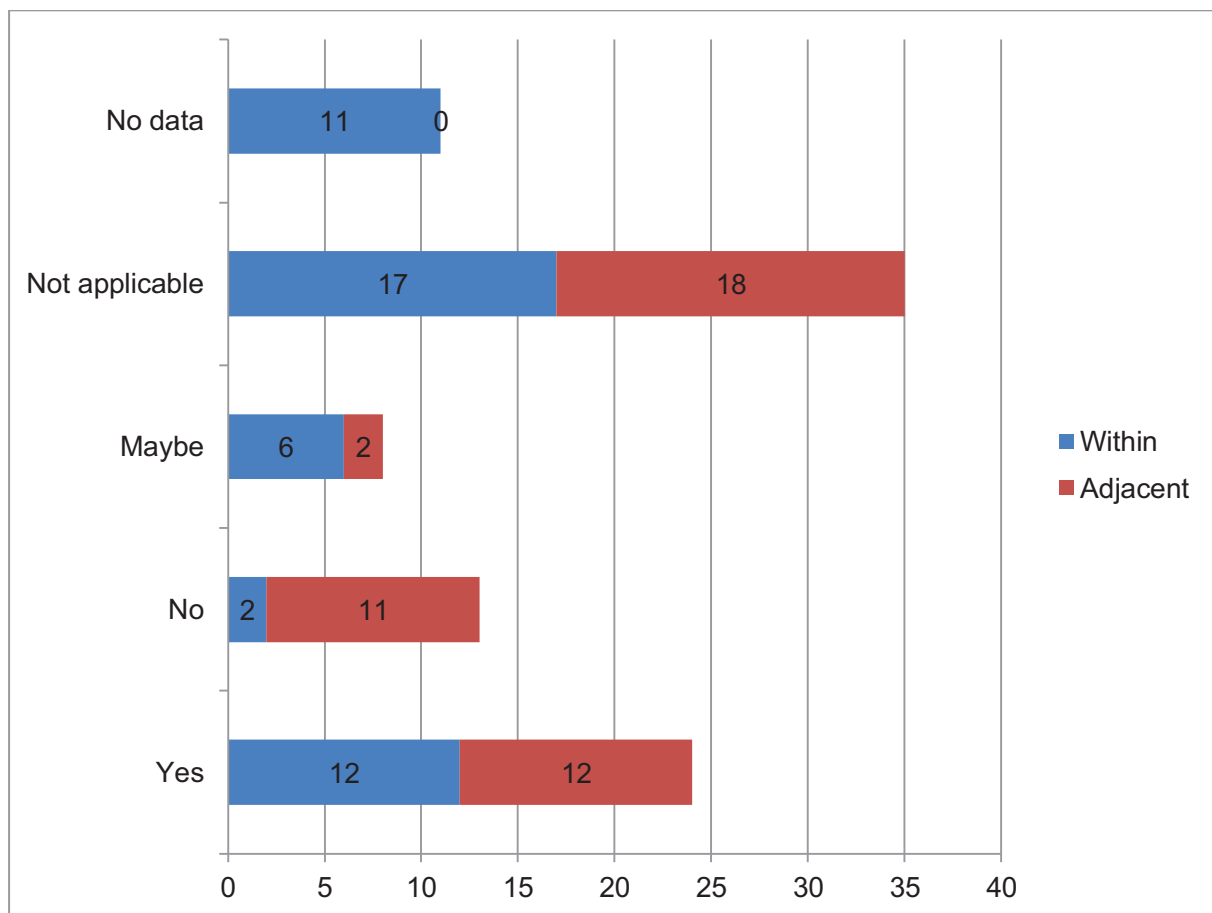


Table 22: Interest in HS2's Sale & Rent Back Scheme

	Within
Yes	4 (8%)
No	12 (25%)
Maybe	4 (8%)
Not applicable	16 (33%)
No data	12 (25%)
Total	48 (100%)

Table 23: Interest in affordable rent for homeowners and private tenants

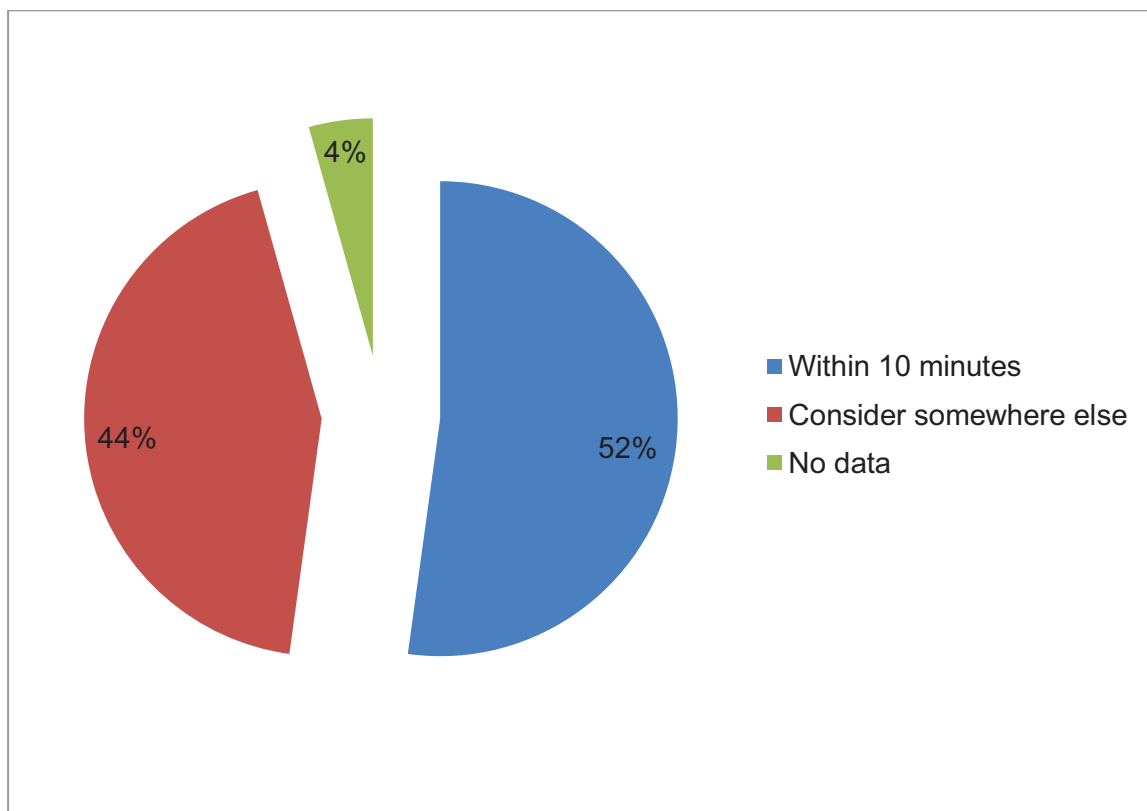
	Within	Adjacent	Total
Yes	11 (23%)	8 (19%)	19 (21%)
No	10 (21%)	12 (28%)	22 (24%)
Maybe	2 (4%)	4 (9%)	6 (7%)
No data	25 (52%)	19 (44%)	44 (48%)
Total	48 (100%)	43 (100%)	91 (100%)

In relation to the key question of preferred location of replacement housing, table 24 and chart 8 shows that 52% of homeowners in the safeguarded area wish to remain within 10 minutes walking distance. This is very close to those who would consider moving away, so therefore you can estimate that 50% of the homeowners would be interested in a new local property. Homeowners adjacent were keener in staying local with 72% hoping to stay within 10 minutes walking distance if affected by HS2 proposals.

Table 24: Homeowners location preference for replacement housing

	Within	Adjacent	Total
Within 10 minutes	12 (52%)	18 (72%)	30 (63%)
Consider somewhere else	10 (44%)	4 (16%)	14 (29%)
No data	1 (4%)	3 (12%)	4 (8%)
Total	23 (100%)	25 (100%)	58 (100%)

Chart 8: Location preference for directly affected homeowners



Like tenants, homeowners within the safeguarded area were looking to find a replacement home sooner rather than later as displayed in table 25. Homeowners in the adjacent area responded in the opposite way due to uncertainty about the impacts on their properties at that moment in time. In terms of bedrooms homeowners hoped for a like for like replacement. However, this was dependent on affordability as you would expect.

Table 25: Time scales when considering moving or buying a replacement home

	Within	Adjacent	Total
1-2 years	12 (52%)	0	12 (25%)
2-3 years	2 (9%)	2 (8%)	4 (8%)
When I have to	5 (22%)	14 (56%)	19 (40%)
Unsure	2 (9%)	1 (4%)	3 (6%)
No data	2 (9%)	8 (32%)	10 (21%)
Total	23 (100%)	25 (100%)	48 (100%)

Headline points from Chapter 2 on housing need

- Greatest social need is for one and two bedroom properties;
- Overall, larger properties are required and a reduction of two beds.
- six bedroom properties are the largest social homes required;
- 41% have special requirements, including 8% being disabled.
- 95% of tenants want to remain council tenants;
- over 60% of tenants would consider moving into an existing council property;
- Less than a quarter would be interested in a housing association property;
- 13% were interested in affordable buy options with some already in the process of exercising their right to buy.
- The majority of tenants living adjacent to the safeguarded area would prefer to move if there were any negative impacts to their building.
- 70% of tenants want to remain within 10 minutes walking distance of their neighbourhoods.
- The majority of homeowners within the safeguarded area would take the compensation and buy a new home on the market.
- Very few homeowners were interested in the Sale and Rent Back Scheme.
- Homeowners hope for a like-for-like replacement housing; however they understood the potential financial constraints and might consider affordable buy or rent options.
- Overall residents wanted to find replacement homes sooner rather than later.
- Homeowners adjacent to the safeguarded area said they would wait until they had to move.
- The most desirable locations outside of the affected areas are Camden Town, Kentish Town, King's Cross, Hampstead and Holborn.

3. HS2 information

This chapter provides responses to the HS2 proposals and the consultation process.

3.1 Awareness of HS2 impacts and compensation proposals

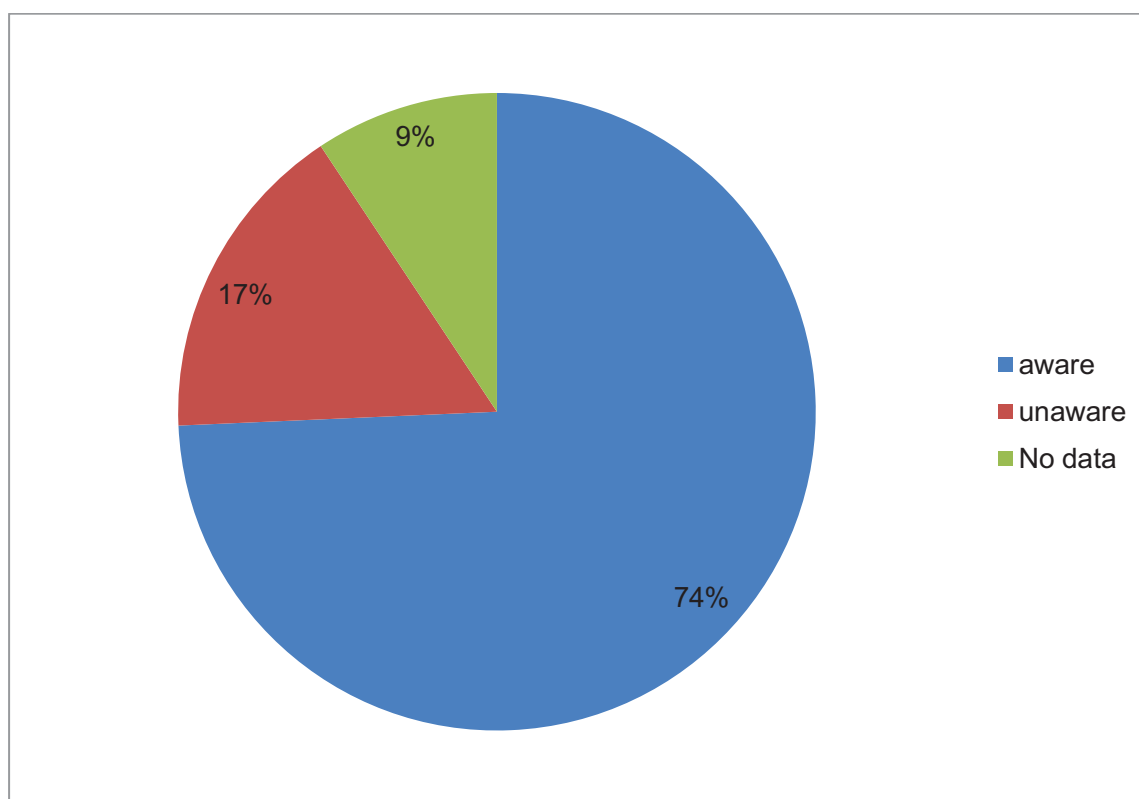
Table 26 and chart 9 shows that 74% of respondents were aware of HS2 impacts and compensation proposals. A large number of respondents commented that campaign groups, community organisations and the council have played a key role in the exchange of information.

The blocks that had the most people unaware of the proposals were Eskdale (15), Gillfoot (15) and Silverdale (9).

Table 26: Awareness of HS2 impacts and compensation proposals

Aware	Unaware	No data
295 (74%)	65 (16%)	37 (10%)

Chart 9: Awareness of HS2 impacts and compensation proposals



3.2 Response rate to HS2 consultation activities

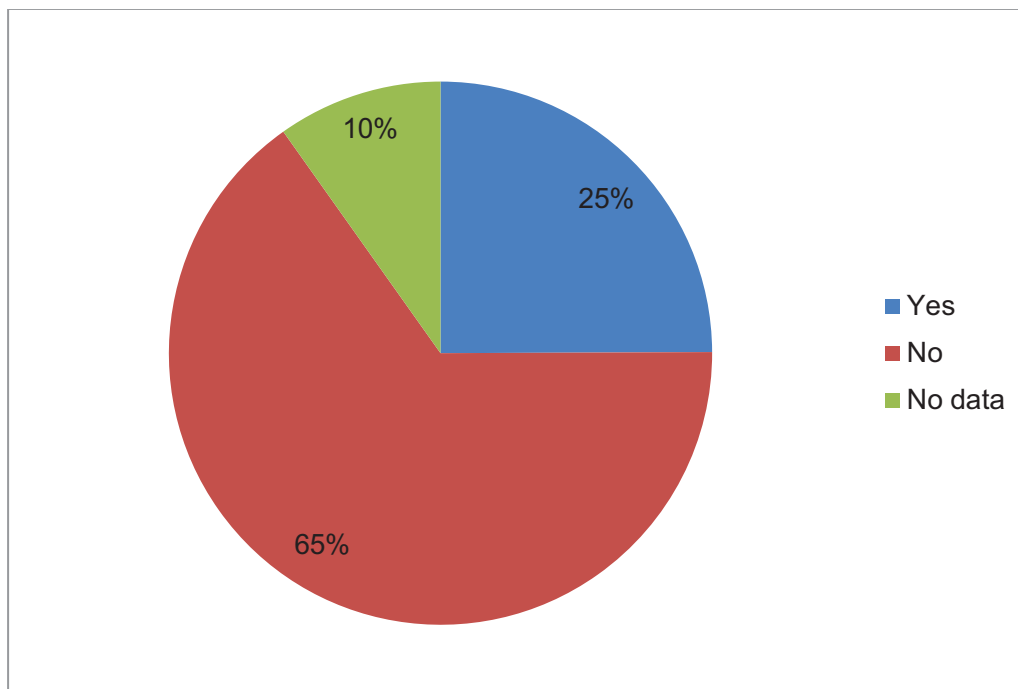
Only 25% of people in the sample responded to HS2 consultations as displayed in table 27. Over a third of Silverdale (37%) and Ainsdale (36%) responded as a block percentage, the highest out of the areas.

Events organised at the Surma Centre were popular among the Bengali residents. A large number of the sample was also attracted to events connected to the local campaign group and the Euston Forum.

Table 27: Number of people who responded to HS2 Consultations

Yes, responded	No	No data
99 (25%)	259 (65%)	39 (10%)

Chart 10: Participation in HS2 Consultations



3.3 Perceived impacts on under 18s care and education

Table 28 shows responses to the question regarding impacts on under 18s care and education. This shows that only a small amount of people felt HS2 will have a positive impact on their children's care and education. At the same time roughly the same amount of respondents felt HS2 would have either no impact or negative impacts on the under-18s in the household.

The main concerns were related to:

- access for schools and services;
- pollution related to noise, dust and dirt;
- safety around the construction site;
- short term disruption for households that would have to move;
- and loss of play areas/open space.

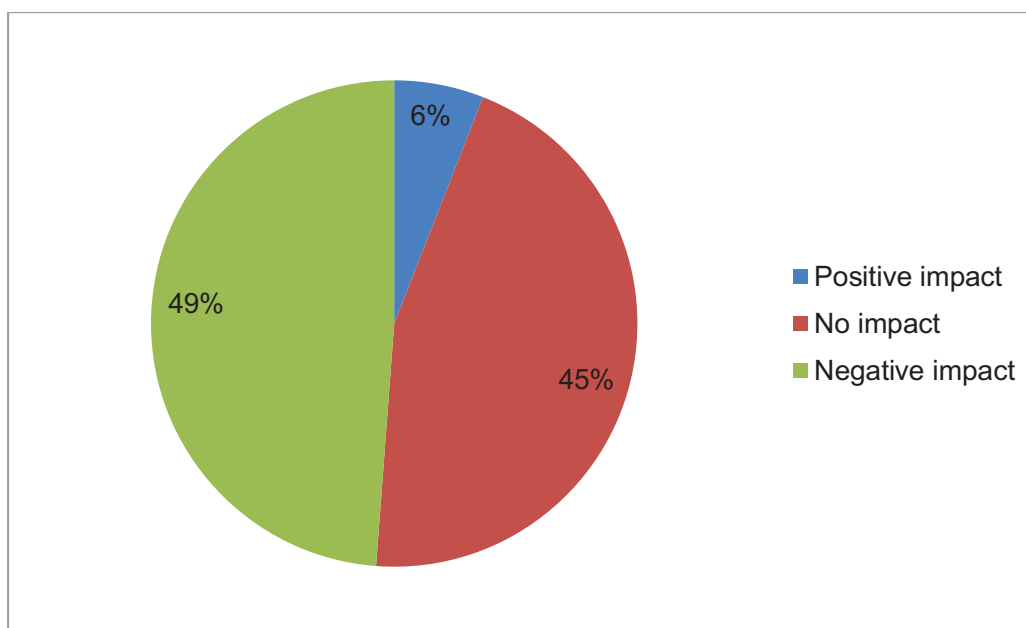
In order to mitigate these negative impacts respondents commented that HS2 should:

- Ensure a seamless transition for those that need to move;
- Ensure resettlement is within the catchment areas of households education and care needs.

Table 28: Perceived impact of HS2 on the under 18s care and education

Positive impact	No impact	Negative impact
5 (6%)	38 (45%)	41 (49%)

Chart 11: Perceived impact on under 18s care and education in households



3.4 Respondents views on HS2 impacts

In general, respondents were opposed to the HS2 plans; mainly questioning the cost/benefit underpinnings of the work. There were questions and concerns about the impacts of HS2 in relation to perceived short-term social and physical degenerative effects. These were associated with issues in the lead up to and during construction, including:

- Health issues caused by stress and pollution;
- disruption to services, infrastructure and daily lives;
- Financial issues due to devaluation of properties and trouble finding tenants at the right price;
- reduced access to parks, open spaces and play areas;
- opportunities for anti social behaviour;
- and community upheaval.

On the other hand there were a proportion of respondents who commented on the potential long term positive impacts of HS2 and include:

- Meeting housing need;
- regenerating the physical environment by creating more suitable developments and better pedestrian routes across the area;
- and creating a safer environment through new urban design initiatives.

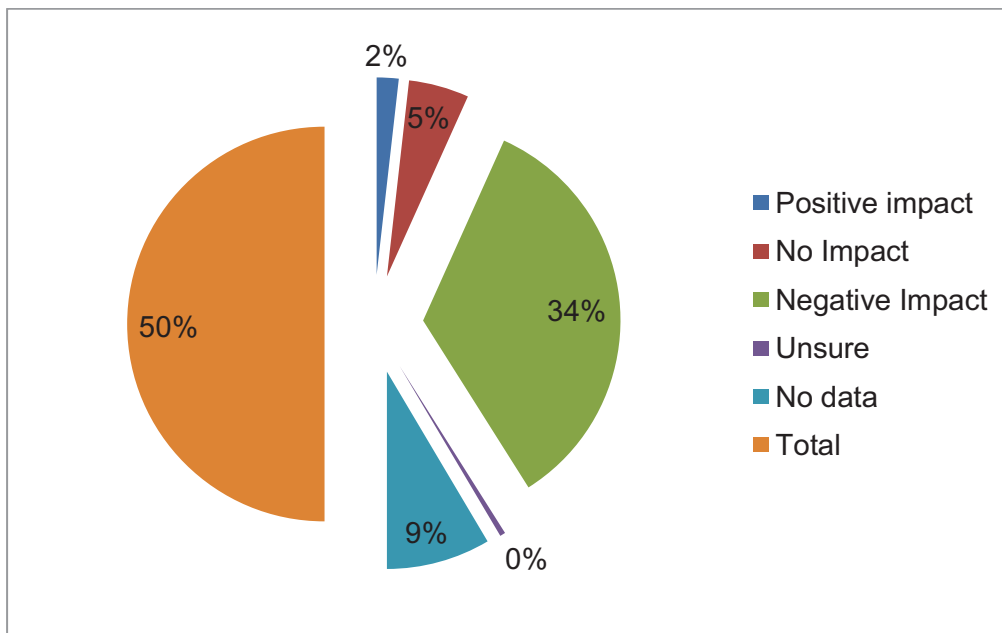
Creating safer routes and reducing pollution across Hampstead Road was mentioned by respondents. A wheelchair user said the road was dangerous and acts as a barrier in accessing Euston.

Households adjacent to the safeguarded area were asked directly about their opinions on the future impacts of HS2 in the living environment. Table 29 and chart 9 shows two thirds of respondents felt HS2 would have a negative impact on their living environment.

Table 29: Respondents' views on HS2 impacts on living environment if it goes ahead: residential units adjacent to the line

	Tenants	Private	Total
Positive impact	7 (4%)	1 (2%)	8 (4%)
No Impact	19 (11%)	3 (7%)	22 (10%)
Negative Impact	135 (75%)	18 (42%)	153 (68%)
Unsure	1 (1%)	1 (2%)	2 (1%)
No data	18 (10%)	20 (47%)	38 (17%)
Total	180 (100%)	43 (100%)	223 (100%)

Chart 12: Views on HS2 impacts from adjacent respondents



In addition, there were signs that homeowners are starting to experience trouble selling their properties. A prominent issue was buyers unable to access mortgages due to uncertainty of the negative impacts and potential devaluation of the properties during the long term construction process. Three leaseholders reported that their property had devalued in Gillfoot and Coniston. On another point a leaseholder in Ainsdale reported that home owners in the safeguarded area were being approached by people wanting to buy properties outright in order to profit on the compensation.

Headline points from Chapter 3: Knowledge and views on HS2

- 75% were aware of the impacts of HS2 and the compensation proposals;
- Only 25% have responded to HS2 consultation by attending events and going online;
- Community activists and local organisations have played a key role in the transfer of information;
- There is a great deal of uncertainty about the plans in the adjacent areas;
- The majority of respondents thought there was a greater social cost than economic benefit;
- There were particular concerns about short term degenerative impacts associated with disruption, access to services, financial hardship and community upheaval;
- some did comment on the long term regenerative effects of the plans, including better designed buildings and more effective urban planning to link the area in with surrounding neighbourhoods.

4. Community consultation and communications

This section provides details on future consultation and communication on the subject of HS2.

4.1 Respondents interested in future consultation

Table 30 shows that 202 respondents were interested in being involved in Camden's response to HS2 issues in their area. This included finding replacement housing, designing new developments and working on ways to mitigate negative impacts.

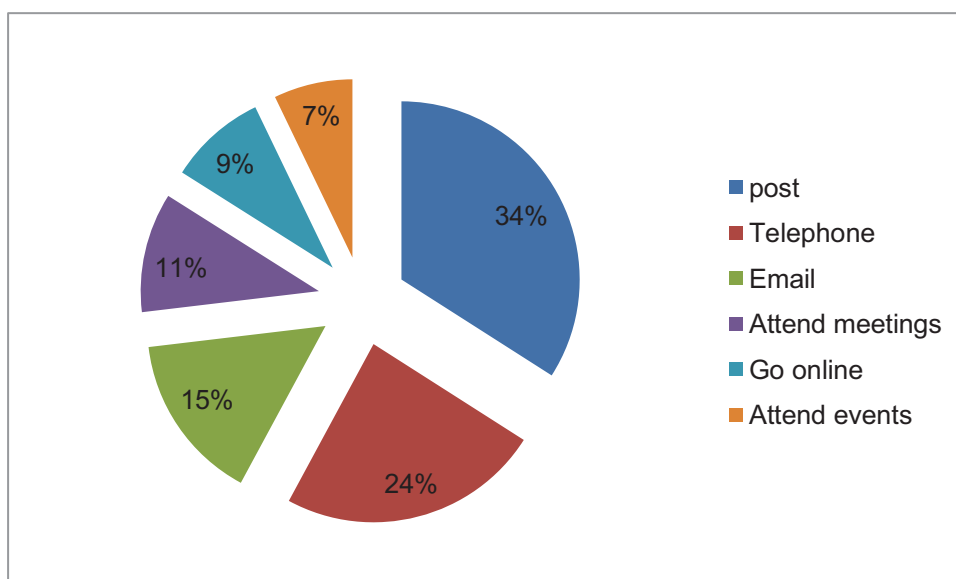
Table 30: Respondents interested in being involved in Camden's response to HS2 issues in their area.

Yes	202
No	92
Maybe	44

4.2 Preferred communication methods

Chart 9 illustrates how traditional methods of communication were favoured over new technologies. Nevertheless, email was a popular option chosen 115 times. Furthermore a number of respondents commented on the quality of Camden's HS2 news bulletin. Attending meetings and events were of course dependent on the individual's ability to participate; holding events that have varied times, in local facilities and include being in everyday locations would be the most effective way in reaching people in the physical environment.

Chart 9: Preferred methods of communication and consultation



Headline points from chapter 3: Future consultation and communications

- 50% of respondents were interested in being involved in Camden's response to HS2 issues in their area;
- The favoured methods of communication were post, telephone and email;
- Holding events with varied times, using community facilities and catching people in everyday situations were viewed as the effective way of consulting with people.

Summary of key points

Camden's housing needs survey reached a representative sample of the population affected by HS2 in the Euston area. Below is a summary of the key points.

Key point 1: A greater social need for larger properties

Tenants who are likely to move if HS2 goes ahead mainly require more single bedroom properties and larger properties with a range of three to six bedrooms. Tenants were open to ideas around housing re-provision, provided there was choice in housing quality, cost and security of tenure. There is a requirement for at least 8% of new stock being compliant with Disability Discrimination Act 1995 (DDA).

Key point 2: Homeowners housing need is subject to affordability

It seems an obvious point; however, homeowners understood there could be financial constraints in buying a new home locally due to the deficit in compensation to the cost of a new home. As a result some were open to affordable options, such as shared ownership and rent. Provisions should mirror existing stock if affordable buy options are made available to this group. A large number of private tenants surveyed were students and as such have little need for future provisions.

Key point 3: The majority of households want to remain in their areas

Up to 70% of respondents made it clear that they want to remain in their local areas for reasons of staying close to social networks, services and employment. Homeowners were less enthusiastic about staying locally at 50%. Both were looking for a move sooner rather than later. The preferred locations for outside local areas were Camden Town, Kentish Town, King's Cross, Chalk Farm, Hampstead, Swiss Cottage and Holborn.

Key point 4: People are concerned about the short term and want to be proactive in helping shape future plans

Respondents had questions and concerns about the short term negative impacts associated with the lead up to and during construction, which they believe would have degenerative effects. HS2 need to engage with this issue more thoroughly with the community. However, a few did see the potential for positive change in the future, such as high quality developments and better urban planning. Half of the sample were interested in working with Camden in its future response to HS2.

For information on Camden's response to HS2 issues in the borough please visit the website at Camden.gov.uk/hs2

For further information on this report please contact:

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Consultation and Engagement Officer
Regeneration & Development
London Borough of Camden
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Development Manager
Regeneration & Development
London Borough of Camden
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APPENDICES

Appendix A: Housing needs survey questionnaires	Page 34
Appendix B: Survey visit schedule	Page 62
Appendix C: Housing need requested and validated by allocations	Page 64

HOMES WITHIN THE HS2 SAFEGUARDING AREA

Reference:

Property Ref:										Surveyor:						
----------------------	--	--	--	--	--	--	--	--	--	------------------	--	--	--	--	--	--

Visit:

	1 st visit	2 nd visit	3 rd visit	4 th visit
Date				
Time				
Calling card left? Y/N				

Purpose:

Camden is opposed to HS2; however, if it does go ahead we want to be prepared. To start with Camden is conducting a Housing Needs Survey on residents affected by the HS2 proposals and residents most at risk. The information we receive will be important for influencing replacement housing in the local area and ensuring it is suitable for residents' requirements. It is important that we find out your housing circumstances to help us get the best deal for you and the community. The information we are looking at gathering includes:

1. Housing requirements for residents currently living on the estate.

This will help determine levels of overcrowding/under occupancy and housing requirements of residents currently living on the estate in order to calculate what should be supplied in the future.

2. Information on High Speed Two

We would like to find out whether you understand HS2 proposals and the compensation that could be available to you.

3. Gauging interest in planning new housing

The need for new affordable high quality local housing has never been stronger. Therefore, we want to know who wants to help us explore and plan building new homes for residents who may have to move due to HS2.

The information collected in this survey will be strictly used for these purposes and will not be passed on to anybody not connected with this survey.

Contact Details:

If you have any queries please contact:

Marc Howard 0207 974 4981 marc.howard@camden.gov.uk

1. Your name:

2. Address.....

3. Phone number.....

4. Email.....

5. Are you the owner of this property? (Y/N)
 If no, please give the name and address of the owner

--

6. Type of residency

Leaseholder	
Private tenant renting from leaseholder	
Other (please specify)	

7. How long have you lived at this property?

0-12 months	1 - 4 years	4 – 11 years	11- 20years	More than 20years

8. Household details:

No	Full name	Relationship to main resident	Gender M/F	Date of birth	If under 18 what care or educational facilities do they attend	Disability	Ethnicity
1							
2							
3							
4							

5							
6							
7							
8							
9							
10							

9. Bedrooms:

How many bedrooms do you currently have?	
How many bedrooms do you need?	

10. How will HS2 impact on the under 18s care and education in your household?

Positive impact		No Impact		Negative impact	
Please explain why?					

11. Are you aware of the impacts of HS2 and the proposed compensation?

Yes		No	
-----	--	----	--

12. Have you responded to any HS2 consultations?

Yes		No	
-----	--	----	--

13. If High Speed Two goes ahead would you?

<i>Re-Housing preferences</i>	Yes	No	?
Accept the compensation and buy a new home on the market?			
Use HS2's Sale & Rent Back Scheme?			
Be interested in an affordable rented property?			
Be interested in a new property through affordable buy options?			
Any further comments:			

14. Would you prefer to remain in your area or move away?

Remain in your area	
Move within 5 minutes walking distance	
Move within 10 minutes walking distance	
Move somewhere else in the borough	
Move away from Camden	
Please include details of preferred locations: (e.g. King's Cross)	

15. How soon would you consider moving?

1-2 years	
2-3 years	
When I have to in 2017	

16. Would you require special needs accommodation or adaptations?

Disability adaptations	
Sheltered accommodation	
Residential care accommodation	
Other special requirements	
Please provide details on any special requirements, for example I need a ground floor property due to having a wheelchair	

17. Would you like to explore possible areas for replacement homes with us?

Yes		No		Maybe	
-----	--	----	--	-------	--

18. What are your favoured methods of communication and consultation?

Online	Events	Meetings	Post	Telephone	Email
Other, please state					

20. Any further comments

--

Questionnaire for tenants within safeguarded area

1. Your name:

2. Address.....

3. Phone number.....

4. Email.....

5. Household details:

No	Full name	Relationship to main resident	Gender M/F	Date of birth	If under 18 what care or educational facilities do they attend	Disability	Ethnicity
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

6. Bedrooms:

How many bedrooms do you currently have?	
How many bedrooms do you need?	

7. Are you aware of the impacts of HS2 and the proposed compensation?

Yes		No	
-----	--	----	--

8. Have you responded to any HS2 consultations?

Yes		No	
-----	--	----	--

9. How will HS2 impact on the under 18s care and education in your household?

Positive impact		No Impact		Negative impact	
Please explain why?					

10. If High Speed Two goes ahead would you?

<i>Re-housing preferences</i>	Yes	No	?
Like to remain a Camden council tenant?			
Be interested in a housing association property?			
Want to buy a new property through affordable buy options?			
Would you like family members living in the house to have their own home?			

11. Would you prefer to remain in your area or move away?

Remain in your area	
Move within 5 minutes walking distance	
Move within 10 minutes walking distance	
Move somewhere else in the borough	
Move away from Camden	
Please include details of preferred locations (e.g. King's Cross):	

12. How soon would you like to move?

1-2 years	
2-3 years	
When I have to in 2017	

13. Would you be interested in moving into an existing council property?

Yes		No		Maybe	
-----	--	----	--	-------	--

14. Would you require special needs accommodation or adaptations?

Disability adaptations	
Sheltered accommodation	
Residential care accommodation	
Other special requirements (please provide details overleaf)	

Please give us details of any special requirements or requests you have:
(e.g. I would prefer a ground floor flat away from the main road due to my condition)

15. Would you like to explore possible areas for replacement homes with us?

Yes		No		Maybe	
-----	--	----	--	-------	--

16. Would you allow HS2 access to your flat to carry out impact surveys?

Yes		No		Maybe	
-----	--	----	--	-------	--

17. What are your favoured methods of communication and consultation?

Online surveys	Events	Meetings	Post	Telephone	Email
Other, please state					

18. Further comments

HIGH SPEED 2 (HS2) HOUSING NEEDS SURVEY: FOR PRIVATE PROPERTIES HOMES ADJACENT TO THE HS2 SAFEGUARDED AREA

Reference:

Property Ref:											Surveyor:						
---------------	--	--	--	--	--	--	--	--	--	--	-----------	--	--	--	--	--	--

Visit:

	1 st visit	2 nd visit	3 rd visit	4 th visit
Date				
Time				
Calling card left? Y/N				

Purpose:

Camden is opposed to HS2; however, if it does go ahead we want to be prepared. To start with Camden is conducting a Housing Needs Survey on residents affected by the HS2 proposals and residents most at risk. The information we receive will be important for influencing replacement housing in the local area and ensuring it is suitable for residents' requirements. It is important that we find out your housing circumstances to help us get the best deal for you and the community. The information we are looking at gathering includes:

1. Housing requirements for residents currently living on the estate.

This will help determine levels of overcrowding/under occupancy and housing requirements of residents currently living on the estate in order to calculate what would need to be supplied in the future.

2. Information on High Speed Two

We would like to find out whether you understand HS2 proposals and your preferences for work carried out to resolve any impacts on your home. At present your home is adjacent to the safeguarded area and therefore not identified by HS2 to be at risk of demolition. A full environmental impact assessment is scheduled to be completed by HS2 in Spring 2013 the results of this survey will help us to better understand the potential impacts to your home. We will provide you with information when it becomes available.

3. Gauging interest in planning new housing

The need for new affordable high quality local housing has never been stronger. Therefore, we want to know who wants to help us explore and plan building new homes for residents who may have to move due to HS2.

The information collected in this survey will be strictly used for these purposes and will not be passed on to anybody not connected with this survey.

1. Your name:

2. Address.....

3. Phone number.....

4. Email.....

5. Are you the owner of this property? (Y/N)
If no, please give the name and address of the owner

--

6. Type of residency

Leaseholder	
Private tenant renting from leaseholder	
Other (please specify)	

7. How long have you lived at this property?

0-12 months	1-3 years	4 -10 years	11-20 years	More than 20 years

8. Household details:

No	Full name	Relationship to main resident	Gender M/F	Date of birth	If under 18 what care or educational facilities do they attend	Disability	Ethnicity
1							
2							
3							
4							

5							
6							
7							
8							
9							
10							

9. Bedrooms:

How many bedrooms do you currently have?	
How many bedrooms do you need?	

10. Are you aware of the impacts of HS2 and the proposed compensation?

Yes		No	
-----	--	----	--

11. Have you responded to any HS2 consultations?

Yes		No	
-----	--	----	--

12. Has your property value decreased or have you experienced trouble selling your property since HS2 was proposed?

Yes		No	
Please include any additional comments			

13. In your view, what impact will HS2 have on your living environment if it goes ahead?

Positive impact		No Impact		Negative impact	
Please explain why					

14. How would HS2 impact on the under 18s care and education in your household?

Positive impact		No Impact		Negative impact	
Please explain why					

15. If HS2 goes ahead and there are negative impacts. Would you prefer to move (if this option is available) or stay with measures installed to reduce noise and vibration (e.g. triple glazing)?

Please refer to the explanation in point two of the introduction page.

Please tick one

Move	
Stay with additional measures	
Unsure	

16. If there are reasons for you to move what are your housing preferences?

<i>Please note some of these may not apply due to availability or eligibility</i>	Yes	No	?
Buy a new home on the market?			
Be interested in an (affordable) rented property?			
Be interested in a new property through affordable buy options?			
Any further comments			

17. Would you prefer to remain in your neighbourhood or move away?

Remain in <u>your area</u>	
Move within <u>5 minutes</u> walking distance	
Move within <u>10 minutes</u> walking distance	
Move somewhere else <u>in the borough</u>	
Move <u>away</u> from Camden	
Please include details of preferred locations: (e.g. King's Cross)	

18. How soon would you consider moving?

1-2 years	
2-3 years	
After construction starts in 2017	

19. Would you require special needs accommodation or adaptations?

Disability adaptations	
Extra-care (sheltered) accommodation	
Residential care accommodation	
Other special requirements	
Please give us details of any special requirements or requests you have (<i>e.g. I would prefer a ground floor flat away from the main road due to my condition</i>)	

20. Would you like to be involved in Camden's response to HS2 issues in your local area, such as being consulted on ways to reduce noise?

Yes		No		Maybe	
-----	--	----	--	-------	--

21. What are your favoured methods of communication and consultation?

Online	Events	Meetings	Post	Telephone	Email
Other, please include additional information					

22. Any further comments

--

Questionnaire for Tenants adjacent to the safeguarded area

1. Your name:

2. Address.....

3. Phone number.....

4. Email.....

5. Household details:

No	Full name	Relationship to main resident	Gender M/F	Date of birth	If under 18 what care or educational facilities do they attend	Disability	Ethnicity
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

6. Bedrooms:

How many bedrooms do you currently have?	
How many bedrooms do you need?	

7. Are you aware of the impacts of HS2 and the proposed compensation?

Yes		No	
-----	--	----	--

8. Have you responded to any HS2 consultations?

Yes		No	
-----	--	----	--

9. In your view, what impact will HS2 have on your living environment if it goes ahead?

Positive impact		No Impact		Negative impact	
Please explain why					

10. How would HS2 impact on the under 18s care and education in your household?

Positive impact		No Impact		Negative impact	
Please explain why					

11. If HS2 goes ahead and there are negative impacts. Would you prefer to move (if this option is available) or stay with measures installed to reduce noise and vibration (e.g. triple glazing)?

Please refer to the explanation in point two of the introduction page.

Please tick one

Move	
Stay with additional measures	
Unsure	

12. If there are reasons for you to move what are your housing preferences?

<i>Please note some of these may not apply due to availability or eligibility</i>	Yes	No	?
Like to remain a Camden council tenant?			
Be interested in a housing association property?			
Want to buy a new property through affordable buy options?			
Would you like family members living in the house to have their own home?			

13. Would you prefer to remain in your neighbourhood or move away?

Remain in <u>your area</u>	
Move within <u>5 minutes</u> walking distance	
Move within <u>10 minutes</u> walking distance	
Move somewhere else <u>in the borough</u>	
Move <u>away</u> from Camden	
Please include details of preferred locations: (e.g. King's Cross)	

14. When would you consider moving?

1-2 years	
2-3 years	
After construction starts in 2017	

15. Would you be interested in moving into an existing council property?

Yes		No		Maybe	
-----	--	----	--	-------	--

16. Would you require special needs accommodation or adaptations?

Disability adaptations	
Extra care (sheltered) accommodation	
Residential care accommodation	
Other special requirements	
Please give details of any special requirements or requests you have (e.g. I would prefer a ground floor flat away from the main road due to my condition)	

17. Would you like to be involved in Camden's response to HS2 issues in your local area, such as being consulted on ways to reduce noise?

Yes		No		Maybe	
-----	--	----	--	-------	--

18. Would you allow HS2 access to your flat to carry out impact surveys?

Yes		No		Maybe	
-----	--	----	--	-------	--

19. What are your favoured methods of communication and consultation?

Online	Events	Meetings	Post	Telephone	Email
Other, please include additional information					

20. Further comments

HOUSING NEEDS SURVEY: FOR NON-RESIDENTIAL HOMEOWNERS HOMES WITHIN THE HS2 SAFEGUARDING AREA

Purpose:

Camden is opposed to HS2; however, if it does go ahead we want to be prepared. To start with Camden is conducting a Housing Needs Survey on residents affected by the HS2 proposals and residents most at risk. The information we receive will be important for influencing replacement housing in the local area and ensuring it is suitable for residents' requirements. It is important that we find out your housing circumstances to help us get the best deal for you and the community. The information we are looking at gathering includes:

1. Housing requirements for residents currently living on the estate.

This will help determine levels of overcrowding/under occupancy and housing requirements of residents currently living on the estate in order to calculate what should be supplied in the future.

2. Information on High Speed Two

We would like to find out whether you understand HS2 proposals and the compensation that could be available to you.

3. Gauging interest in planning new housing

The need for new affordable high quality local housing has never been stronger. Therefore, we want to know who wants to help us explore and plan building new homes for residents who may have to move due to HS2.

The information collected in this survey will be strictly used for these purposes and will not be passed on to anybody not connected with this survey.

Please complete this form and send it back using the freepost envelope provided. Alternatively you can scan it and send it to me at the address below.

Feel free to contact me if you have any questions.

Contact Details:

If you have any queries please contact:

Marc Howard 0207 974 4981 marc.howard@camden.gov.uk

1. Your name:

2. Address.....

3. Phone number.....

4. Email.....

5. Type of residency

Leaseholder	
Freeholder	
Other (please specify)	

6. How long have you owned this property?

0-12 months	1 - 3 years	4 – 10 years	11- 20years	More than 20years

7. Are you aware of the impacts of HS2 and the proposed compensation?

Yes		No	
-----	--	----	--

8. Have you responded to any HS2 consultations?

Yes		No	
-----	--	----	--

9. If High Speed Two goes ahead would you?

	Yes	No	?
Accept the compensation and buy a new home on the market?			
Use HS2's Sale & Rent Back Scheme?			
Be interested in a social rented property?			
Be interested in a new property through affordable buy options?			
Any further comments:			

10. If you had the opportunity to acquire a new home in the area or elsewhere, what would be your preferred location?

Please tick one

Within 10 minutes walking distance of your property	
Somewhere else in the borough	
Away from Camden	
Please include details of preferred locations: (e.g. King's Cross)	

11. How soon would you consider finding a replacement home?

1-2 years	
2-3 years	
When I have to in 2017	
Unsure	

12. Would you require special needs accommodation or adaptations?

Disability adaptations	
Extra care accommodation	
Residential care accommodation	
Other special requirements	
Please provide details on any special requirements, for example I need a ground floor property due to having a wheelchair	

13. Would you like to explore possible areas for replacement homes with us?

Yes		No		Maybe	
-----	--	----	--	-------	--

14. What are your favoured methods of communication and consultation?

Online	Events	Meetings	Post	Telephone	Email
Other, please state					

15. Any further comments

Declaration

I confirm that the details provided in this questionnaire are accurate and that I am happy for them to be used for Camden Council’s purposes.

*This information will be kept securely and in line with the Data Protection Act 1998.

Print Name _____

Signature _____

Questionnaire for Non-resident homeowners adjacent to the safeguarded area

1. Your name:

2. Address.....

3. Phone number.....

4. Email.....

5. Type of residency

Leaseholder	
Freeholder	
Other (please specify)	

6. How long have you owned this property?

0-12 months	1 - 3 years	4 – 10 years	11- 20years	More than 20years

7. Are you aware of the impacts of HS2 and the proposed compensation?

Yes		No	
-----	--	----	--

8. Have you responded to any HS2 consultations?

Yes		No	
-----	--	----	--

9. In your view, what impact will HS2 have on the living environment of your property if it goes ahead?

Positive impact		No Impact		Negative impact	
Please explain why					

10. If HS2 goes ahead and there are negative impacts. Would you prefer to find a replacement property (if this option is available) or retain the property with measures installed to reduce noise and vibration (e.g. triple glazing)?

Please refer to the explanation in point two of the introduction page.

Please tick one

Move	
Stay with additional measures	
Unsure	

11. If there are reasons for you to find a replacement property what would your preferences be?

<i>Please note some of these may not apply due to availability or eligibility</i>	Yes	No	?
Buy a new home on the market?			
Apply for long term hardship to try and sell the property			
Be interested in an (affordable) rented property?			
Be interested in a new property through affordable buy options?			
Any further comments			

12. If you had the opportunity to acquire a new home in the area or elsewhere, what would be your preferred location?

Please tick one

Within 10 minutes walking distance of your property	
Somewhere else in the borough	
Away from Camden	
Please include details of preferred locations: <i>(e.g. King's Cross)</i>	

13. How soon would you consider finding a replacement home?

1-2 years	
2-3 years	
When I have to in 2017	
Unsure	

14. Would you require special needs accommodation or adaptations?

Disability adaptations	
Extra-care accommodation	
Residential care accommodation	
Other special requirements	
Please give us details of any special requirements or requests you have (e.g. <i>I would prefer a ground floor flat away from the main road due to my condition</i>)	

15. Would you like to be involved in Camden's response to HS2 issues in your local area, such as being consulted on ways to reduce noise?

Yes		No		Maybe	
-----	--	----	--	-------	--

16. What are your favoured methods of communication and consultation?

Online	Events	Meetings	Post	Telephone	Email
Other, please include additional information					

18. Any further comments

Declaration used for all questionnaires

I confirm that the details provided in this questionnaire are accurate and that I am happy for them to be used for Camden Council's purposes.

*This information will be kept securely and in line with the Data Protection Act 1998.

Print Name _____

Signature _____

Appendix 2: Survey schedule

Week one

Block	Day	Date	Time
Eskdale	Monday	18-Feb	10 to 1pm
Eskdale	Monday	18-Feb	2 to 5pm
Eskdale	Tuesday	19-Feb	10 to 1pm
Eskdale	Tuesday	19-Feb	5 to 7.30pm
Eskdale/Ainsdale	Wednesday	20-Feb	2 to 5pm
Eskdale/Ainsdale	Wednesday	20-Feb	5 to 7.30pm
Eskdale/Ainsdale	Thursday	21-Feb	10 to 1pm
Eskdale/Ainsdale	Thursday	21-Feb	2 to 5pm
Eskdale/Ainsdale	Thursday	21-Feb	5 to 7.30pm
Eskdale/Ainsdale/Silverdale	Friday	22-Feb	2 to 5pm
Eskdale/Ainsdale/Silverdale	Saturday	23-Feb	11 to 3pm

Week two

Block	Day	Date	Time
Silverdale	Monday	25-Feb	10 to 1pm
Silverdale	Monday	25-Feb	2 to 5pm
Silverdale	Tuesday	26-Feb	2 to 5pm
Melton/Cobourg Street/Starcross	Tuesday	26-Feb	5 to 7.30pm
Melton/Cobourg Street/Starcross	Wednesday	27-Feb	2 to 5pm
Melton/Cobourg Street/Starcross	Wednesday	27-Feb	5 to 7.30pm
Langdale	Thursday	28-Feb	10 to 1pm
Langdale	Thursday	28-Feb	2 to 5pm
Langdale	Thursday	28-Feb	5 to 7.30pm
Melt/Star/Cob	Friday	01-Mar	10 to 1pm
Langdale	Friday	01-Mar	2 to 5pm
Langdale/Cobourg/Star/Melt	Saturday	02-Mar	11 to 3pm

Week three

Block	Day	Date	Time
Langdale/Carmel	Monday	04-Mar	10 to 1pm
Cartmel	Monday	04-Mar	2 to 5pm
Cartmel	Tuesday	05-Mar	2 to 5pm
Cartmel	Tuesday	05-Mar	5 to 7.30pm
Cartmel	Wednesday	06-Mar	10 to 1pm
Cartmel	Wednesday	06-Mar	2 to 5pm

Cartmel	Wednesday	06-Mar	5 to 7.30pm
Coniston	Thursday	07-Mar	2 to 5pm
Coniston	Thursday	07-Mar	5 to 7.30pm
Mopping up exercise	Friday	08-Mar	10 to 1pm
Mopping up exercise	Friday	08-Mar	2 to 5pm
Mopping up exercise	Saturday	09-Mar	11 to 3pm

Week four

Block	Day	Date	Time
Cartmel/Gillfoot	Monday	11-Mar	10 to 1pm
Gillfoot/Ampthill	Monday	11-Mar	2 to 5pm
Gillfoot/Ampthill	Tuesday	12-Mar	2 to 5pm
Gillfoot/Ampthill	Tuesday	12-Mar	5 to 7.30pm
Gillfoot/Ampthill	Wednesday	13-Mar	10 to 1pm
Gillfoot/Ampthill	Wednesday	13-Mar	2 to 5pm
Gillfoot/Ampthill	Wednesday	13-Mar	5 to 7.30pm
Gillfoot/Ampthill	Thursday	14-Mar	2 to 5pm
Mopping up exercise	Friday	15-Mar	10 to 1pm
Mopping up exercise	Friday	15-Mar	2 to 5pm
Mopping up exercise	Saturday	16-Mar	11 to 3pm

Week five

Block	Day	Date	Time
Appointments	Monday	18-Mar	10 to 1pm
Appointments	Monday	18-Mar	2 to 5pm
Appointments	Monday	18-Mar	5 to 7.30pm
Appointments	Tuesday	19-Mar	10 to 1pm
Appointments	Tuesday	19-Mar	2 to 5pm
Appointments	Tuesday	19-Mar	5 to 7.30pm
Appointments	Wednesday	20-Mar	10 to 1pm
Appointments	Wednesday	20-Mar	2 to 5pm
Appointments	Wednesday	20-Mar	5 to 7.30pm
Appointments	Thursday	21-Mar	10 to 1pm
Appointments	Thursday	21-Mar	2 to 5pm
Appointments	Thursday	21-Mar	5 to 7.30pm
Appointments	Friday	22-Mar	10 to 1pm
Appointments	Friday	22-Mar	2 to 5pm

Appendix 3: Housing need data and Camden's policy allocation data

Please note that this data was transferred from the completed forms a second time due to technical issues with the statistical programme used in the initial process. There is only a marginal difference to the data used in the report, which shows a reliable data set. In addition, the data below shows Mornington Crescent properties.

RESIDENT REQUESTED NEED										
Block		Void	No data	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Red										
Ainsdale	Tenants	1	3	5	6	4	3	0	0	22
Silverdale	Tenants	1	7	20	11	12	5	1	0	57
Eskdale	Tenants	1	7	21	7	8	4	1	0	49
59,61,65,67 Cobourg	Tenants	0	0	7	0	1	0	0	0	8
Total red blocks		3	17	53	24	25	12	2	0	136
Yellow										
Langdale	Tenants	1		16	12	9	3	6	6	53
Cartmel	Tenants		7	16	12	10	5	4		54
Coniston	Tenants		3		3	5				11
Gillfoot	Tenants		11	5	23	21	9	2		71
50-68 Cobourg St (even / 94-100 Drummond St)	Tenants			2	1	1				4
40-48 Cobourg St (even / 21-35 Starcross St)	Tenants		2	4	4	1	1	1		13
Total yellow blocks		1	23	43	55	47	18	13	6	206

POLICY ASSESSED NEED										
Block		Void	No data	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Red										
Ainsdale	Tenants	0	0	5	11	3	3	0	0	22
Silverdale	Tenants	0	0	28	14	9	4	2		57
Eskdale	Tenants	0	0	29	4	13	1	2	0	49
59,61,65,67 Cobourg	Tenants	0	0	8	0	0	0	0	0	8
Total red blocks		0	0	70	29	25	8	4	0	136
Yellow										
Langdale	Tenants	0	0	21	12	9	6	4	1	53
Cartmel	Tenants	0	0	22	14	7	8	1	2	54
Coniston	Tenants	0	0	1	8	2	0	0	0	11
Gillfoot	Tenants	0	0	10	29	23	7	2	0	71
50-68 Cobourg St (even / 94-100 Drummond St)	Tenants			2	1	1				4
40-48 Cobourg St (even / 21-35 Starcross St)	Tenants	0	0	5	4	2	1	1		13
Total yellow blocks		0	0	61	68	44	22	8	3	206



Appendix 2

Potential sites for HS2 replacement housing Summer/ Autumn 2013

Appendix 2a Presentation boards

Appendix 2b Report of this consultation

HS2 replacement homes: Introduction

The Government's proposals for High Speed Rail 2 could result in the demolition of at least 168 council homes (tenants and leaseholders) in the Regent's Park Estate. These are shown as the red blocks on the adjacent plan and are:

- Eskdale
- Ainsdale
- Silverdale

There are also 14 council homes in nearby Cobourg and Melton Street which would be demolished under current Government plans. A number of other blocks have also been identified as being 'at risk' from the proposals for HS2. These are identified as the yellow blocks on the adjacent plan and are as follows:

- Langdale
- Coniston
- Cartmel
- Gillfoot (on the other side of the railway tracks in Ampthill estate)

These blocks contain a mixture of Council owned properties and leasehold properties. The Council's housing department is looking to ensure that residents in the red blocks that would definitely be affected by HS2 can be rehoused in the same area within the time frame of HS2 commencing on site. The number of Council rented and leaseholders properties in the red blocks is 136 and 46 respectively. The Council is looking at ways to replace these homes so that they meet the housing need of those affected rather than matching what is there currently. New homes will be high quality and built to the latest standards from the Mayor of London.

The Council are also looking at the estate and other ways it can be improved to achieve wider regeneration objectives, including use of open spaces, car parking provision and safety, access to local shops and the provision of additional affordable homes for those who are in housing need.

The focus for the Council at the moment is to ensure that new homes can be provided for those that could be affected by HS2 within the necessary time frame.

The adjacent plan shows the sites that are being considered as a potential first phase of development. These sites have been chosen as they can be completed with minimal disruption to existing residents and the wider community and allow the affected residents to stay in the area.

A number of sites were suggested by residents in the first consultation event in July as well as sites identified by planning and housing officers for consideration:

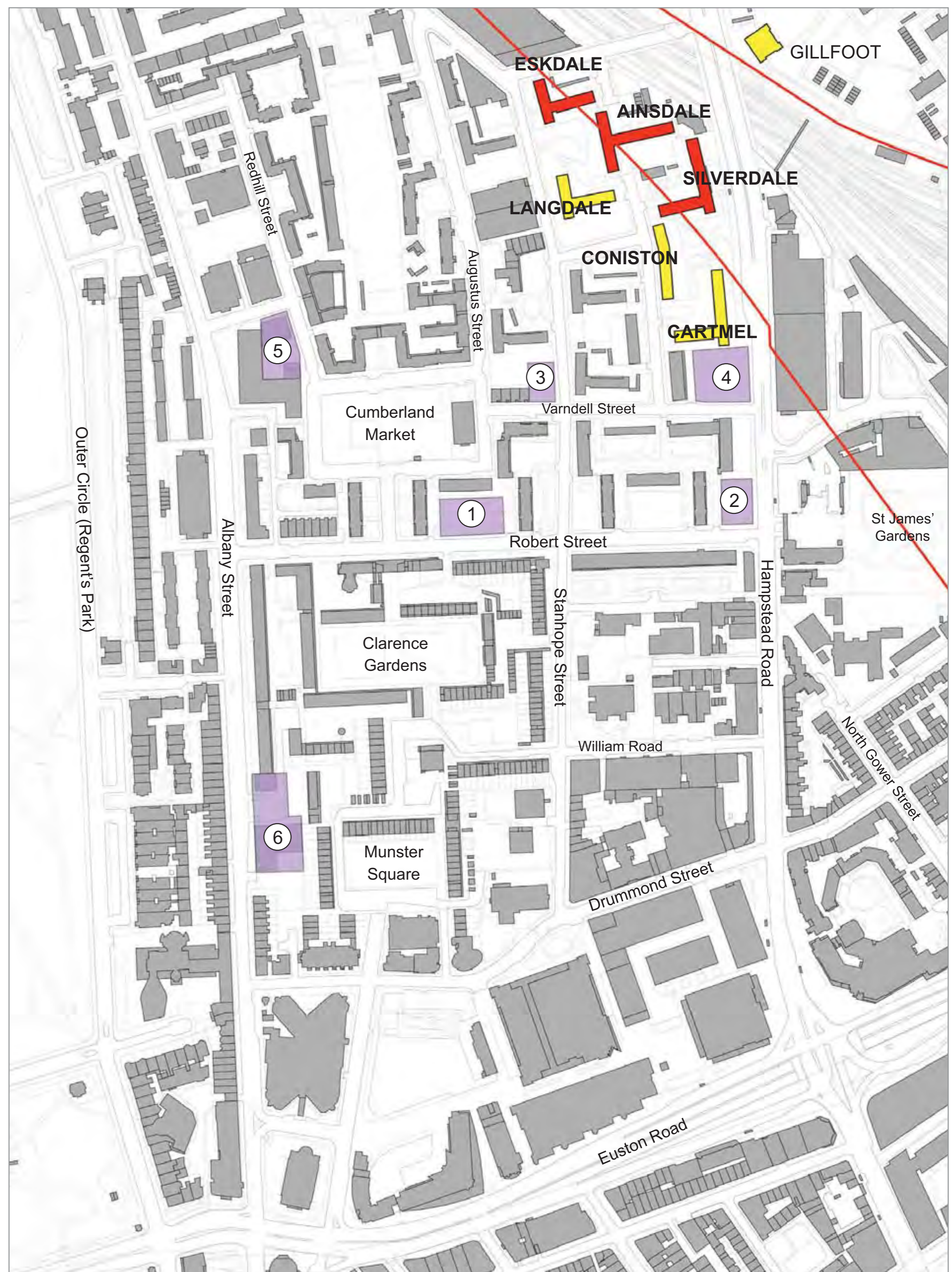
- Robert Street car park
- Rydal Water open space
- Vardell Street
- Newlands open space
- Dick Collins - New TRA hall and housing
- Albany Street police station

From the work that has been undertaken so far these sites together just about have the ability to deliver the amount of housing needed for the tenants in the affected red blocks.

While residents have already suggested that we consider these, we would like to provide some illustrations of how they could work and take feedback, we would welcome any further suggestions of areas which could accommodate new homes.

The Council will work with residents over the next six months and beyond to develop the proposals for the replacement homes and to ensure that residents' concerns are addressed.

AREA PLAN



- HS2 safeguarding line
- HS2 affected blocks
- Blocks that could potentially be affected by HS2
- Phase 1 sites

Plan of the Regent's Park Estate and surrounding area showing how HS2 will affect the north west corner, and illustrating the locations for replacement housing

What you've told us so far

Housing Needs Survey

The information below is a brief summary of what we found out from the housing needs survey that was undertaken earlier this year:

- Overall 80% response rate
- 70% wanted to be rehoused inside 10 minutes walking distance of their local area
- 50% would prefer to be rehoused soon (inside 1-2 years), 60% would consider an existing council property
- More than 50% of residents in adjacent areas would prefer to move if they are impacted by HS2 though a significant proportion 28% would choose to stay
- 95% of tenants want to remain council tenants
- Greatest affordable need is for one bedroom properties followed by two and three bedroom properties
- 41% have special requirements, including 8% being disabled
- 74% of respondents were aware of HS2 but only 25% have responded to HS2 formal consultations

Feedback from resident consultation - 18th July 2013

Headlines

- Approx. 20 attendees
- Cross section of the community
- Most concerns expressed from leaseholders and residents adjacent to the safeguarded area
- Concerns from tenants for finding suitable replacement housing in the area in time
- Attendees identified rehousing opportunities.

Suggested areas for rehousing:

- Police station Albany St
- New homes in Netley
- Green space in front of Rydal Water
- Addison Lee, Stanhope St
- "One stop shop" Hampstead Rd
- Old police garage near Churchway
- Old houses in Tilehurst and around Swallowfield
- Amphyll Square
- Space next to BHS building
- New homes in British Land
- Goodge St, Tottenham Court Rd



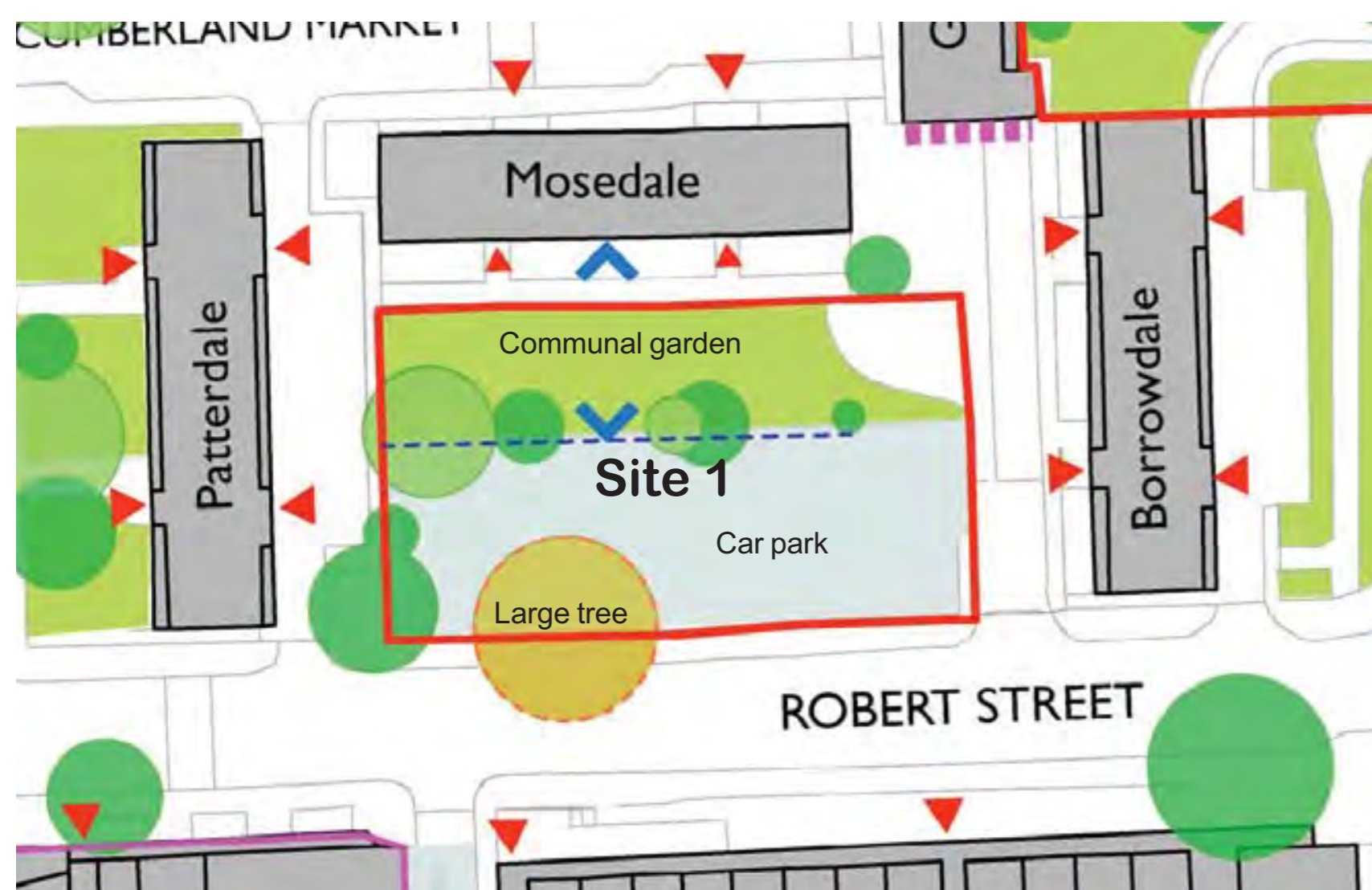
Site 1: Robert Street Car Park

The Robert Street car park site is currently used as a resident's car park and could be developed to provide replacement homes and shops. Robert Street is an important east-west route through the estate and new development in this location could help to strengthen this link and support the existing group of shops and businesses.

The key issues to be considered in developing any proposals for this site are:

- ensuring that any impact on existing residents is minimised. Initial sunlight and daylight testing is being carried out to look at the impact of the new homes on existing blocks. The new block is over 18m from Mosedale which would overlook it
- making sure that car parking is balanced across the estate and that those residents who currently have a parking space can still have one after development, albeit in a different location
- Robert street has some large, mature trees which are of streetscape value. There is a large tree on the boundary of the car park that whilst large is compromised and leaning over the site. This tree would need to be removed in order for development to take place.

The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that between 24 and 28 replacement homes could be provided on this site in a new 5 storey block.

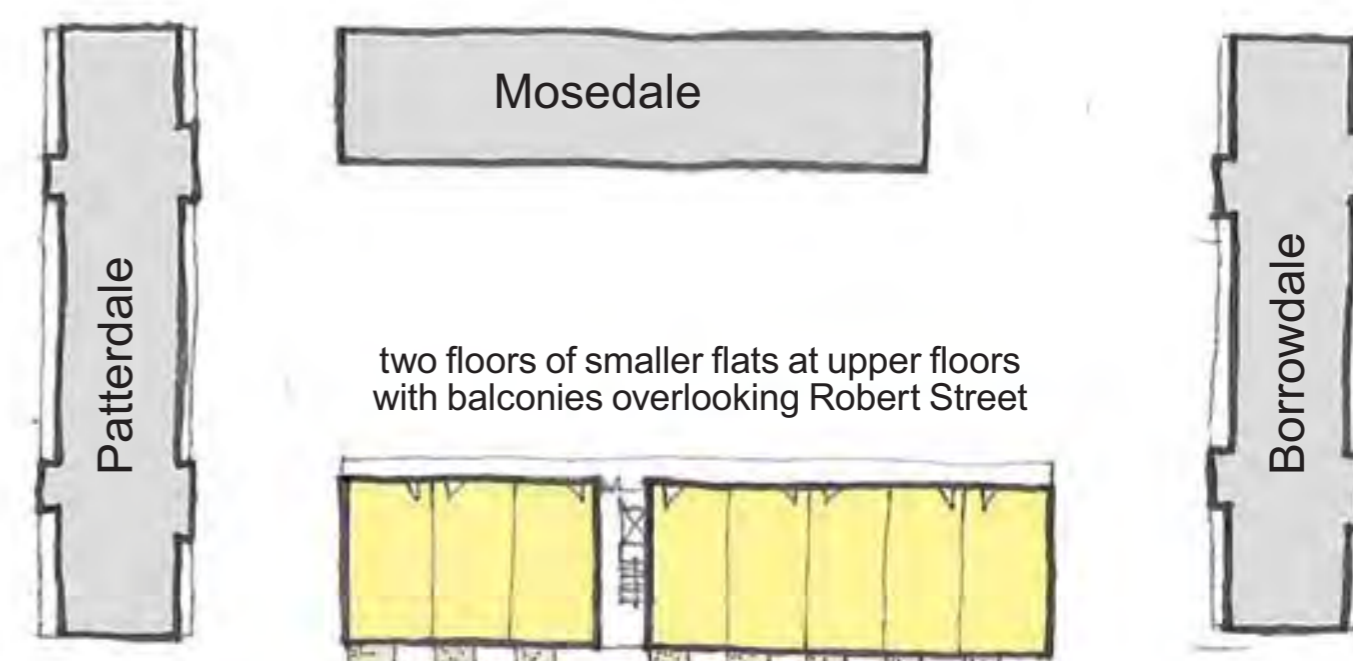


Existing: site plan showing surrounding blocks, approximate location of trees, open spaces etc.

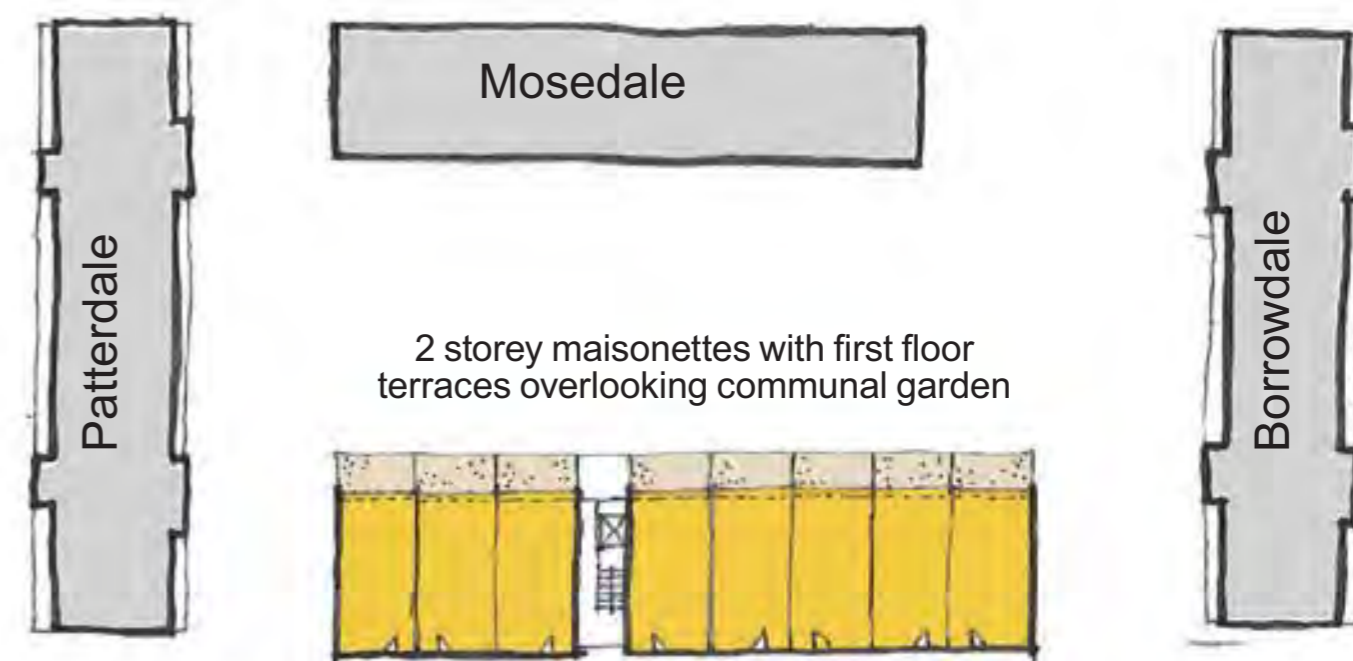


Key plan

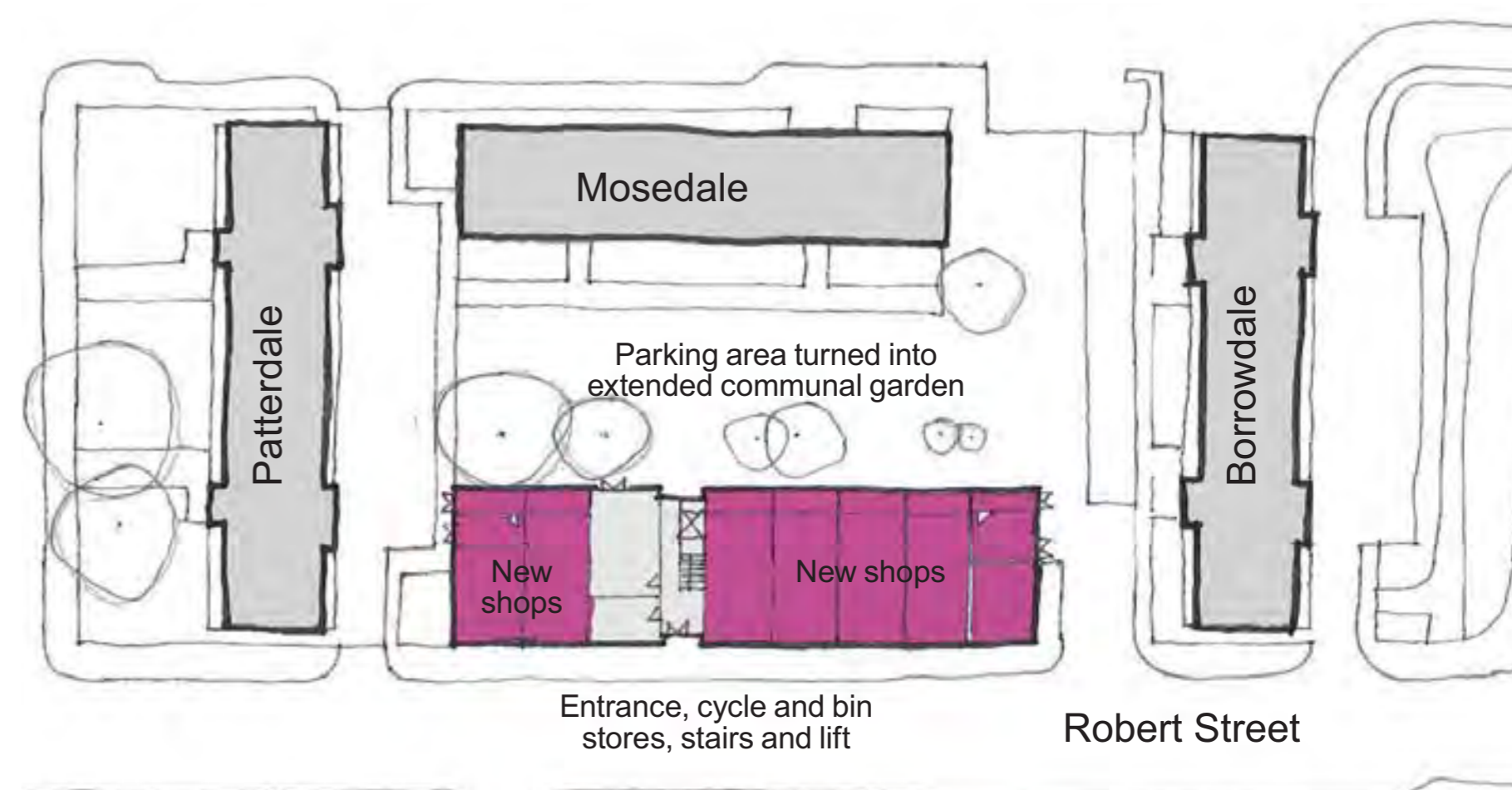
- Key:
- Trees
 - Existing green space
 - ▶ Building entrance
 - Existing building
 - New retail space
 - 1 bed homes
 - 2 bed homes
 - 3 bed homes



Second and third floor sketch plan



First floor sketch plan



Ground floor sketch plan



Existing: View towards site from Robert Street / Stanhope Street junction



Existing: View of carpark site from Robert Street



Proposed: Initial sketch view of how the new homes and retail could look (view from Robert Street)

Regent's Park Estate

Site 2: Rydal Water open space

The open space in front of Rydal Water is currently used as a temporary location for the West Euston Partnership and as amenity open space. It could be developed to provide replacement homes quite quickly as it does not contain other uses that would need to be relocated. A redevelopment of the Surma Centre on the south corner of Robert Street/Hampstead Road is proposed that would provide new residential above community uses.

The key issues to be considered in developing any proposals for this site are:

- The loss of open space would be a key consideration, however only about half of the site is needed for development.
- There are large trees along the site frontage that would need to be removed to make way for the replacement homes. This would change the character of the street but new trees could be provided behind.
- Any impacts on existing residents, in terms of sunlight and daylight or other issues would need to be carefully tested. The proposals are over 18m from existing homes in Rydal Water.

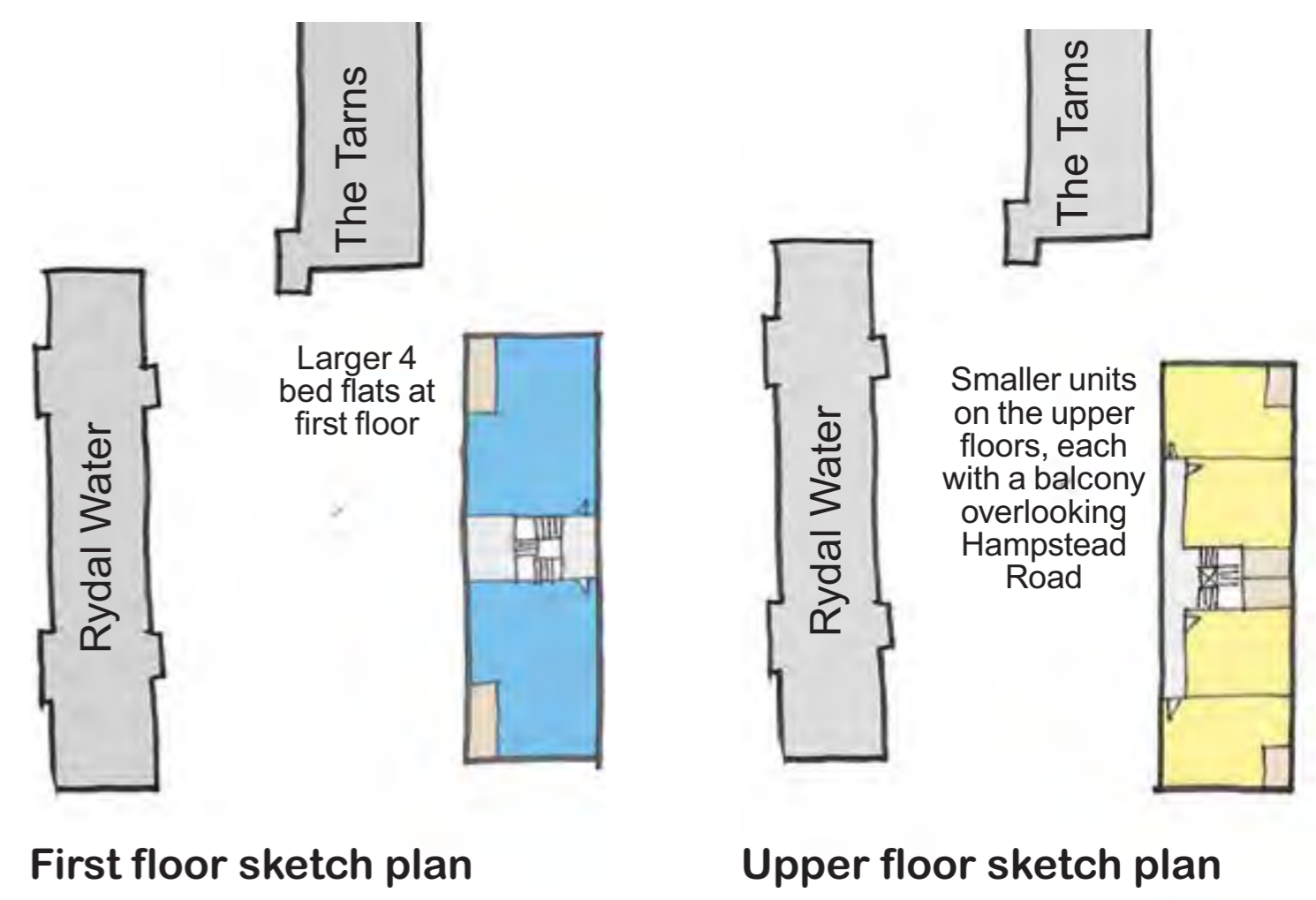
The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that between 21 and 24 replacement homes could be provided on this site in a new 6 storey block.



Key plan

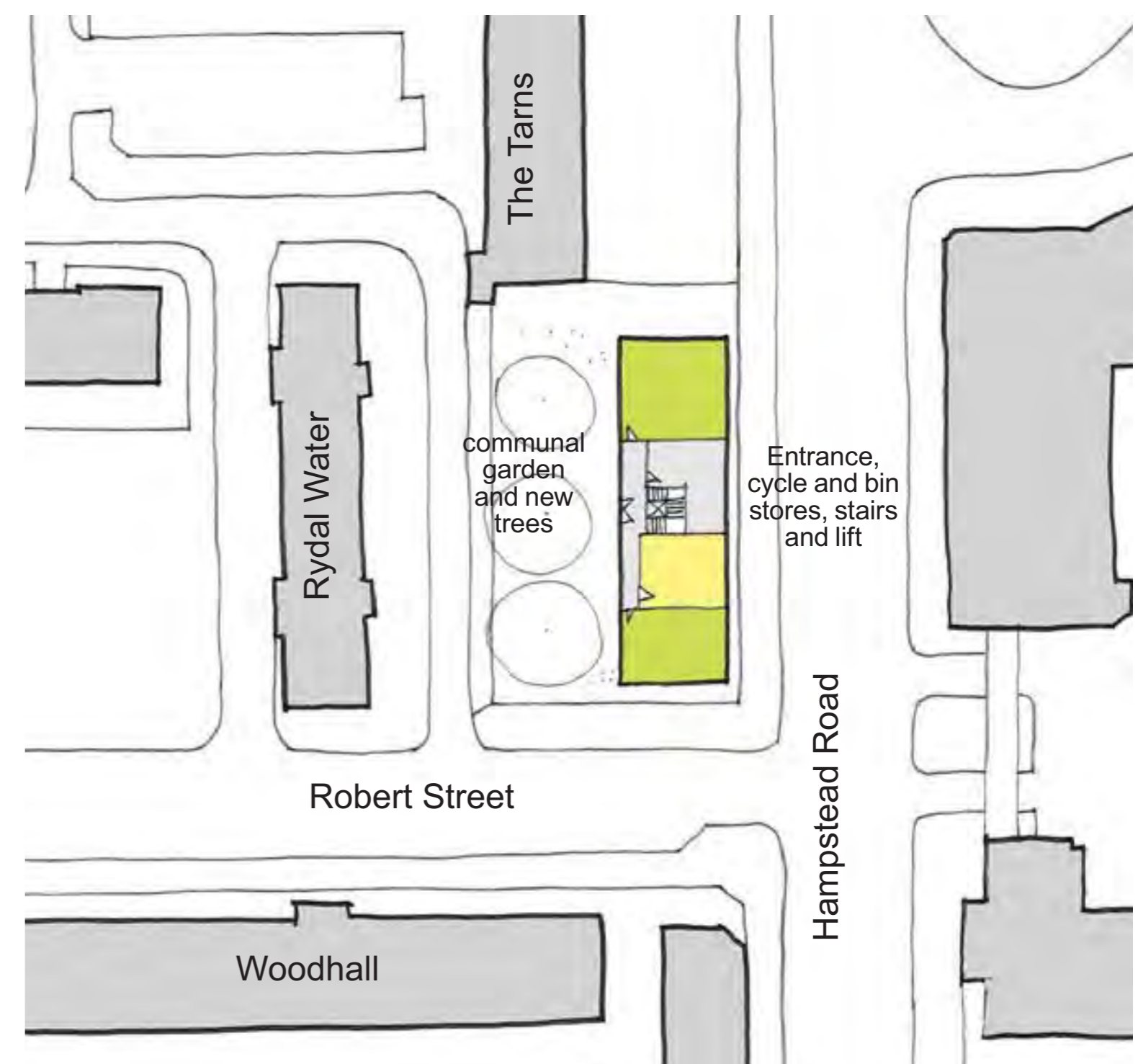


Existing: site plan showing surrounding blocks, approximate location of trees, open spaces etc.



First floor sketch plan

Upper floor sketch plan



Ground floor sketch plan



Proposed: Initial sketch view from along Hampstead Road showing a possible new block on the corner, echoing new proposals for housing above the Surma Centre next door



Existing: View North NE towards Rydal Water open space from Hampstead Rd



Existing: View South along Hampstead Road towards Rydal Water open space

Community investment programme

Tibbalds

Camden

Site 3: Varndell Street

The site on the corner of Varndell Street and Stanhope Street is part of a larger communal open space for the surrounding blocks. The site has a group of trees that run along Stanhope Street. A terrace of 4 houses already exists along Varndale Street on part of this block.

The key issues to be considered in developing any proposals for this site are:

- The loss of open space would be a key consideration, however only a small proportion of the open space is needed for development.
- Most of the trees along Stanhope Street would need to be removed. New trees could be provided elsewhere to make up for this.
- Any impacts on existing residents, in terms of sunlight and daylight or other issues would need to be carefully tested although are considered unlikely. The proposals are over 18m from existing homes in Mackworth House.

The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that up to around 7 replacement homes could be provided on this site in a new 4 storey block.

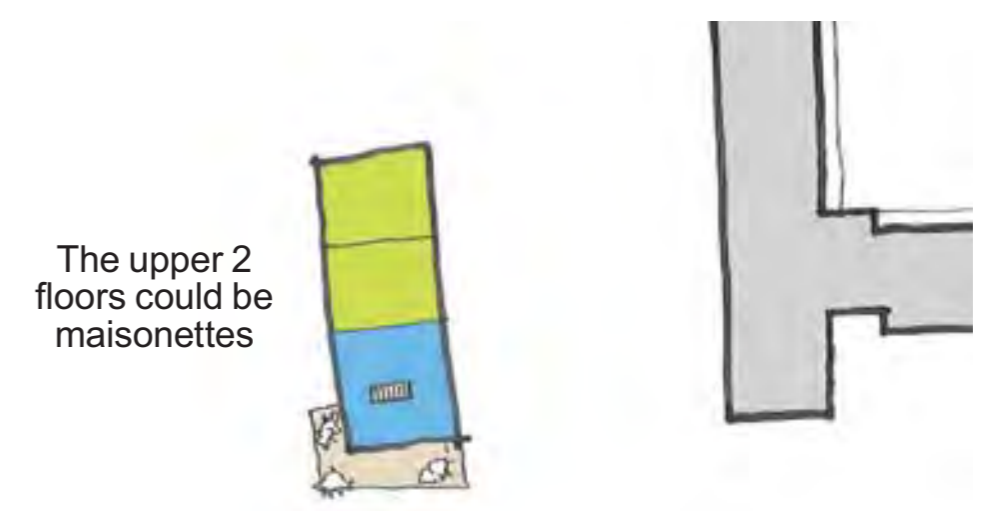


Existing: site plan showing the existing homes, trees and open space around the site



Key plan

- Key:
- Trees
 - Existing green space
 - ▶ Building entrance
 - Existing building
 - 2 bed homes
 - 4 bed homes
 - 5 bed homes

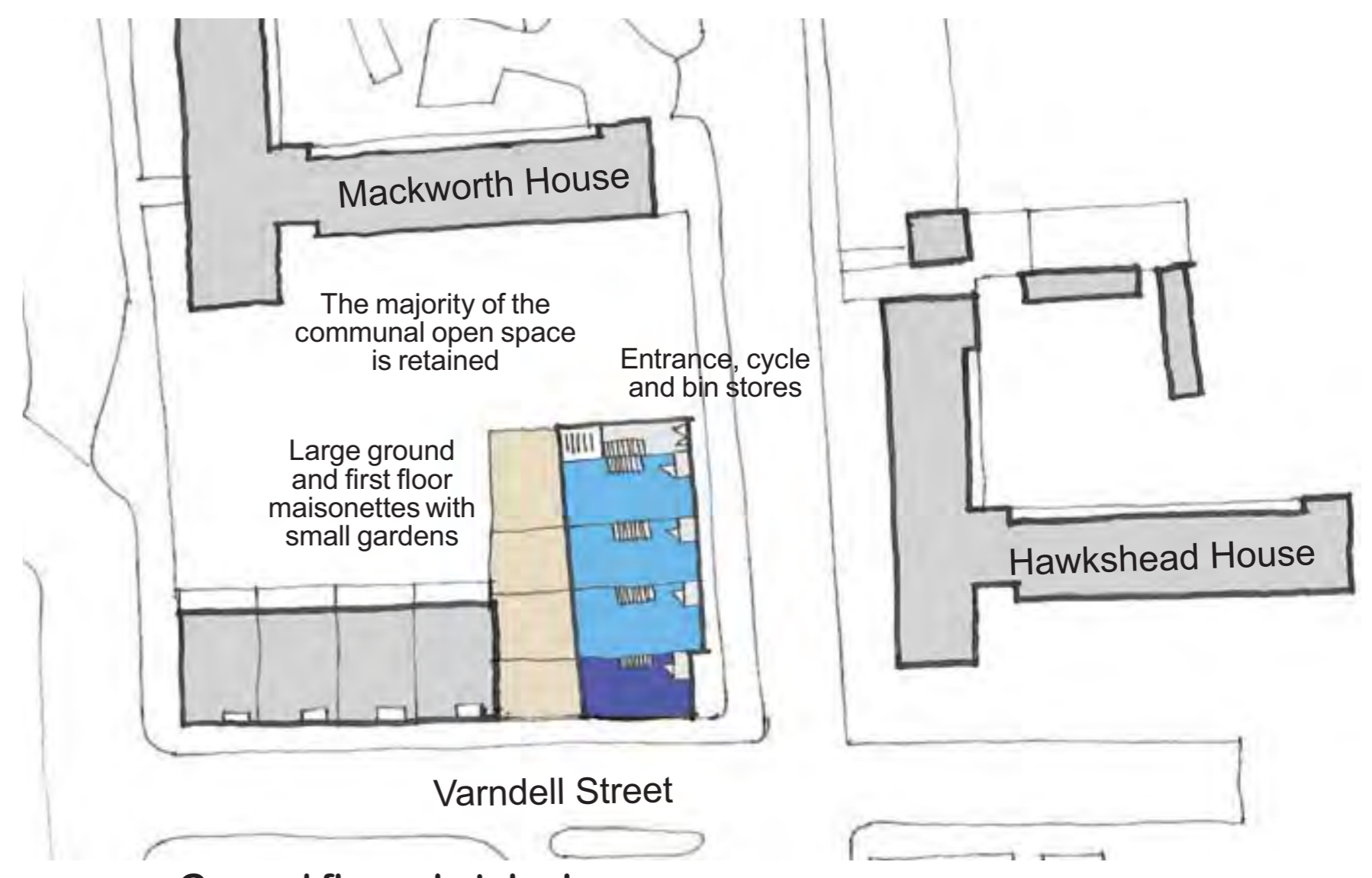


The upper 2 floors could be maisonettes

Third floor sketch plan



Second floor sketch plan



Ground floor sketch plan



Existing: View towards existing houses on Varndell St



Existing: View towards proposed site



Existing: View south along Stanhope St towards the proposed site



Proposed: Sketch view of possible new housing on the corner of Varndell Street and Stanhope Street

Site 4: Newlands open space

The open space in front of Newlands is informal open space. It could be developed to provide replacement homes quite quickly as it does not contain other uses that would need to be relocated. The site as a strong row of trees along the Hampstead Road frontage that could be retained and smaller trees within the site that are less significant.

The key issues to be considered in developing any proposals for this site are:

- The loss of open space would be a key consideration, however less than half of the site is needed for development.
- There are large trees along the site frontage that should be able to be retained but some within the site that would need to be lost.
- Any impacts on existing residents, in terms of sunlight and daylight or other issues would need to be carefully tested. The proposals are over 18m from existing homes in Newlands and it is proposed that they could still follow the building line set by adjacent blocks.

The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that between 20 and 24 replacement homes could be provided on this site in a new 6 storey block.



Existing: site plan showing trees, existing blocks and other activities around the site.



Key plan

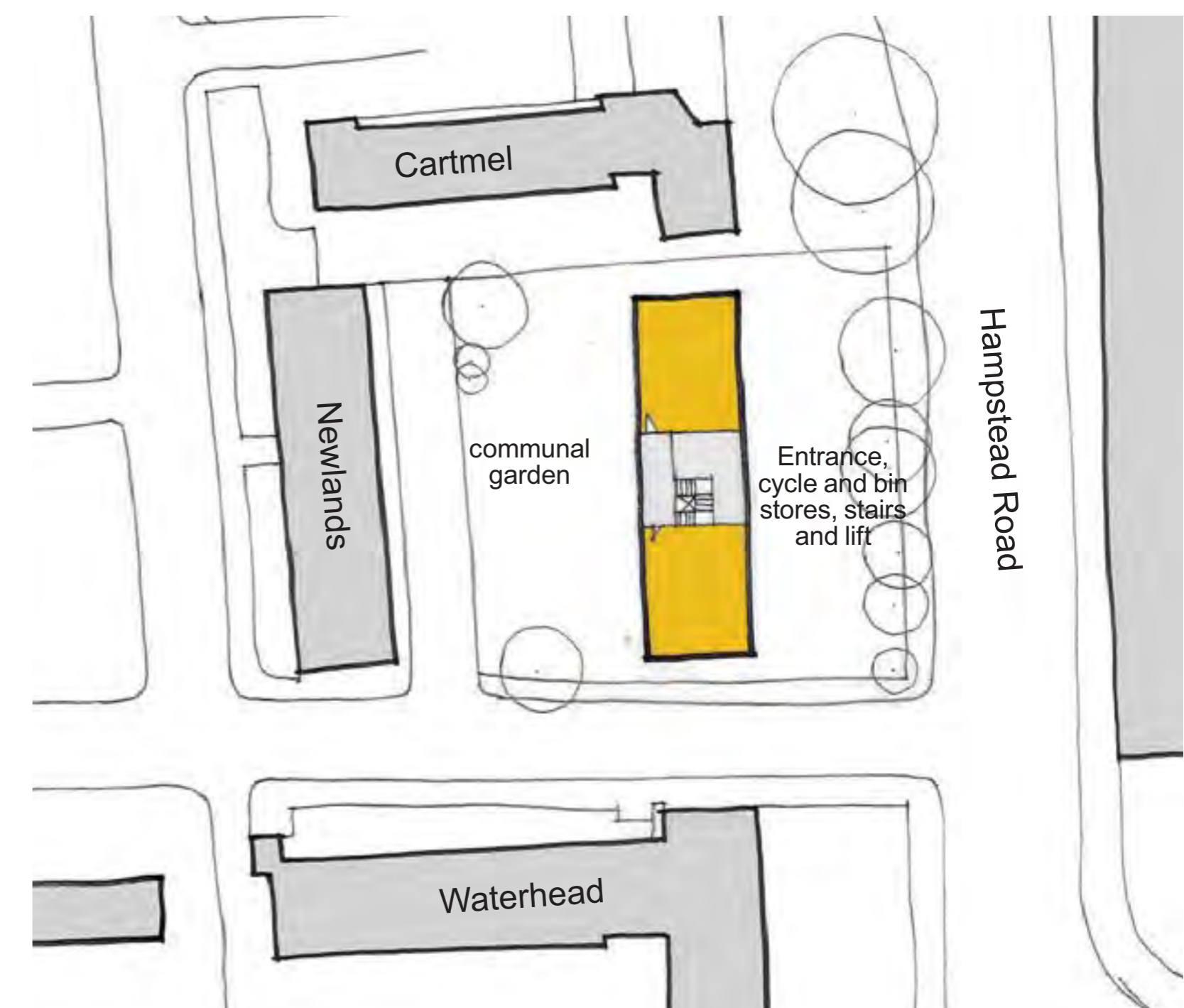
- Key:
- Trees
 - Existing green space
 - ▲ Building entrance
 - Existing building
 - 2 bed homes
 - 4 bed homes
 - 5 bed homes



Third floor sketch plan

Second floor sketch plan

First floor sketch plan



Ground floor sketch plan



Existing: view showing the existing open space on the right



Existing: view showing the existing open space along Hampstead Road

Site 5: Rothay/Dick Collins Community Hall

The Dick Collins community hall site provides an opportunity to provide a new and improved community facility whilst also making use of poorly used lower ground floor space in Rothay. A new tenants hall facility could be relocated into part of the ground floor of Rothay and add an active frontage to this key area which is currently blank. The poor quality outside communal areas could be much improved for existing residents of Rothay.

The key issues to be considered in developing any proposals for this site are:

- Working with the TRA to ensure that the new tenants hall provides an improvement on the current facility.
- Carefully designing the scheme around existing trees along the eastern side of the site and mitigating for some trees that would need to be lost along the northern edge.
- Making sure that any impacts on existing residents are minimised.

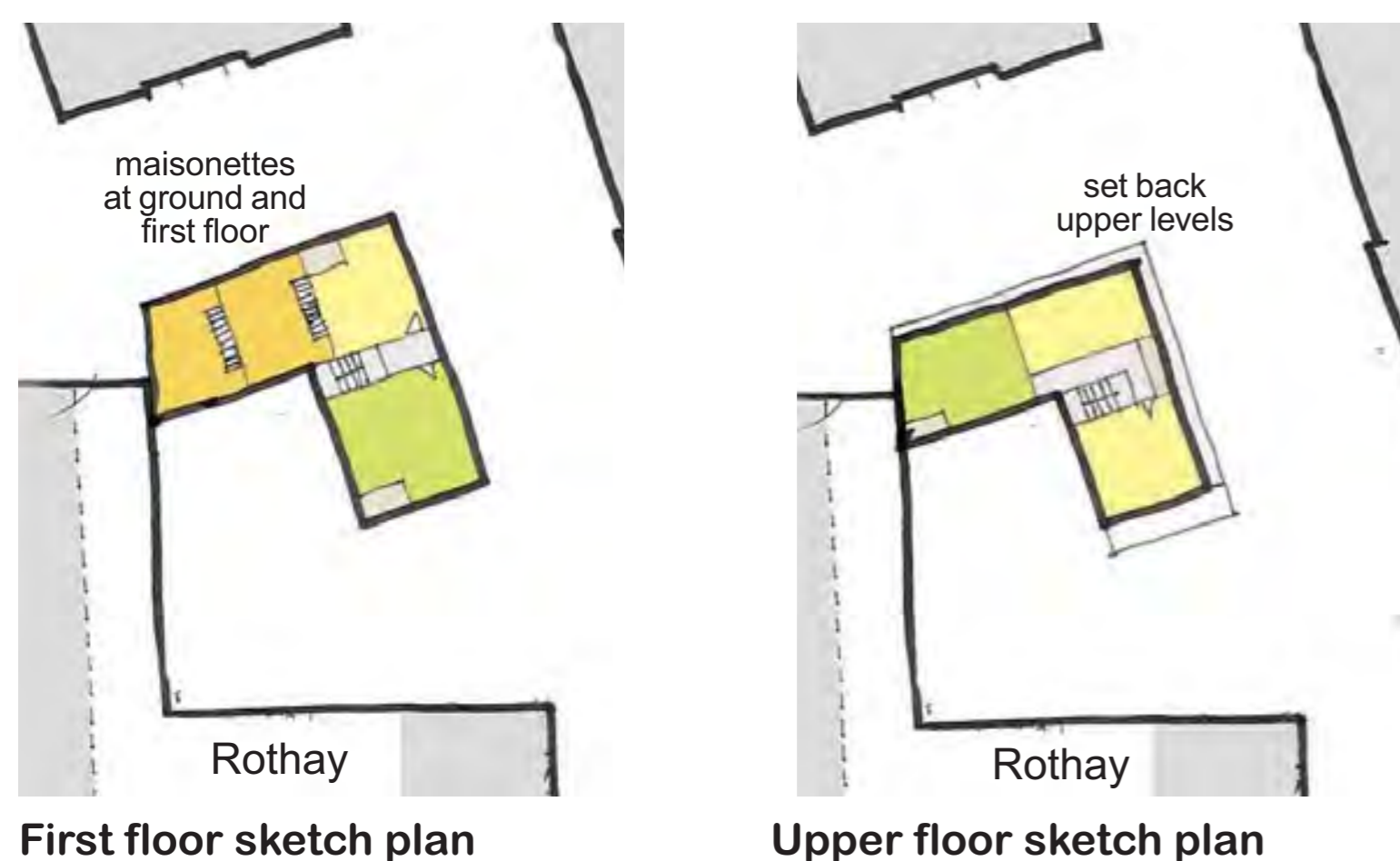
Initial capacity work indicates that around 12 replacement homes could be provided on this site in a new 4 storey building, including a mix of smaller and family accommodation. A new tenants hall of about the same area could be provided, including replacement of the related garden area.



Existing: site plan



Existing: the end of Rothsay looking along Redhill Street towards the TRA

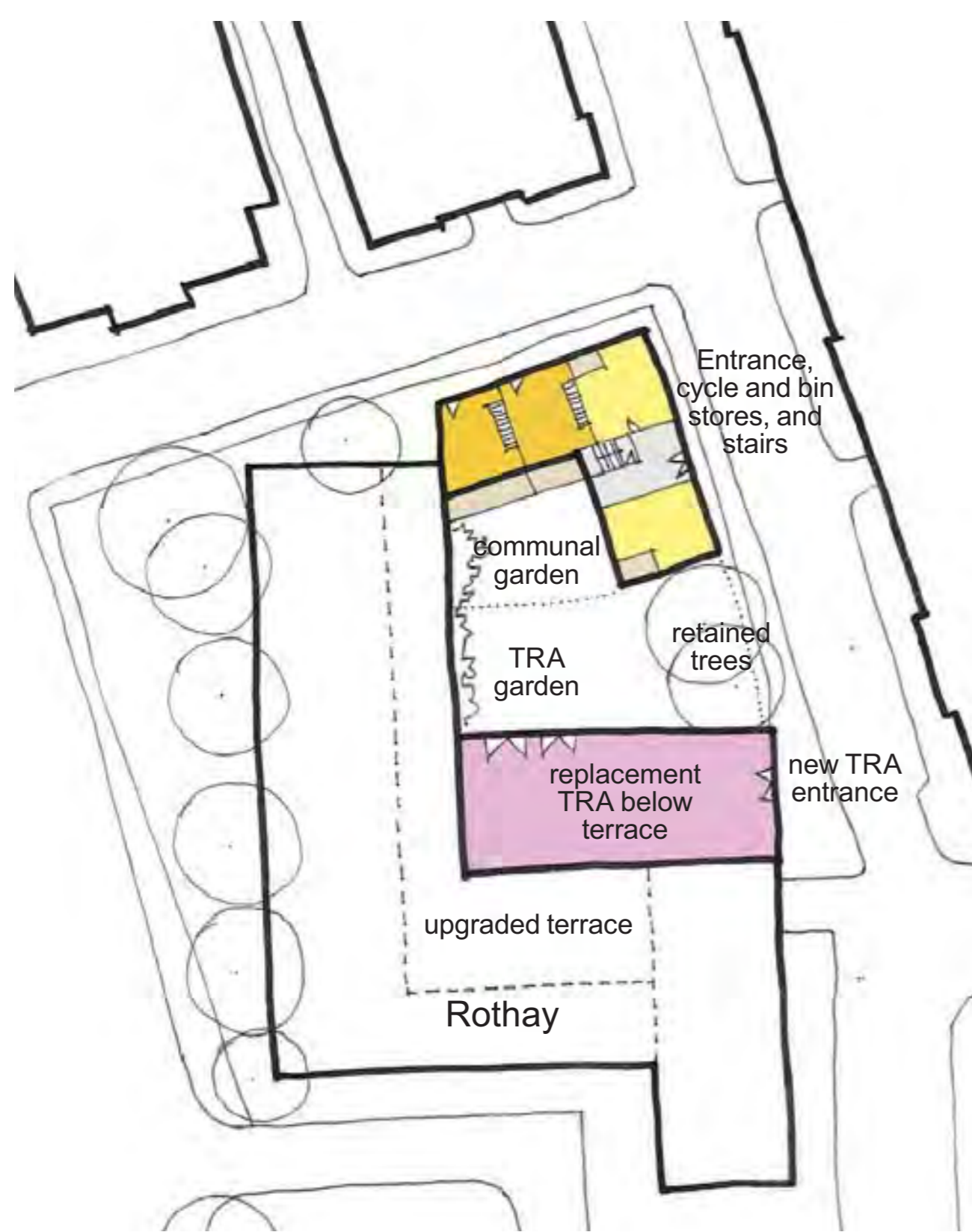


First floor sketch plan

Upper floor sketch plan



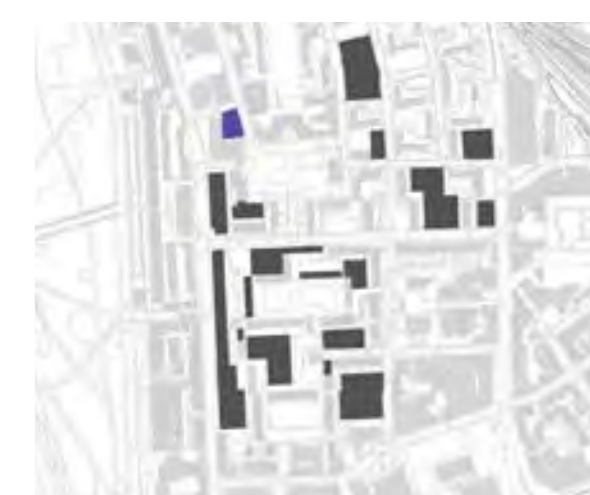
Proposed: Sketch view looking south along Stanhope Street at replacement housing on the corner of the site.



Ground floor sketch plan



Proposed: Sketch view of Rothsay in the foreground with a replacement TRA at ground floor and the replacement housing set behind existing mature trees.



Key plan

Regent's Park Estate

- Trees
- Existing green space
- ▶ Building entrance
- Existing building
- 2 bed homes
- 4 bed homes
- 5 bed homes

Site 6: Albany Street police station

The Albany Street Police Station site is now no longer needed for operational purposes. The site also includes the Cape of Good Hope Pub and the current working area for Lakehouse. This is a significant site on the edge of the estate that has the potential to deliver a large number of homes to meet the need for replacement.

The key issues to be considered in developing any proposals for this site are:

- Protecting the trees along Albany Street.
- Ensuring that the development can be delivered within the necessary timescales.
- Any impacts on existing residents, in terms of sunlight and daylight or other issues would need to be carefully tested.
- Creating better links into the estate from the west, possibly as part of a more significant regeneration project in the longer term.

Initial capacity testing indicates that between 52 and 60 replacement homes including a mix of family and smaller units and also a small area of community, retail or workshop provision. The proposals in this part of the site range from 2 storey family homes to six storey flats.



Ground floor sketch plan

Upper floors sketch plan



Proposed: sketch axonometric view showing housing development on the police station and pub site and improved connections through to the estate



Existing: site plan



Existing: the former police station building



Existing: the Cape of Good Hope Pub

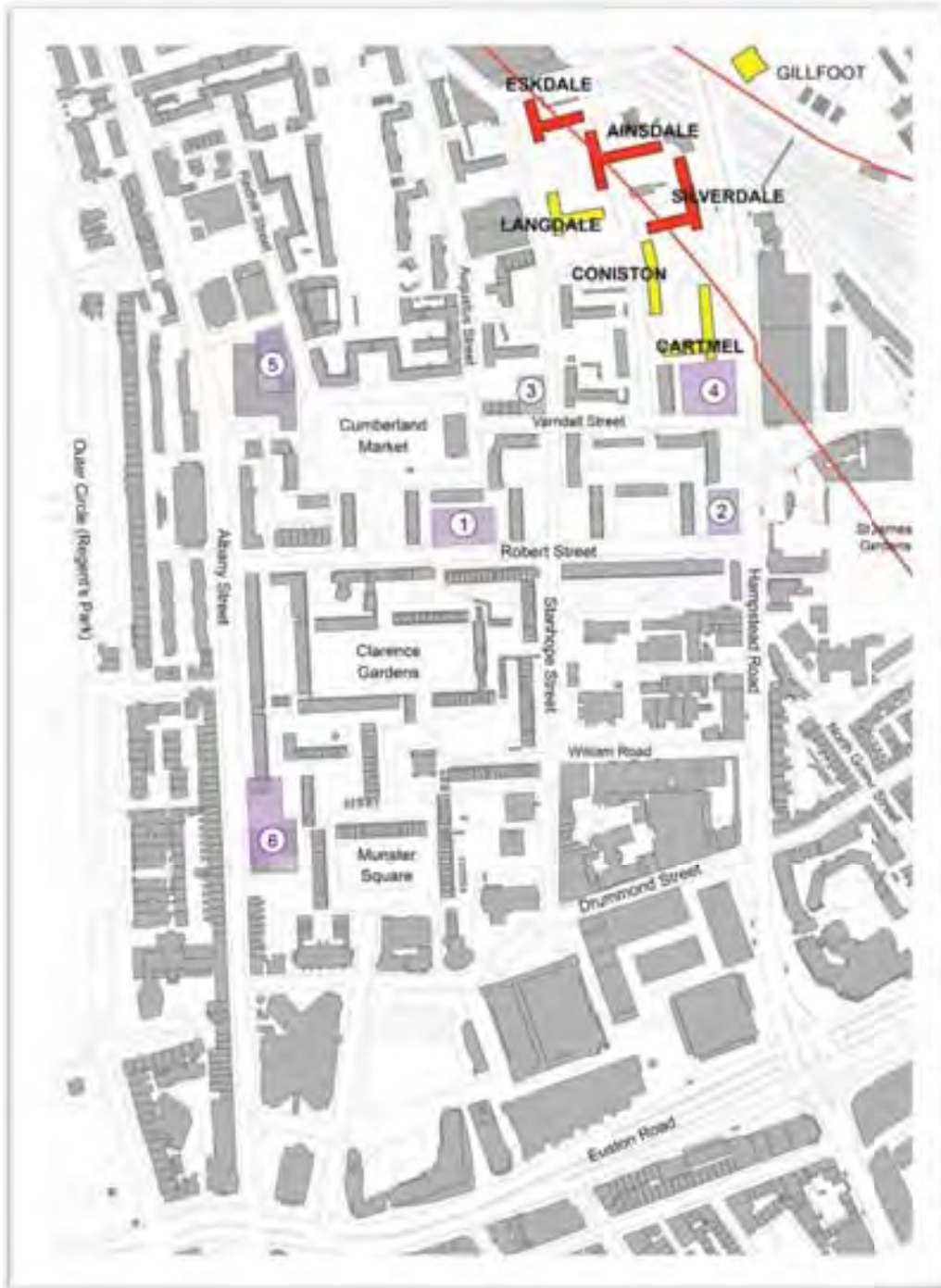
Community investment programme

Tibbalds

Camden

Possible sites for High Speed Two replacement housing

Consultation report



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Appendix 1: Sample questionnaire
Appendix 2: Sample population

Report prepared in October 2013 by Regeneration & Development Team

Contact marc.howard@camden.gov.uk for more information

Introduction

Camden Council remains fully opposed to the Government's proposals for High Speed 2 (HS2) in its current form but if, despite our opposition, HS2 does go ahead then we need to get the best deal for Camden's communities. The Euston Area Plan (EAP) is being developed to try to deal with blight to the wider Euston area but a more short term need is to find replacement homes for residents who stand to lose their homes as part of HS2. This report provides details on the new housing strand of the re-housing options available to residents if HS2 goes ahead.

The HS2 proposals could result in the demolition of at least 182 Council rented and leasehold properties on the Regent's Park Estate and nearby Cobourg and Melton Street. These blocks contain a mixture of Council owned properties and leasehold properties. The Council's housing department is looking to ensure that residents in the red blocks that would definitely be affected by HS2 can be rehoused in the same area within the time frame of HS2 commencing onsite. The number of Council rented and leaseholder properties in the red blocks and in Cobourg and Melton Street are 136 and 46 respectively. The Council is looking at ways to replace these homes so that they meet the housing need of those affected rather than matching what is there currently. Furthermore, Camden aims to act as developer to ensure high quality of design and offer Camden tenancies.

Camden has been engaging affected residents on mitigation issues since February 2013. This started with a large housing needs survey, which managed to reach over 80% of HS2 affected residents. A significant outcome from this was that 70% of tenants' said they wanted to remain in their local area. Following this an event was organised in July 2013 to present the findings and introduce the concept of finding locations in the Regent's Park area for replacement housing. Suggestions for sites fed into the feasibility study conducted by urban designers at Tibbalds, which resulted in six sites with the capacity for re-housing HS2 affected residents in the most efficient and effective way. These sites were:

1. Robert Street car park
2. Rydal Water open space
3. Varndell Street
4. Newlands open space
5. Dick Collins - New TRA hall and housing
6. Albany Street police station

While it is important to re-house affected residents, Camden recognises that some of these sites involve developing green and open spaces, which are valuable amenities for the area. Therefore, these particular proposals are being carefully thought through so that any loss of open space is mitigated through making improvements on the estate as a whole.

This report presents the findings from the 28 day public consultation on the suitability of using these locations for building new homes to replace the homes lost by HS2 and re-house the residents affected.

Methodology

After the initial event in July the 28 day public consultation started on 21 August and finished on 18 September 2013. The list of activities and events are contained in figure 1. Essentially this was an inclusive consultation process, which used a myriad of engagement methods.

There was a questionnaire designed to gather feedback, see appendix 1. The form enabled respondents to rate the suitability each site and comment on Camden's strategy in an easy fashion, whilst also allowing for comments to add depth to answers.

Figure 1: Consultation activities

Date	Activity	Details
18 July	Housing Euston Event	Displayed findings from housing needs survey and gathered suggestions on replacement housing sites.
21 August	Opening event on possible sites public consultation	Displayed illustrations and key information on each proposed site and gathered feedback.
30 August	Stall at Well London community event on Cumberland Market.	Displayed illustrations and key information on each proposed site and gathered feedback.
10 September	Second event on possible sites public consultation	Displayed illustrations and key information on each proposed site and gathered feedback.
15 September	Regent's Park Tenants' and Residents Association meeting	Discussed redeveloping the Dick Collins Hall in detail.
21 August to 18 September	Online consultation at We Are Camden	Contained the consultation booklet, exhibition boards and online feedback form.

The consultation was publicised by placing posters across Regent's Park Estate and using modern communication technologies, such as the online HS2 newsletter, Camden's webpages and Twitter. Information was left at community hubs. Community organisations and groups were also involved in the process.

It should also be noted that a Bengali interpreter was available for periods at the events and measures to increase participation of equality groups, such as disabled residents were taken.

Please see the 'possible sites' consultation booklet for more information.

The next section provides commentary of the results from the public consultation on possible site for HS2 replacement housing.

Findings

In total 84 people provided feedback using the questionnaire and over 110 people registered at the events. There was a cross section of the community with a mix of tenures, blocks and ethnicity.

1. Possible sites

Overall, there was great sympathy for people having to move due to HS2. Generally, there were positive comments towards all of the sites proposed, but with some reservation in using open spaces. Figure 2 on the next page provides the quantitative data for all and includes three averaging techniques mean, median and mode. Based on the mean scores the order of preference of the proposed sites is as follows:

1) Albany Street, 2) Dick Collins Hall, 3) Varndell Street, 4) Rydal Water, 5) Newlands and 6) Robert Street Car Park.

The site that received the most praise was reusing Albany Street Police station, particularly due to the renewal factor, the high density of units the site could produce and its position on the edge of the estate. Creating a new community hall with housing was also viewed as a highly suitable site because modernising the hall was believed to be a sensible idea and building new homes would not disrupt people's open spaces.

There were questions raised in using the car park and the open spaces; namely due to losing visual amenity, reductions in privacy for neighbouring blocks and environmental reasons. While many understood Camden's plight of re-providing lost homes, they also felt that this should not be done at the loss of open spaces. In particular a Rydal Water resident felt that the One Stop Shop space was going to be returned to the community after West Euston Partnership takes up residence in the British Land development. Moreover, there were concerns that the proposed sites along Hampstead Road would be too close to the construction base and the new line. The idea of introducing new landscaped areas and community garden facilities was welcomed as a possible trade off so long as the developments along Hampstead Road lined the street and left the majority of open space publically available.

To sum up, to date residents appreciated the low density feel to Regent's Park Estate provided by the green spaces and a mixture of housing typologies. Reusing existing buildings were seen as the most suitable way of re-providing housing to residents affected by the HS2 plans. However, this should be achieved without compromising neighbours amenities or privacy. After the next page, commentary is provided on each site and then the strategy.

Figure 2: Possible sites public ratings table

Site	Excellent	Good	Average	Fair	Poor	None	Mean*	Median	Mode
Robert Street	17 (20%)	21 (25%)	16 (19%)	9 (11%)	17 (20%)	4 (5%)	Average	Average	Good
Rydal Water	21 (25%)	23 (27%)	8 (10%)	8 (10%)	19 (23%)	5 (6%)	Average	Good	Good
Varndell Street	23 (27%)	24 (29%)	9 (11%)	11 (13%)	13 (16%)	4 (5%)	Average	Good	Good
Newlands	18 (21%)	20 (24%)	10 (12%)	13 (16%)	20 (24%)	3 (4%)	Average	Average	Good/ Excellent
Dick Collins	24 (29%)	26 (31%)	10 (12%)	7 (8%)	9 (11%)	8 (10%)	Good	Good	Good
Albany Street	41 (49%)	18 (21%)	8 (10%)	4 (5%)	9 (11%)	4 (5%)	Good	Good	Excellent

*Please note that mean averages are rounded to nearest ten.

Robert Street Car Park

Table 1: Ratings for Robert Street Car Park

Rating	Count	%	% Totals
Excellent	17	20.2%	45.2%
Good	21	25.0%	19.0%
Average	16	19.0%	30.9%
Fair	9	10.7%	4.8%
Poor	17	20.2%	
Not Answered	4	4.8%	
Grand Total	84	100.0%	100.0%

Commentary

Robert Street car park was the first location to be proposed for replacement housing. In general respondents felt that this was an acceptable site for replacement housing with Average being the mean rating and “Good” being the most frequently chosen rating. Roughly 69% of respondents felt it was above average and a suitable site. Respondents in support of the proposal felt it was a good use of space and value for money in development terms. The main questions and concerns were in relation to potential loss of amenities. More details on the questions, concerns and suggestions about this site are listed below into themes.

Potential Loss of Amenity

- The car park space was viewed as a usable space and developing it would result in a loss of space on the estate.
- Questions about where existing parking users would go.
- Concerns about a shortage of parking spaces.
- Questions about the impact of existing blocks, such as daylight and sunlight.

Urban design considerations

- Questions about the new buildings relationship on the street and concerns that it might ‘spoil’ the look of the street by enclosing it.
- A suggestion that the communal garden should be large enough for residents to benefit from it.
- Concerns about traffic on the road and suggestions for traffic calming being included in the plans.
- Suggestions to use this as an opportunity to ‘clean up’ Robert Street and green the street up, such as installing raised planters.

Design standards

- Requests that the building should be designed to maximise the privacy of neighbouring homes.

Rydal Water Open Space

Table 2: Rydal Water

Rating	Count	%	% Totals
Excellent	21	25.0%	52.4%
Good	23	27.4%	
Average	8	9.5%	9.5%
Fair	8	9.5%	32.1%
Poor	19	22.6%	
Not Answered	5	6.0%	6.0%
Grand Total	84	100.0%	100.0%

Commentary

In summation, Rydal Water was viewed as a suitable location for replacement housing with over 60% of respondents believed it was an average or above site. The reasons provided were that the location offers access to bus services along Hampstead Road and would result in the development of a 'small' space on the edge of the estate. The main criticism was related to the space having amenity value which the community were hoping to access once West Euston Partnership move to British Land development. Other views and questions are grouped together in the themes below.

Potential Loss of Amenity

- Concerns over the loss of open space and its cumulative impacts on the community.

Urban design considerations

- Any new development should seek to enhance the estate and area through: 1) replenishing the surrounding green areas and 2) creating a high quality building.
- Any new development should front the street to maximise the open space and have minimal impacts on Rydal Water, such as views, privacy and light.

Design standards

- Sound insulation measures for reducing noise pollution from Hampstead Road and the construction impacts of HS2.

Varndell Open Space

Table 3: Responses to Varndell open space as a potential re-housing site

Rating	Counts	%	%
Excellent	23	27.4%	56%
Good	24	28.6%	
Average	9	10.7%	10.7%
Fair	11	13.1%	28.6%
Poor	13	15.5%	
Not Answered	4	4.8%	4.8%
Grand Total	84	100.0%	100.0%

Commentary

Table 3 shows that over 55% of respondents felt the open space on Varndell Street was a good or excellent location for replacement housing with only 29% believed it was below average. A point made in the comments seems to reflect the support for this space being used for replacement housing:

“This site seems more naturally placed to have a building on and is more in keeping with the look of the street and least affects anyone’s view”.

However, respondents had concerns about losing open space on the estate generally, even if it underused. Below are the most significant points ascertained from comments provided on the Varndell proposal:

Potential Loss of Amenity

- Generally, there were positive sentiments towards the open green space plays in an urban area like Regent’s Park Estate. With this particular area the open green space was said to be more aesthetic and acted as green buffer for the surrounding blocks. A number of respondents felt that the development would take up the majority of the Varndell Street green space, therefore misunderstood the concept.

Urban design considerations

- Respondents felt that low rise is most appropriate for this location and should look to retain as much green space as possible.
- There were concerns about losing the trees and shrubs on Varndell Street so every effort should be made to replace them and revitalise the remaining green space if taken forward.

Newlands Open Space

Table 4: Ratings for Newlands open space as a possible site for re-housing

Rating	Count	%	% Totals
Excellent	18	21.4%	45.2%
Good	20	23.8%	
Average	10	11.9%	11.9%
Fair	13	15.5%	39.3%
Poor	20	23.8%	
Not Answered	3	3.6%	3.6%
Grand Total	84	100.0%	100.0%

Commentary

Utilising a parcel of the open space adjacent to Newlands received more positive ratings than negative; however, it did evoke strong reactions from some respondents about losing open space. Nearly 40% of respondents felt the location was below what would normally be acceptable for development. Largely this was due to the amenity value placed on having a green buffer to Hampstead Road and surrounding urban area. That said, there were still a large number of respondents that felt the location was suitable for re-housing HS2 affected residents so for this reason it would be worth exploring further taking on board these comments. Below are the key points made:

Potential Loss of Amenity

- "The presence of secular trees makes this the less suitable area. In addition the space will make the property looking direct on other flats. Leaseholders have purchased this property because of this green space. In addition within 5 meter of the centre of this area there are 4 strong trees which would have to be removed. Already the area will be cover by concrete because of the new station therefore it is mandatory to save green and trees which are 100 years old"

Urban design considerations

- There were questions and concerns about the close proximity of this new development to the HS2 safeguarded zone and proposed railway line.
- There was a suggestion about re-landscaping this area into a new community garden to offset the negative impacts of HS2 as this comment illustrates: "This Space should be used to create an open garden area which will then work as a noise filter for the train and also to upscale the area..."

Dick Collins new community hall and housing

Table 5: Ratings for Dick Collins Hall as a possible site for re-housing

Rating	Count	%	% Totals
Excellent	24	28.6%	59.6%
Good	26	31.0%	
Average	10	11.9%	11.9%
Fair	7	8.3%	19%
Poor	9	10.7%	
Not Answered	8	9.5%	9.5%
Grand Total	84	100.0%	100.0%

Commentary

Redeveloping Dick Collins Hall site into a new community facility with an integrated garden and replacement housing was viewed highly among respondents who felt reusing the space to create more density and integrating the garden into the design was an "excellent choice". It was noted how valuable this facility is to the community and Camden Council is discussing these proposals with Regent's Park Tenants' & Residents association.

The caveats to using this space were mainly design and development impact issues, which are summarised below:

- Designs should incorporate sound reduction measures for inside and outside the hall because of proximity to Rothay residents.
- Find local venue to temporarily locate the services the hall currently offers.
- Retain as many of the trees as greenery as possible in the present garden.
- The new hall should be of equal size and be able to accommodate the services/future service requirements of the community.
- Any new hall should be subject to negotiations with Regent's Park Tenants' & Residents association.

Former Police Station on Albany Street

Table 6: Ratings for Albany Street as a possible site for re-housing

Row Labels	Count	%	%
Excellent	41	48.8%	70.2%
Good	18	21.4%	
Average	8	9.5%	9.5%
Fair	4	4.8%	15.5%
Poor	9	10.7%	
Not Answered	4	4.8%	4.8%
Grand Total	84	100.0%	100.0%

Commentary

Reusing the former Albany Street police station was the most favourable location with nearly 50% of respondents believing it is an excellent location; in contrast to 10% of respondents that felt it was a poor location.

The positive feedback was largely associated with reusing an existing building, which has the capacity to house a significant proportion of HS2 affected residents, while enhancing that area of the estate through regeneration benefits.

However, there were questions, suggestions and concerns about how any new building would relate to the surrounding buildings.

- Particular emphasis was given to embellishing the historic character of the residential buildings on Albany Street and the church.
- There were suggestions for greater height than shown in the proposals in order to create greater density and thus relinquish the need to build on open spaces.
- A question was posed about the feasibility of building three family houses to the rear due to the space available.
- Concerns about losing parking spaces and an open area.

2. Strategy

On strategy, respondents clearly felt that a long-term plan for meeting future housing need and infrastructure was required, as presented in table 7. A number of respondents commented on an affordability crisis in the area for renters and buyers. However, there was less appetite for building new homes for unaffected residents in the short-term (see table 8) due to priority for re-housing HS2 tenants and a perceived shortage of resources. Moreover, there were a few people who felt that this plan was reactive and required more time to plan. Generally there was a desire to ensure that the estate's 'good' urban design of varying housing typologies with well-proportioned open space is retained or embellished in any plans. This includes 'greening' the estate up and utilising existing buildings rather than open spaces where possible.

Meeting future housing need

Table 7: Responses to Camden having a long-term strategy for meeting local housing need

Response	Counts	%
Yes	51	60.7%
No	13	15.5%
Unsure	14	16.7%
Not Answered	6	7.1%
Grand Total	84	100.0%

Building new homes for unaffected residents

Table 8: Responses to whether homes should be built for unaffected residents?

Response	Counts	%
Yes	28	33.3%
No	29	34.5%
Unsure	22	26.2%
Not Answered	5	6.0%
Grand Total	84	100.0%

3. Suggested sites

There were a number of locations that were suggested as possible sites for replacement housing. The main location was the Temperance Hospital, which is owned by the Government and will be used as a construction base for HS2 during the construction works; therefore, unsuitable for a replacement housing solution. The sites that could be explored further are as follows:

- New homes at Netley;
- Addison Lee car park near Augustus Street;
- Redevelop the commercial premises on Stanhope St, near the affected area and utilise some of the space nearby to create a high density development. If this option is explored appropriate re-location of the Nursery would be required.
- The old BHS building;
- The site of the Mornington Sports Centre in Arlington Street;
- Over Euston Station; and
- The Robert Street car park closer to Hampstead Road.

Conclusions

In conclusion, respondents engaged positively with this consultation on possible sites because people understood the ramifications of the HS2 proposals on the local area. Every site received merit for being suitable; however, redeveloping existing buildings and retaining open spaces were common themes of comments. Other comments to note were the desire to enhance the local area through regeneration, such as improved public spaces and greening pedestrian routes. New buildings should also have a mix of heights and be designed to meet a high level of sustainability.

On balance this data is a good barometer of public opinion. The consultation and engagement approach for the next stage will take on-board lessons from this stage and build on its effectiveness for engaging the public in the next.

To sum up, it is worth taking all these sites forward for further design and consultation with local residents and stakeholders. Plus, explore the suggested sites for short term replacement housing or longer term housing need.

Key recommendations

Below are the key recommendations ascertained from this consultation process:

- **Sites:** The results of this preliminary consultation show that there is enough support in the community to take these proposed sites forward for further design and feasibility work. Nonetheless, there were questions and concerns that need to be addressed in the process and are summarised below.
- **Parking:** Loss of parking spaces was noted as a concern therefore Camden will obtain the latest parking occupancies/spaces figures and ensure that any residents affected have suitable alternative parking provision within the estate.
- **Green and open spaces:** As part of the next round of feasibility, it has been discussed that a holistic approach to mitigation would be beneficial by combining the objectives of replacement housing, open space and community facility mitigation and public realm at the Regents Park estate. Camden housing officers will work closely with colleagues in parks & open spaces to develop an estate-wide approach where options for creating new or enhanced public open space would be developed alongside private open space, green roofs, accessible roof gardens and other greening measures.
- **Community facilities:** Continue working with stakeholders and Regent's Park Tenants' & Residents' Association in developing a new community hall that integrates the present usage of the Dick Collins Hall, mitigating the lost community space at Silverdale and future service need on the estate, such as crèche facilities.
- **Strategy:** Continue to work with the Euston Area Plan team to meet the principles set out in the emerging plan.
- **Consultation:** Continue to engage with the community in the mitigation process. Firstly through the architect selection process, this would include a public design exhibition with shortlisted architects and then a selection panel. Further consultation and engagement would be carried out throughout the design and planning process. This consultation will be proactive in gaining public participation while evolving the designs.

HS2 replacement housing consultation feedback form for sites potentially being considered for replacement housing on Regent's Park Estate

In your options booklet you will see a number of sites please take the time to provide your views to help Camden with the important task of finding suitable replacement housing for residents affected by HS2. These sites have been proposed because they can be completed with minimal disruption to existing residents and the wider community and allow the affected residents to stay in the area.

Section 1: Locations – please rate each locations suitability for replacement housing

Site 1 Robert Street Car Park

Excellent

Good

Average

Fair

Poor

Any further comments

Site 2 Rydal Water open space

Excellent

Good

Average

Fair

Poor

Any further comments

Site 3 Varndell Street

Excellent

Good

Average

Fair

Poor

Any further comments

Site 4 Newlands open space

Excellent

Good

Average

Fair

Poor

Any further comments

Section 1 continued: please rate each location based on its suitability housing

Site 5 Dick Collins - new TRA Hall and housing

Excellent

Good

Average

Fair

Poor

Any further comments

Site 6 Albany street police station

Excellent

Good

Average

Fair

Poor

Any further comments

Section 2: Strategy

2.1 Camden is focusing on short term options for replacement homes, should we also be consulting on longer term options to help meet housing need in the area?

Yes

No

Unsure

2.2 Should we be looking at building new homes on the estate for residents who aren't affected by HS2?

Yes

No

Unsure

2.3 Are there any sites that are not contained in our sites list that should be considered?

Section 3: Any further comments

Section 4: Your details

In order for us to record your views, please include your details. These will be stored safely by Camden and will only be used for these consultation purposes by Camden council.

Name.....

Address.....

Email:.....

Mobile
Number:.....

Council tenant	Leaseholder	Freeholder	Business owner	None of these
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thank you for taking the time to completing this form. Regeneration Team.

APPENDIX 2: THE SAMPLE

Row Labels	Count	%
AINSDALE	5	6.0%
AUGUSTUS	2	2.4%
BARBA	1	1.2%
BORROWDALE	3	3.6%
BRINDLES	1	1.2%
CAMBERELEY	1	1.2%
CARTMEL	2	2.4%
CHURCHWAY	1	1.2%
CLARENCE GARDENS	1	1.2%
CONISTON	1	1.2%
DATCHET HOUSE	2	2.4%
DRUMMOND STREET	1	1.2%
ELLERTON	1	1.2%
ENGLEFIELD	1	1.2%
ESKDALE	4	4.8%
GILLFOOT	3	3.6%
GOLDTHORPE	1	1.2%
GRASMERE	1	1.2%
HARRINGTON	1	1.2%
KENDALL	2	2.4%
KING HENRY'S RD	1	1.2%
LANGDALE	3	3.6%
MACKWORTH	1	1.2%
MEDWAY STREET	1	1.2%
NEWLANDS	3	3.6%
NONE	5	6.0%
PARK VILLAGE EAST	1	1.2%
ROBERT STREET	2	2.4%
RYDALE WATER	2	2.4%
SCAFFELL	3	3.6%
SILSOE HOUSE	1	1.2%
SILVERDALE	9	10.7%
STALBRIDGE	1	1.2%
SWALLOWFIELD	1	1.2%
TEMPERANCE HOSPITAL	1	1.2%
THE TARNS	1	1.2%
TROUTBECK	6	7.1%
TWISDEN RD	1	1.2%
WADDINGTON	1	1.2%
WALSDALE	1	1.2%
WATERHEAD	1	1.2%
WINDSOR HOUSE	1	1.2%
WOODHALL	2	2.4%

Row Labels	Count	%
I am a council tenant	41	48.8%
I am a freeholder	4	4.8%
I am a leaseholder	30	35.7%
I am none of the above	7	8.3%
Not Answered	2	2.4%
Grand Total	84	100.0%

Appendix 3

New Sites Consultation February 2014

Appendix 3a **Presentation boards and material**
Appendix 3b **Report of this consultation**

Regent's Park Estate

HS2 replacement homes: Introduction

AREA PLAN

Camden has been actively opposing the Government's proposals for a new high speed railway from Euston to Birmingham due to the significant negative impacts on our communities. Despite our opposition we have also been planning for the worst case scenario if this project goes ahead to protect our communities' interests and get the best outcome for Camden people. For the residents faced with the prospect of losing their homes, this means building new high quality council homes in their local area close to their families, schools and medical services.

In the summer of 2013 Camden Council started the difficult job of finding locations for replacement homes for those that may be lost due to the Government's proposals for High Speed Rail 2 (HS2). Unfortunately the Metropolitan Police still require the site so it is no longer available. As a consequence, we have identified a number of reserve sites that can provide high quality homes for the start of HS2. The map opposite shows the sites that have been identified. The Council's priority is still to rehouse affected residents within the same area and for new homes to match housing need. New homes would be designed to be of a high quality and to meet the latest space standards set by the Mayor of London. Our initial studies show that together these sites should be able to meet the housing need of those in the red blocks. This is on-going work and nothing has been committed so far, but we are making good progress.

The sites that remain from last summer are:

1. Robert Street car park
2. Rydal Water open space
3. Varndell Street
4. Newlands open space
5. Dick Collins - New TRA hall and housing
6. Cape of Good Hope (not Albany Street Police Station)

The additional areas that have been identified are:

7. Troutbeck rooftop homes
8. Staveley / Newby
9. Camden People's Theatre
10. The Victory pub
11. St Bede's mews houses

Other uses

Within the proposals it is likely we can use this as an opportunity to improve/ provide new facilities for the estate:

- We will work closely with Dick Collins TRA hall users to develop a new hall which suits their needs.
- A number of other community spaces/halls will be provided within areas of new development. We would work with residents to establish what types of facilities would be needed and to identify suitable locations
- We are looking at areas where some new retail space may be provided.
- Landscape improvements would be part of the proposals and we would work with residents to establish what would work best for each area.

The Council are also looking at the estate and other ways it can be improved to achieve wider regeneration objectives, including improvement of the open spaces, car parking provision and safety, access to local shops and the need to create additional affordable homes for those who are in housing need.

Homes affected by HS2

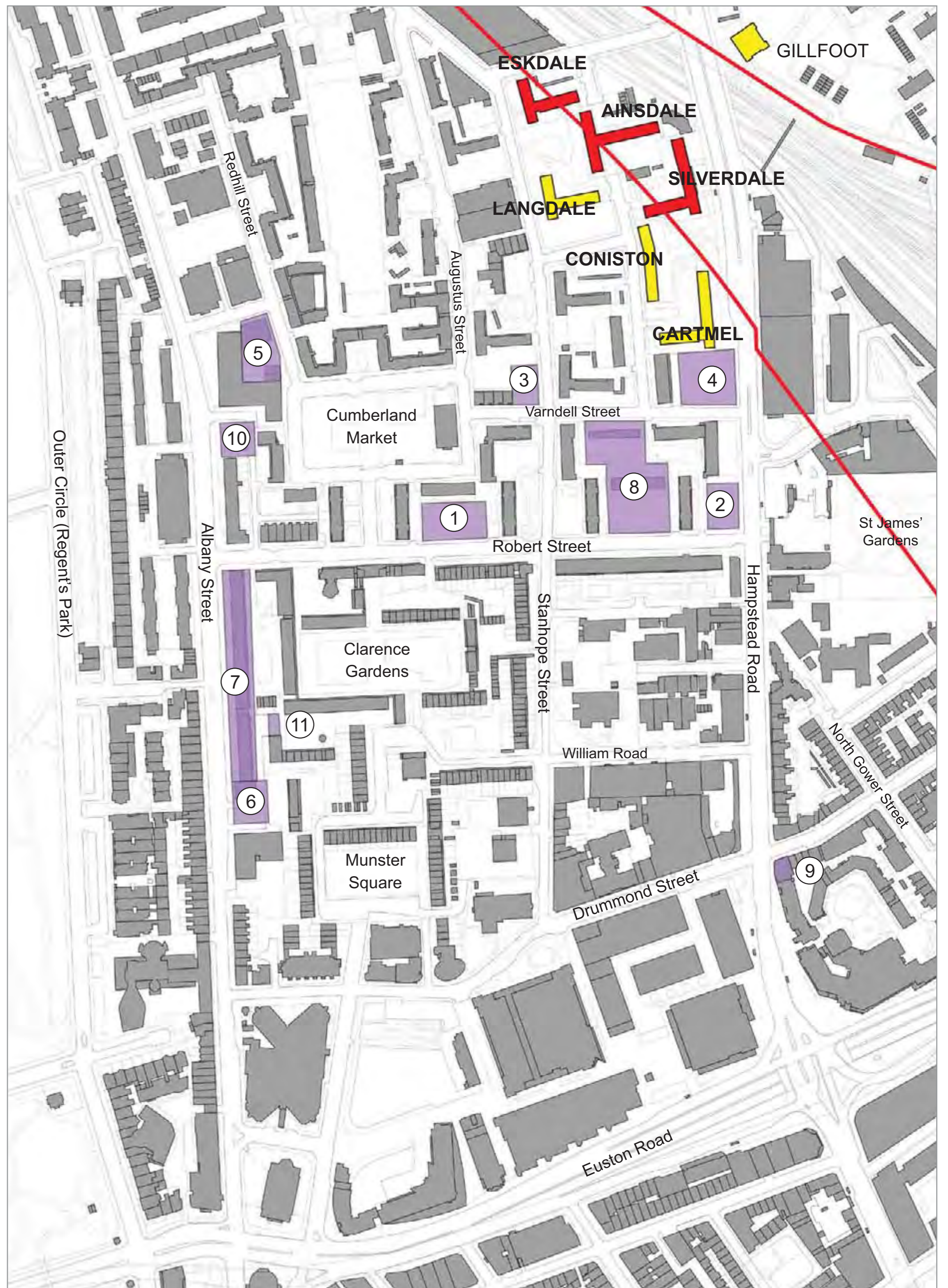
HS2 could result in the demolition of at least 168 council homes (tenants and leaseholders) in the Regent's Park Estate and surrounding area. These are shown as the red blocks on the adjacent plan and are:

- Eskdale
- Ainsdale
- Silverdale

There are also 14 council homes in nearby Cobourg and Melton Street which would be demolished under current Government plans. A number of other blocks have also been identified as being 'at risk' from the proposals for HS2. These are identified as the yellow blocks on the adjacent plan and are as follows:

- Langdale
- Coniston
- Cartmel
- Gillfoot (on the other side of the railway tracks in Amptill estate)

The number of Council rented and leaseholders properties in the red blocks is 136 and 46 respectively including the homes in nearby Cobourg and Melton Street.



- HS2 safeguarding line
- HS2 affected blocks
- Blocks that could potentially be affected by HS2
- Phase 1 sites

Plan of the Regent's Park Estate and surrounding area showing how HS2 will affect the north west corner, and illustrating the locations for replacement housing

Regent's Park Estate

Sites 6 and 7: Troutbeck rooftop homes and the Cape of Good Hope

The Albany Street Police Station site is no longer available for redevelopment, this means that the initial design ideas we had for the area around the Police Station and the Cape of Good need to be revisited to see how they would now work.

Cape of Good Hope

The Cape of Good Hope pub is still being looked at for its redevelopment potential. It is in a significant location on Albany Street and presents an opportunity to provide an improved entrance to the estate.

We are currently looking at developing the Cape of Good Hope site with a 6 storey building this would be designed to complement the rooftop development at Troutbeck and could deliver between 18 and 22 new homes. New homes in this location would include a mixture of family maisonettes and smaller units. We are also looking at providing a different use at ground floor level, this could be a community facility or a space for shops.

Troutbeck

We are looking at the potential to build new homes at rooftop level on Troutbeck. This block is lower in height than the buildings opposite and on the rest of Albany Street and development here could help to improve the appearance of the existing block in relation to the rest of the street.

The existing block would remain the same internally and existing homes would not be affected. The additional levels would be set back from the edge of the building and would be designed to be sensitive and lightweight to cause minimal disruption to existing residents. The building is still subject to structural testing to ensure that the building is suitable for this type of development.

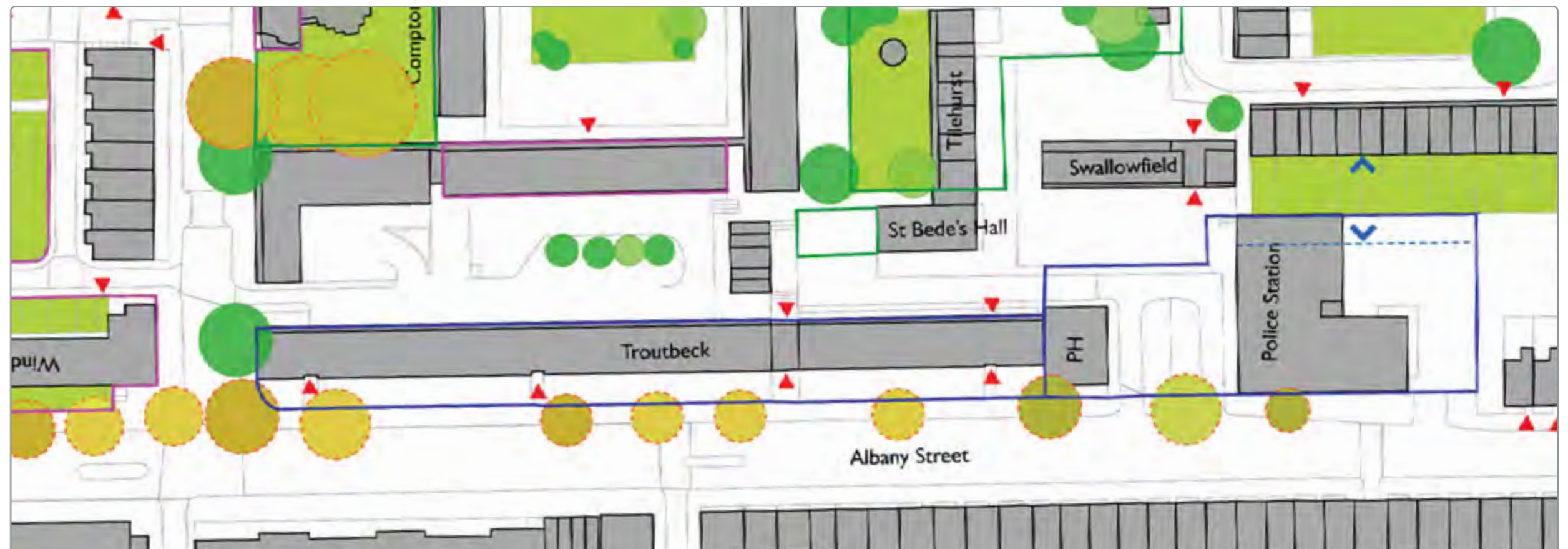
The additional homes at roof level do present an opportunity to improve some aspects of the existing building that don't work so well at the moment:

- The facade of the existing building could be improved as part of the works
- New entrances could be provided to the existing blocks
- Lift access could potentially be provided to the whole block (new and existing homes)
- The courtyard behind Troutbeck could be improved as part of the project

At the moment we are thinking that the proposals can deliver between 15 and 19 new homes. These are planned to be two storey duplex homes that are accessed via the existing staircases and new lifts would be installed to serve new and existing homes. There will be a mixture of larger family units and smaller units.



An initial sketch to show what the proposals may look like as seen from Albany Street



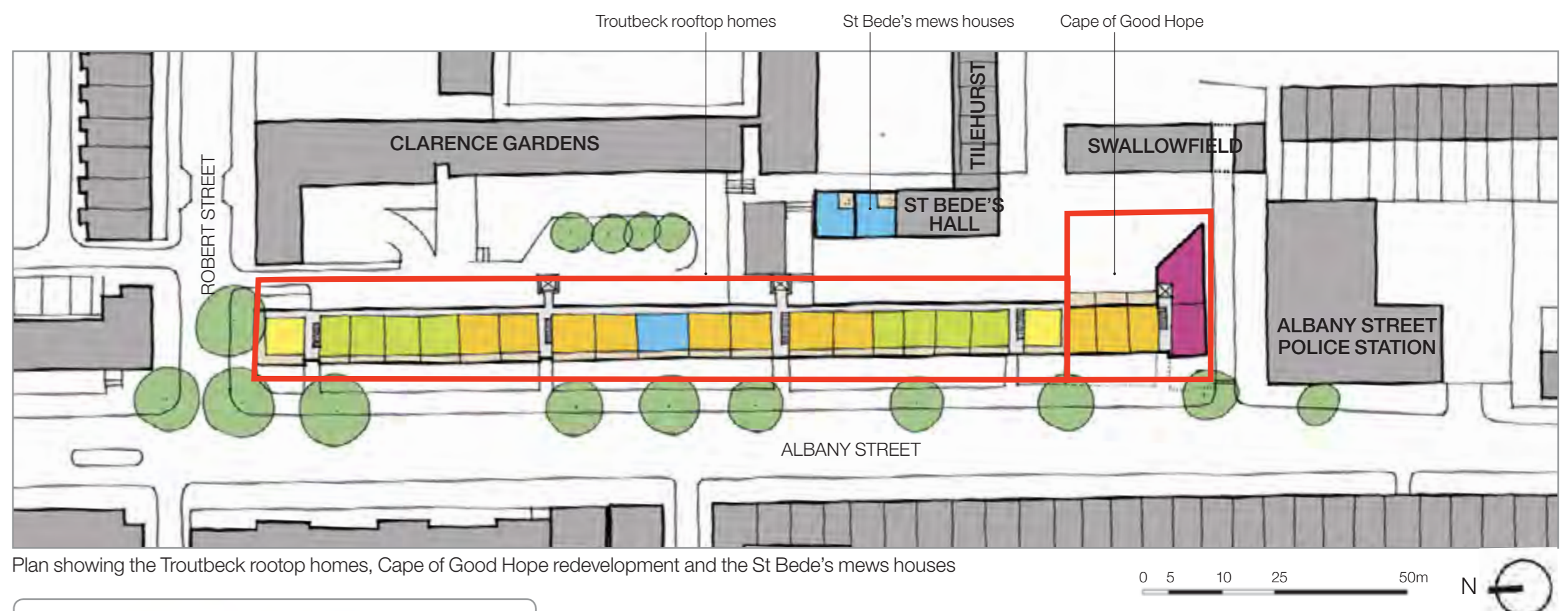
Existing plan of the area



The existing courtyard area behind Troutbeck could be improved as part of the proposals



The Cape of Good Hope is in a prominent location and new development here could help to provide an improved entrance to the estate



Plan showing the Troutbeck rooftop homes, Cape of Good Hope redevelopment and the St Bede's mews houses



Section demonstrating Troutbeck overbuild capacity

Site 8: Staveley / Newby rooftop extensions

The area around the existing Staveley and Newby blocks provide an opportunity for new development. The proposals involve the redevelopment of the Staveley block and rooftop development to the Newby block. The existing Staveley block contains 12 bedsits, as part of the proposals these units would be replaced. The council no longer builds new bedsit accommodation and these units would be replaced with 1 bedroom flats.

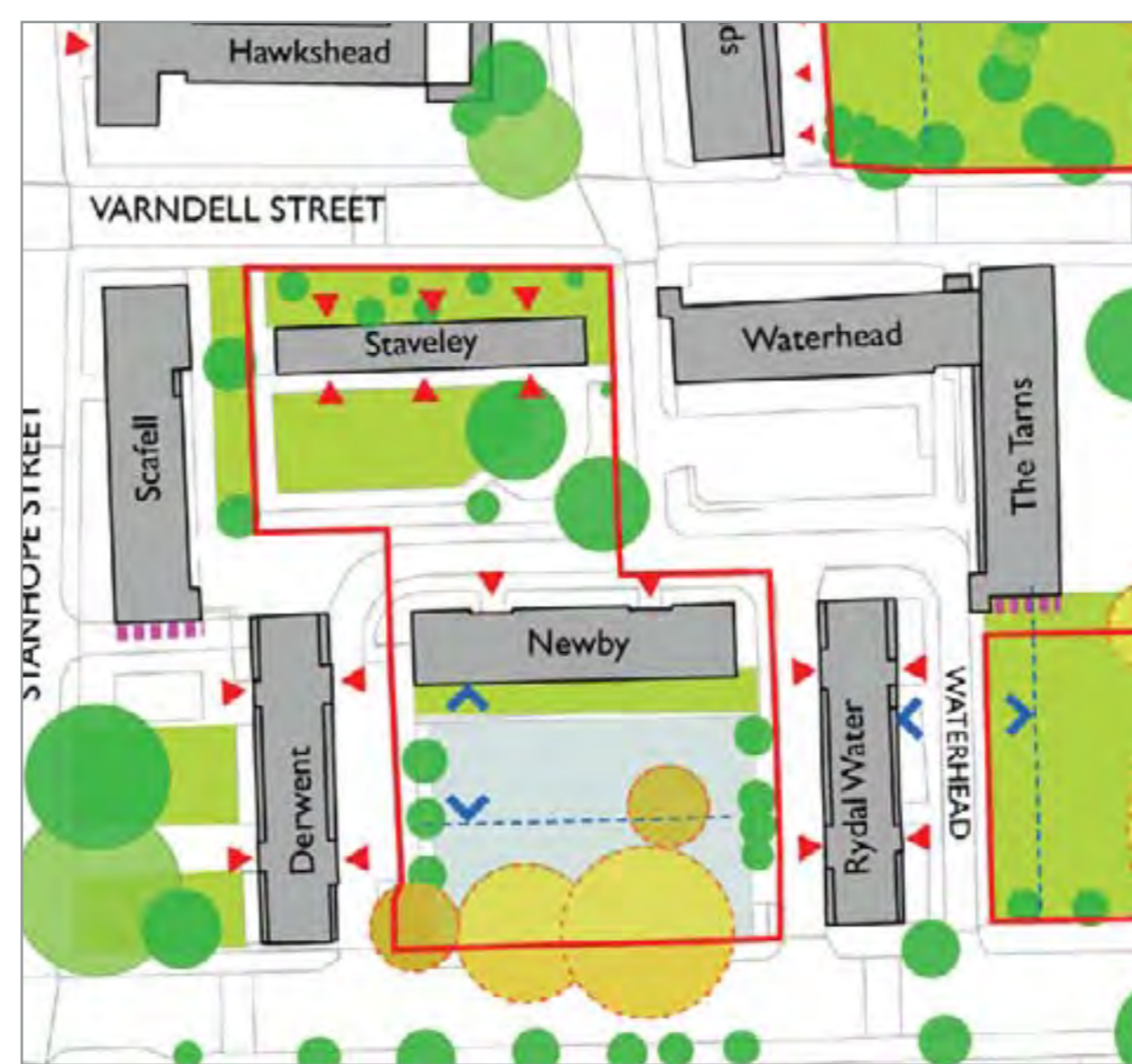
The key issues to be considered in developing any proposals for this site are:

- ensuring that the existing residents of the Staveley block could be moved into suitable accommodation with the right to return to Staveley subject to housing need.
- minimising any negative impacts on existing residents of the Newby block especially during construction of the rooftop extensions.
- There are some large, mature trees in the Robert Street car park area and along the street frontage. These are important in the street scene and the development proposals mean these trees can be retained.

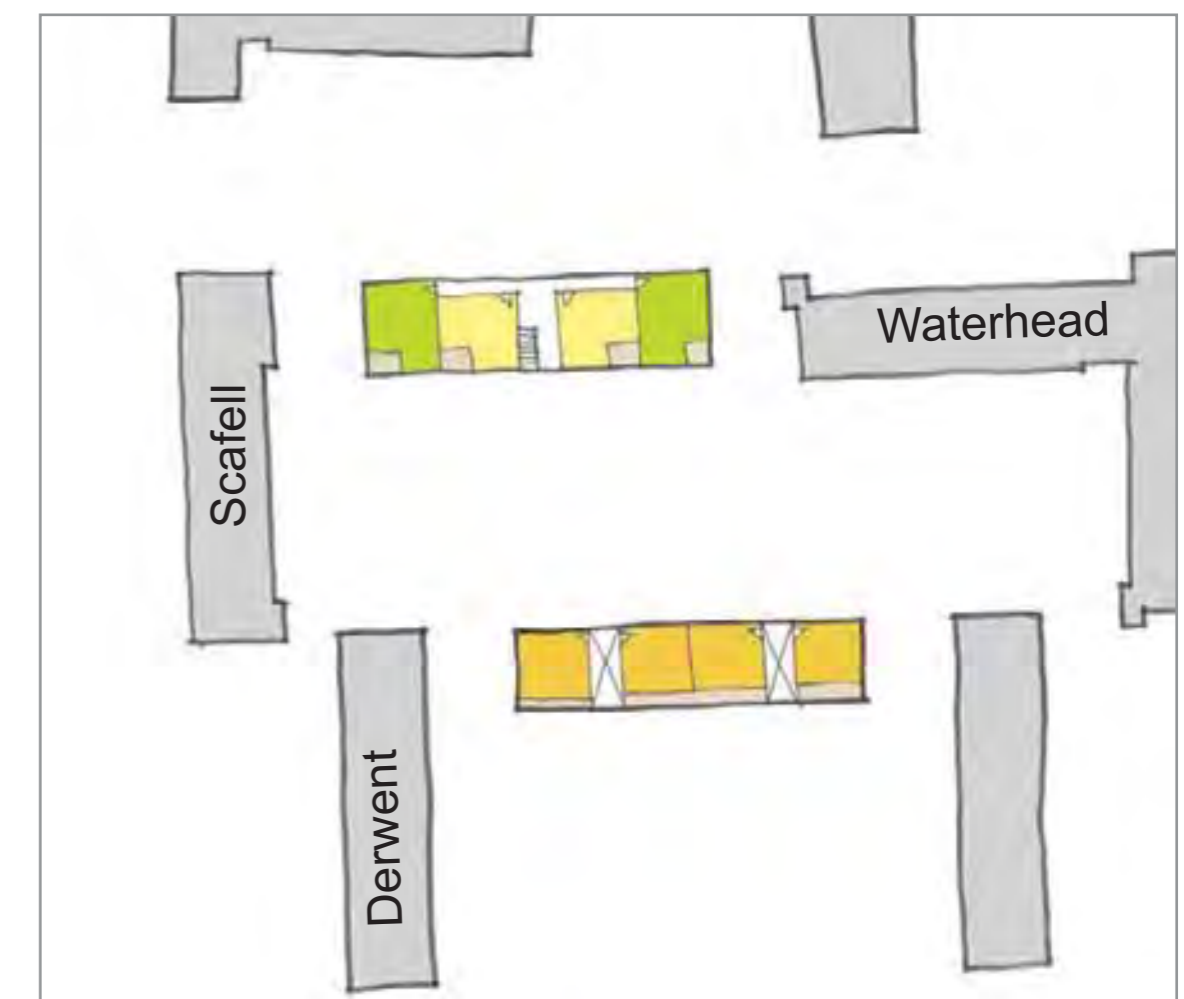
The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that around 18 new homes could be provided on this site in a new 4 storey block where Staveley is currently and in two storeys of rooftop development at Newby.

Key:

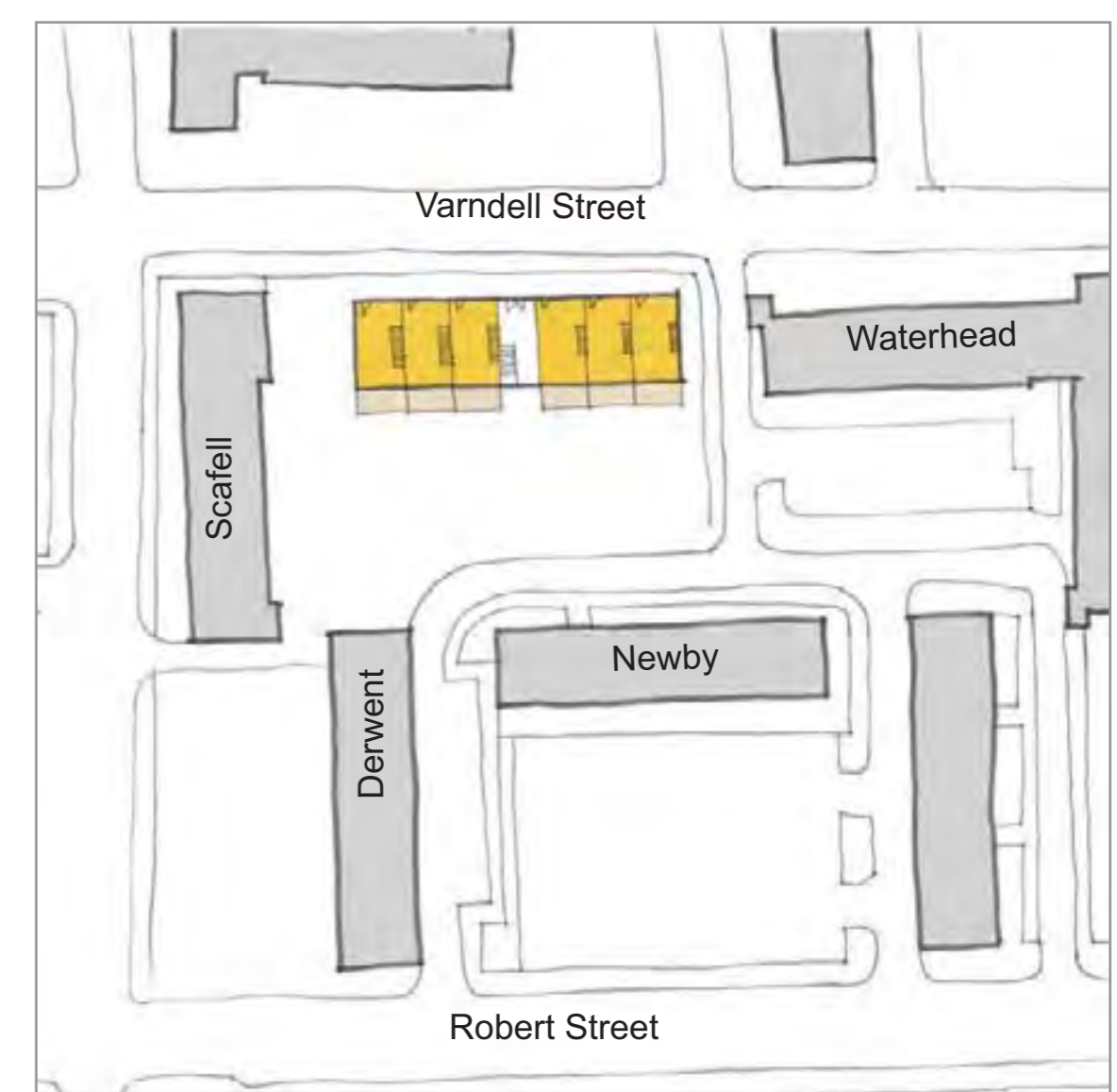
- Trees
- Existing green space
- ▶ Building entrance
- Existing building



Existing plan



Upper floor sketch plan indicating redevelopment of Staveley and potential for overbuilds on Newby



Ground floor sketch plan indicating redevelopment of Staveley



View of the existing Staveley block from Varndell Street



View of the space that fronts onto Robert Street, the existing Newby block can be seen at the back of the space

Regent's Park Estate

Site 10: The Victory

The Victory is a pub with a small patio / garden area that faces Albany Street. Discussions are being had with the leaseholder at the moment and the site could potentially be available for redevelopment to provide a mixture of family homes and smaller units. The Council is also looking at potentially providing a community space at the ground floor of this building as well.

At the moment the Victory steps back from the building line of the rest of the street and development in this location could help to better define Albany Street. Development here could provide a 'corner' for this area and would help to better define and provide overlooking of the footpath that runs from Albany Street to Clarence Gardens. A communal rear garden could be provided to the rear of the new block.

Our initial testing shows that this site could provide between 14 - 17 homes in a mixture of sizes. The new building would match the height of the adjacent Windermere block (5 storeys with a 6th storey set back). The existing mature trees along Albany Street would be retained.



Sketch view indicating what development on this site may look like.



The existing site from Albany Street



Existing plan of the area



The Victory as seen from Nash Street



Proposed plan

Regent's Park Estate

Site 11: St Bede's mews houses

St Bede's is an attractive existing building within the estate which is currently used as a hall and gym. The building is listed and is a positive feature and landmark in this part of the estate. The hall has a blank facade at the rear which faces onto an existing parking area within the courtyard behind Troutbeck. This area is being looked at for its ability to provide new family housing in the form of mews type development.

Our initial work shows that the site could provide two four bedroom homes. These would be mews style family homes with their own private gardens that would be designed to complement and enhance the attractive features of the hall. Development here means that the existing staircase from the hall would need to be reconfigured and we would work with the owners and users of the hall in developing more detailed proposals for this area.

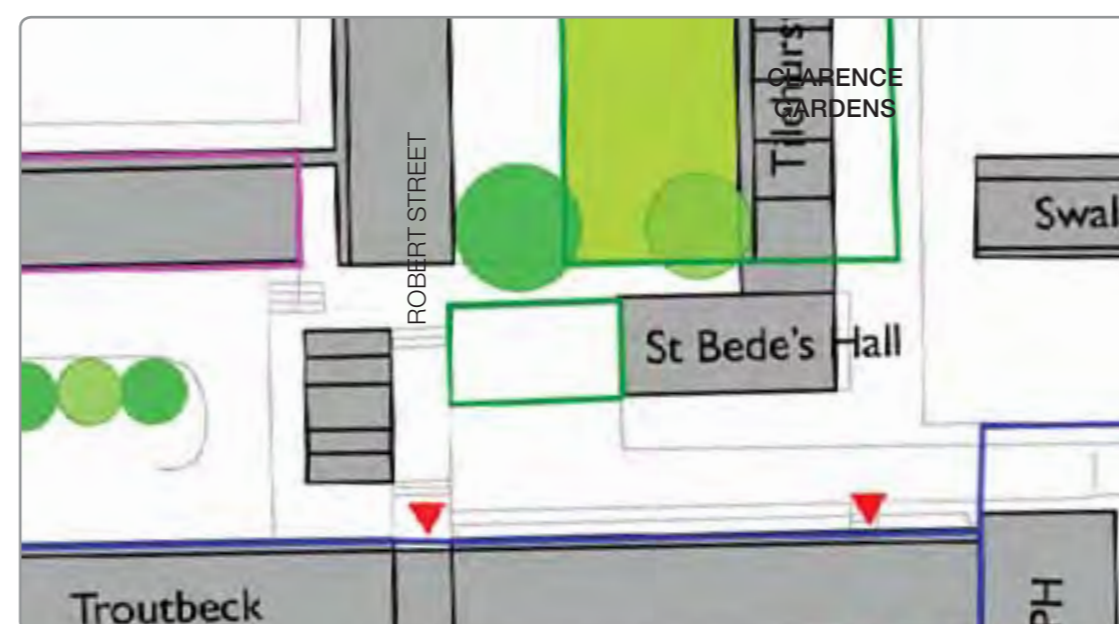
Parking across the estate is underused at the moment and part of the next stages in the development of the new homes would be to look in more detail at a parking strategy for the whole estate. The Council's approach to estate parking is to keep spaces that are currently leased, although the location of these spaces may change.



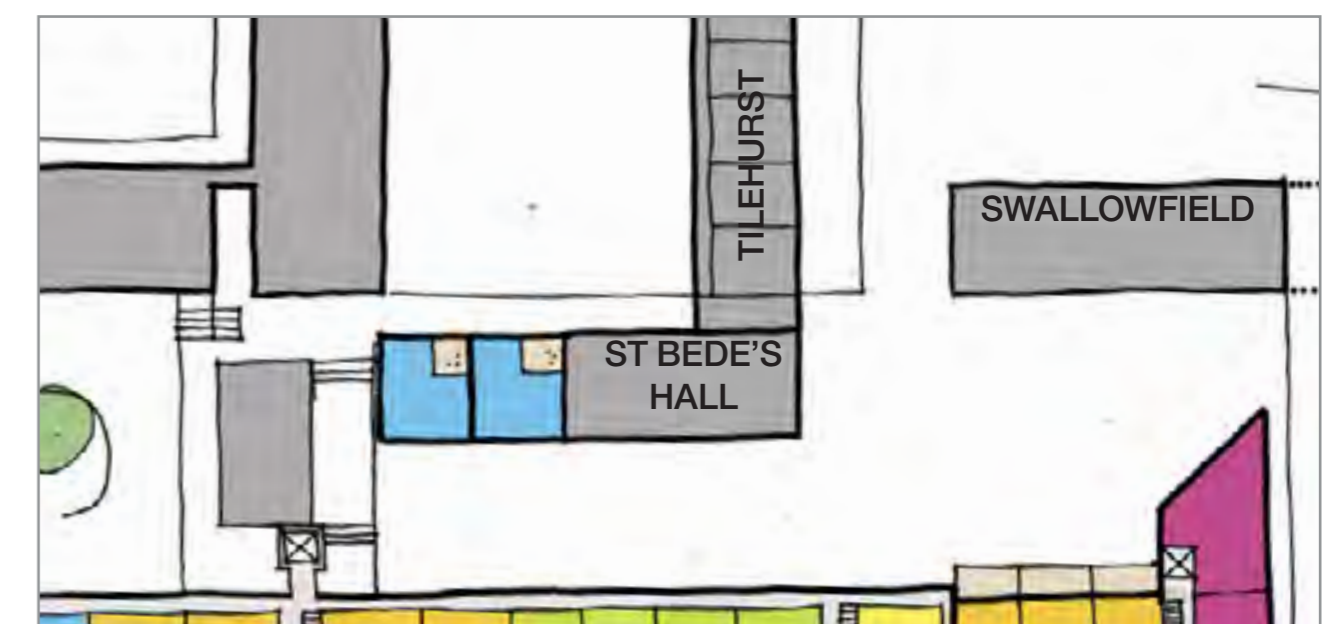
Bird's Eye view of how the area could look post development. Including the Troutbeck rooftop homes and the Cape of Good Hope redevelopment



St Bede's is an attractive building within the estate, as seen from Troutbeck



Plan of the existing area

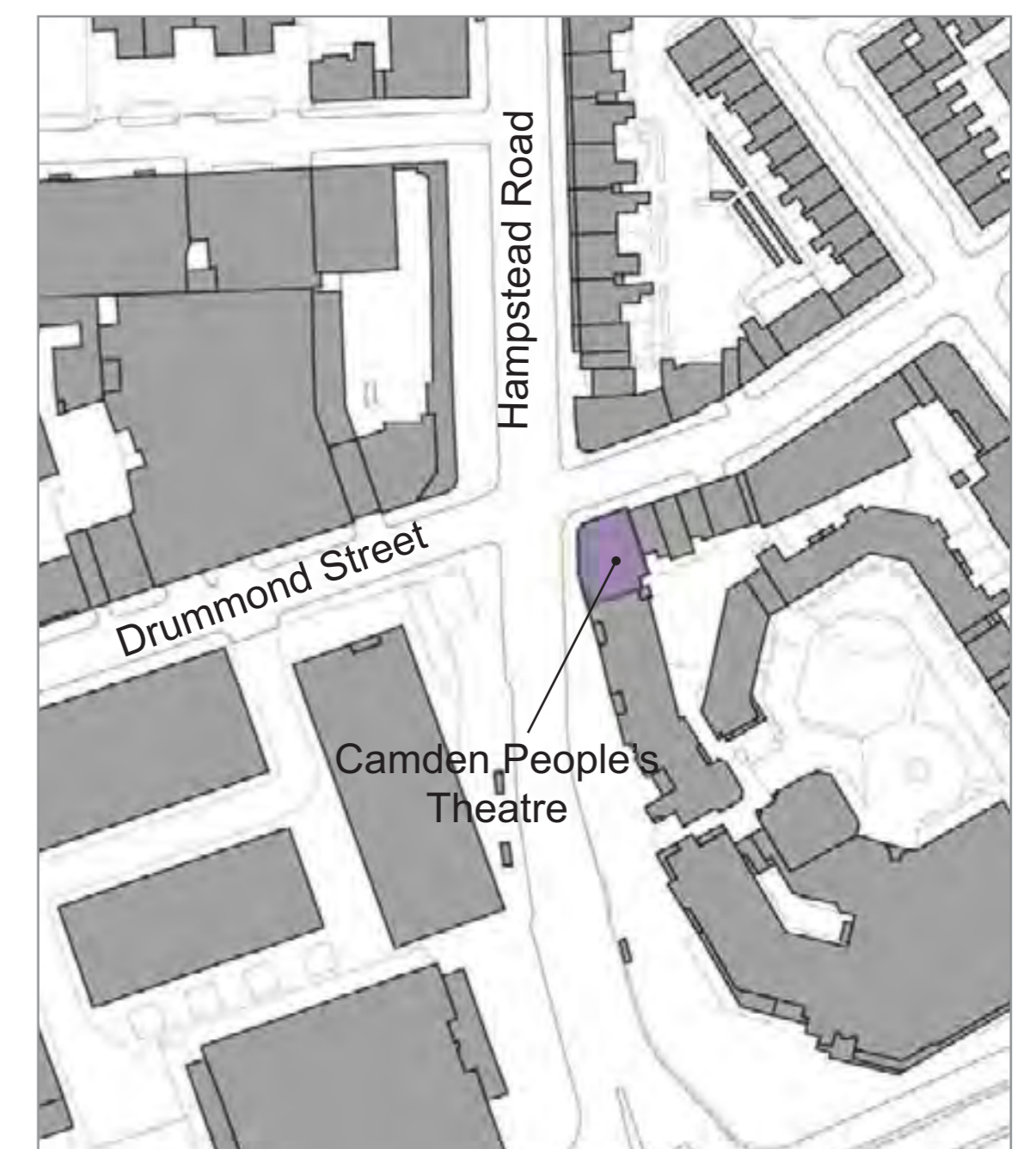


Plan showing the location and footprint for the new mews houses

Site 9: Camden People's Theatre

The Camden People's Theatre is an existing building that is located outside of the Regent's Park Estate but is very nearby. The upper floors of this building are currently vacant and could be converted to provide residential accommodation. We are discussing proposals with the community theatre group and will ensure that plans will allow the theatre to continue to use the lower floors.

Conversion of the upper floors could provide around 8 new apartments. These will be smaller units (mostly 1 bedroom flats) due to the constraints of the existing building, but would still be designed to meet the minimum space standards required by the Mayor's office.



Officer notes from HS2 Replacement Housing Event

1 March, Surma Centre, 12 – 4pm

Officers in attendance: Lucy Gick – Senior Development Manager, Shaparack Rahimi – Development Manager, Marc Howard – Consultation and Engagement Officer and Jagdish Tak – Consultation and Engagement Officer

Attendance: 34

Summation

- Overall there were positive views on the new replacement housing sites
- Concerns and questions mainly related to Troutbeck rooftop homes
- Camden's People's Theatre and redeveloping the Victory pub received the most positive responses
- Leaseholders enquired about immediate costs and service charge increases due to the potential improvement works
- Seven feedback forms were completed on the day, with the remaining attendees taking information and a feedback form back home (with a freepost envelope)
- Questions about the allocation process in providing the new homes.

Below are some salient points noted from officers and on the feedback forms from the day.

Points for each new site

Troutbeck

- *Reasons for selection:* Some Troutbeck residents questioned why this proposal has been tabled. General response was because of the shape and size of the block (long flat slab), the good condition of the block and the opportunity to create a more positive gateway to estate from Albany Street.
- *Leaseholder cost(s):* Troutbeck leaseholders questioned the on-going maintenance costs of servicing a new lift – team to look at average costs for Regent's Park TRA meeting on 5 March. Leaseholders also voiced concerns about potential negative material impact to their properties post construction – while we cannot control property prices, we do not estimate that there will be a negative material impact to properties as a result of the work, especially as there could be improvements included.
- *Relation to Crown Estate:* Contrary to our initial studies, attendees felt that the Crown estate is lower than Troutbeck – Tibbalds has confirmed that the historic buildings are slightly taller and matching the height is favourable in planning terms.
- *Right to Light issues:* Resident in Clarence Gardens were concerned about losing afternoon light to the rear of property because sun light restricted to the front of the property – response was that rights to light should not be affected; further studies would be undertaken to assess this issue fully.

- *Design/planning issues:* Residents believed that Troutbeck is built over a river and that the building is suffering from subsidence – our response was that detailed studies would be commissioned to look at the capability of the building.
- *Construction issues:* Concerns and questions from Troutbeck residents about the disruption caused by building the new rooftop homes – examples of the design and construction of rooftop homes to be provided at the next TRA meeting.

St Bedes Mews

- *Overall:* Viewed positively as people liked the ‘mews house style’.
- *Density:* Question on whether more units could be built there.
- *Right to light/sunlight issues:* Concerns from Troutbeck residents about St Bedes Mews houses blocking light from ground floor Troutbeck properties – Tibbalds has confirmed that the proposed 2.5 storey houses at 14 metres away would unlikely have a greater impact than the existing St Bede’s Hall at the moment.

Camden’s People Theatre

- *Overall:* Viewed positively due to reusing an existing attractive building.
- *Cobourg Street view:* A resident from Cobourg Street felt it is a good prospect for him and his neighbours.
- *CPT leaseholder:* CPT leaseholder attended the event. Our team has met with SPT on December 17 and February 27 to discuss the plans for converting CPT spaces into residential. Discussions are ongoing.

Pub sites

- *Overall:* Positive opinions on reusing these buildings with potential for re-providing a pub in the community space on ground level.
- *Lack of pubs:* Only one attendee commented on the shortage of public houses in the Regent’s Park Estate.
- *Cape of Good Hope:* Some attendees felt that the current publican does not service the preferences of the residents on the estate as a whole.
- *Victory:* Many attendees believed that the Dick Collins Hall is getting more popular and taking away some of the Victory’s evening trade. There was a question about the impact of this new block on neighbouring residents.

Steveley & Newby

- *Overall:* Positive remarks on Staveley and Newby.
- *Staveley representation:* Unfortunately no residents from Staveley attended. Given the radical intervention to the site the team will follow up with a door knocking exercise to canvass opinions on the proposals.
- *Daylight/sunlight issues:* Questions about the impact on sunlight/daylight to surrounding blocks – initial study shows minimal impacts, but further studies would be conducted and evidenced to residents in consultation.

Allocations

- *Timing:* For those directly affected, there was a sense of urgency in their discussions. The potential impact of HS2 and the lack of confirmed re-housing options has

created concerns. However, affected residents are satisfied with Camden's efforts for planning replacement housing to date.

- *Allocation policy:* An attendee queried whether tenants on the estate not affected by HS2 could have the opportunity to move off the estate, which would free up homes for the directly affected residents that would like to stay in the area – this will be discussed with colleagues, however, to organise such an operation for over 2000 households would be highly resourceful and have unintended consequences with supply issues in other neighbourhoods.

Other suggestions

- *Ground floor commercial spaces in Troutbeck:* This raises planning issues around loss of employment spaces, particularly as it is well used – further analysis will be undertaken.
- *Build all the density on Newlands proposal:* This would be unacceptable in planning terms, in particular is the protected viewing corridor.



Appendix 4

Architect selection September 2014

Appendix 4a Consultation boards

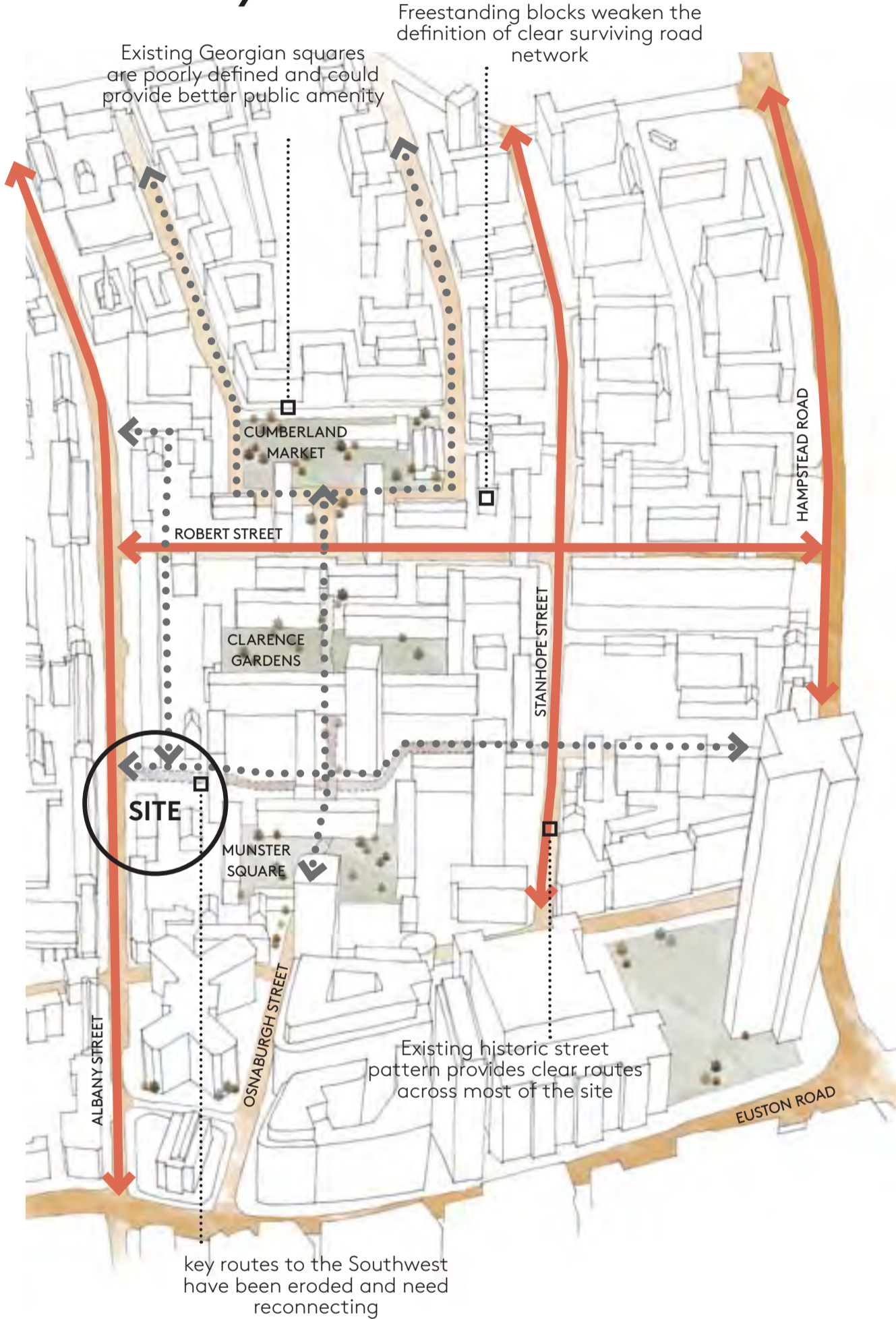
Appendix 4b Report of this consultation

The Cape of Good Hope Pub | Ways to Improve the Estate

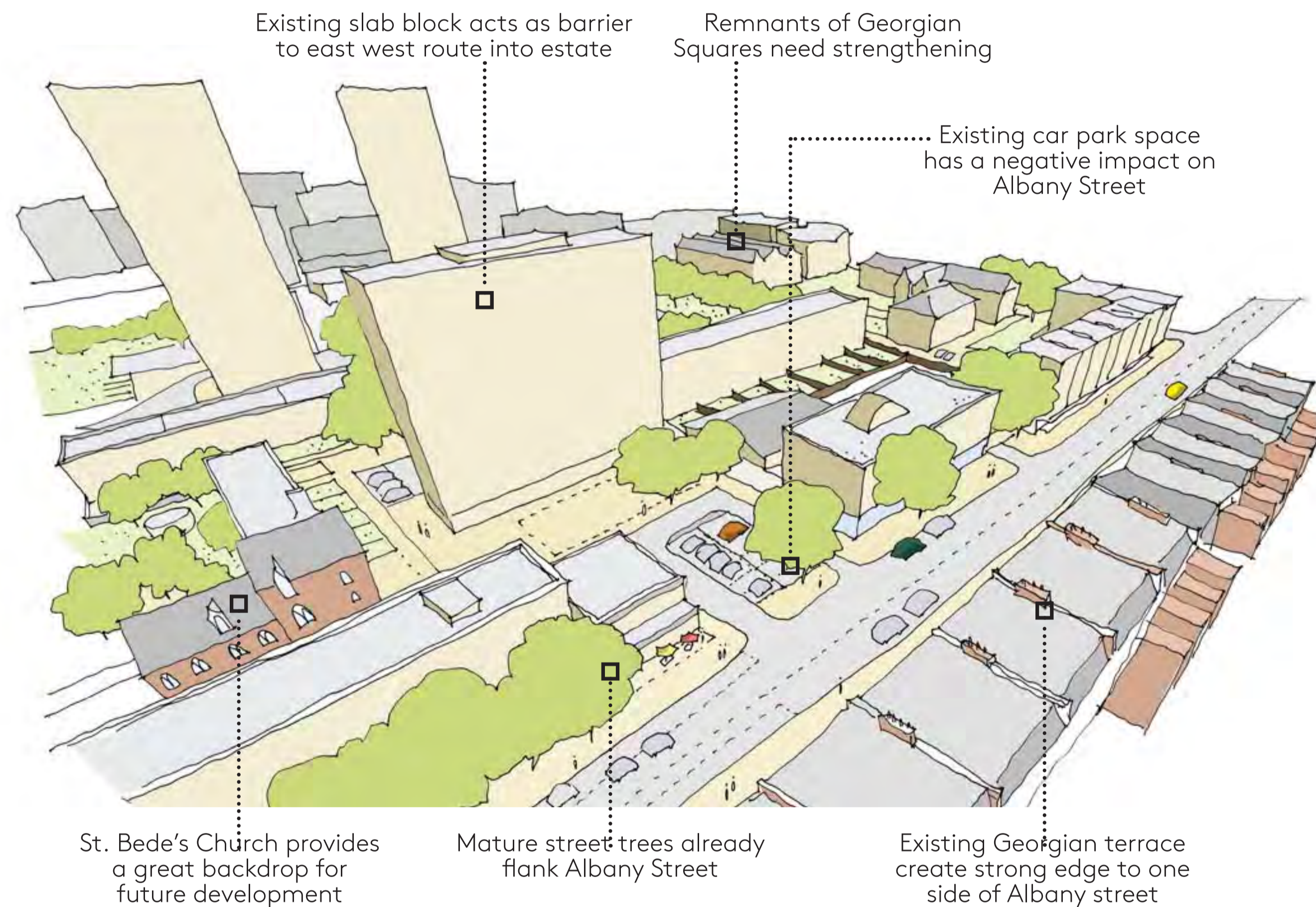
The Cape of Good Hope site is a fantastic opportunity site in one of the most desirable locations in London. It is on the edge of central London and close to the extraordinary amenity space of Regent's Park.

It currently houses a disused pub, some parking and the vehicular access to further parking between the rear of Troutbeck and St Bede's Hall. It faces an elegant Georgian terrace and conceals a beautiful little hall at the rear. Access to Swallowfield is also possible via the site but routes further into the estate and into Munster Square are unclear and poorly defined. The adjacent Troutbeck building sits along way back from Albany road and there are a series of beautiful mature trees along the main road. South of the site is the now disused Albany Street Police Station and this also represents a great opportunity site should it come available.

Site analysis



Opportunities



Design principles



Front doors and front gardens create a safe, neighbourly, neighbourhood.

Defensible space outside front doors provides privacy and creates variety around the neighbourhood



Generous roof terraces for family units.



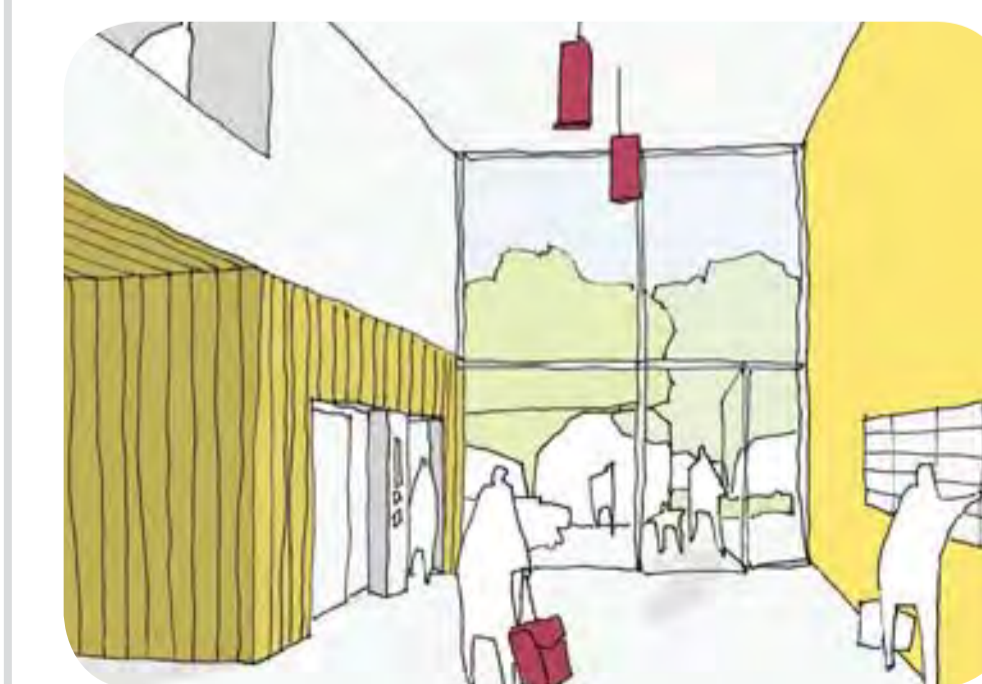
Simple, elegant and robust materials



Streets with front doors and front gardens promote a safe neighbourly atmosphere



Active ground floors



Generous entrance lobbies with plenty of natural light and air.



Improve definition of existing streets and squares. Image: Claredale Street by Karakusevic Carson Architects)

Site photos



Level changes and a fractured street pattern make navigation difficult around the Cape of Good Hope site.



Parking needs organising to improve the public realm.



A few historic buildings remain nearby and are an asset to the area.



The estate could be tied back into the surrounding historic street pattern.

The Cape of Good Hope Pub | A New Pub or Community Space on the Corner

Carl Turner Architects
London

Karakusevic Carson Architects

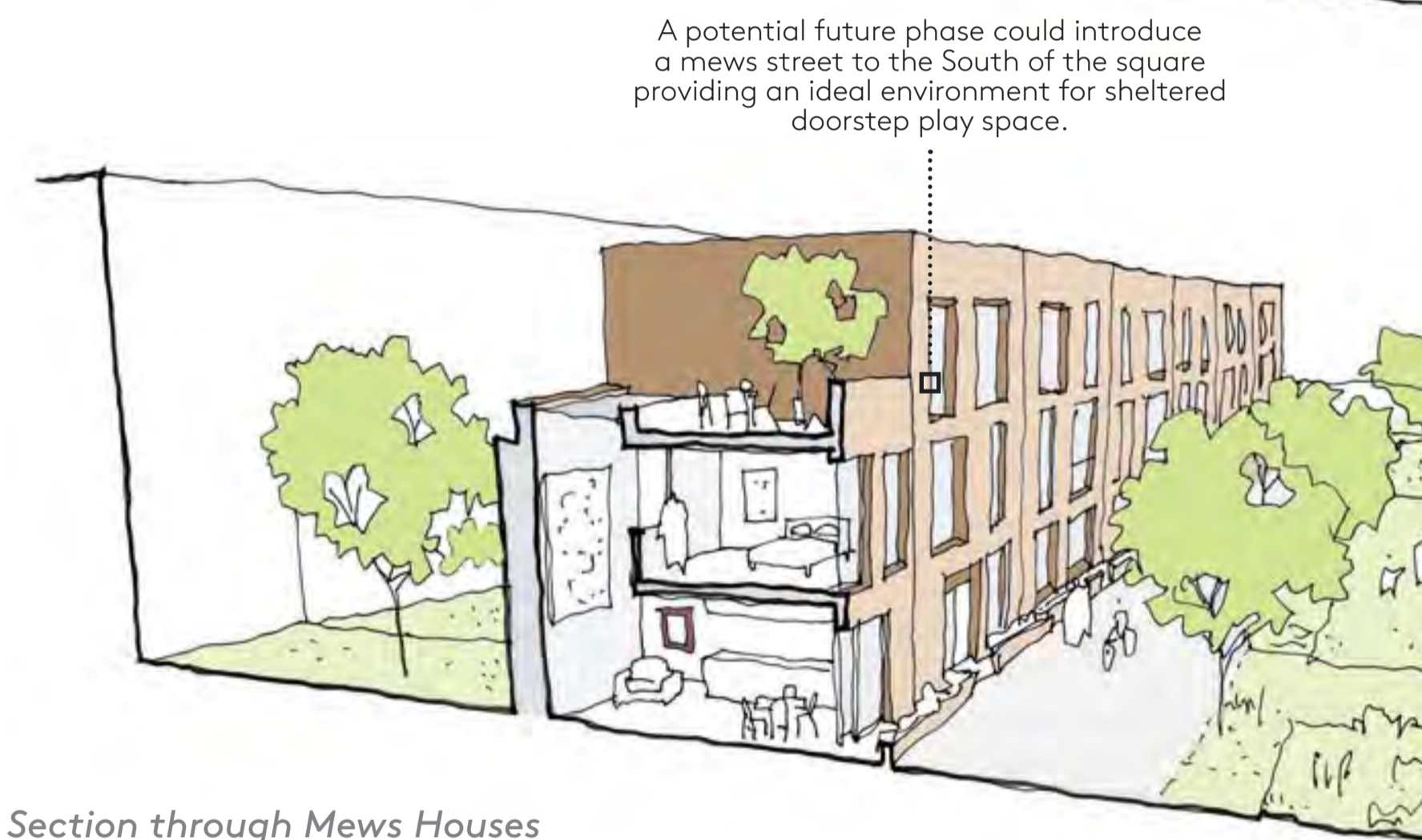
Our proposal for this site first looks to re-establish the historic east-west pedestrian link past the front of St Bede's Hall and on to William road. We propose to achieve this by moving the new building to the south so it sits next to the Albany Street Police Station, as opposed to next to Troutbeck. This allows us to create a physical and visual connection to the north of Swallowfield and St Bede's Hall, and introduce a new public space. The shared space to the rear of the new building is now separated from the route to the car parking at the rear of Troutbeck. This new public space can be an outdoor seating space for the new pub and a shared entrance space for new building, Swallowfield and any future development on the police station site.

The new building will look to repair the building line to Albany Street by building up to the back of pavement edge like the surrounding historic buildings. It will be constructed of complimentary, robust materials that will stand the test of time. The new building will be 6 Storeys high with a seventh storey set back to create generous roof level amenity space. The proposals contain 22 units above the new double height pub. The new pub and a generous double height entrance lobby will address the street and the public space to the rear.

View along Albany Street



Section through public space

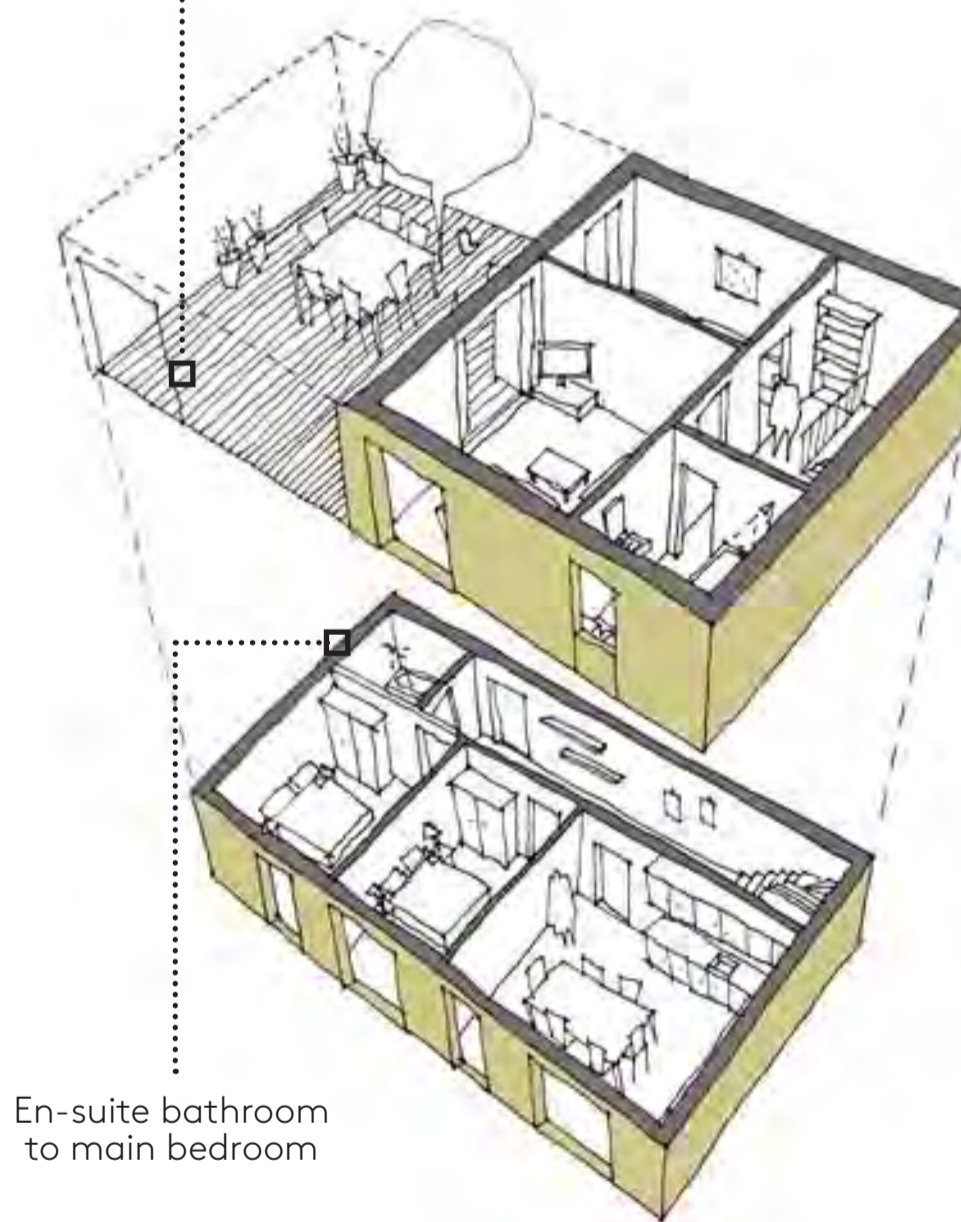


Section through Mews Houses
Opportunity to create more family homes



Glazed facade of communal Entrance overlooking new landscaped green space

Generous terrace facing east or west

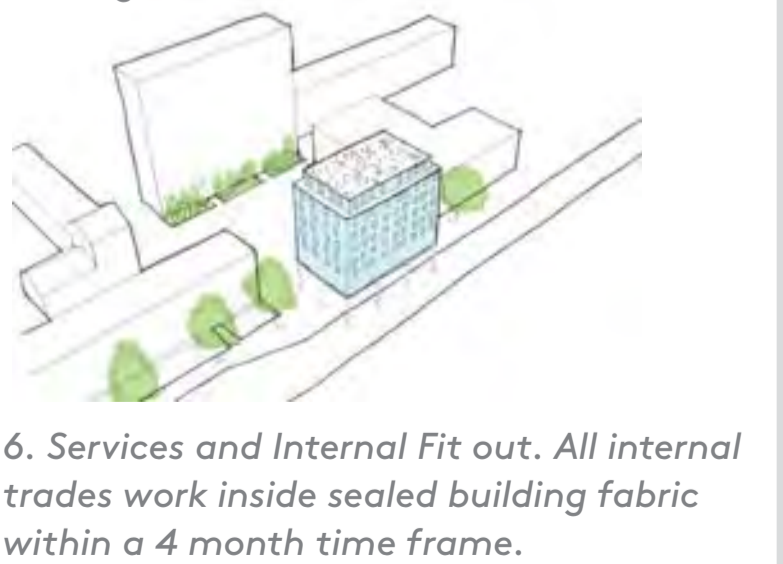
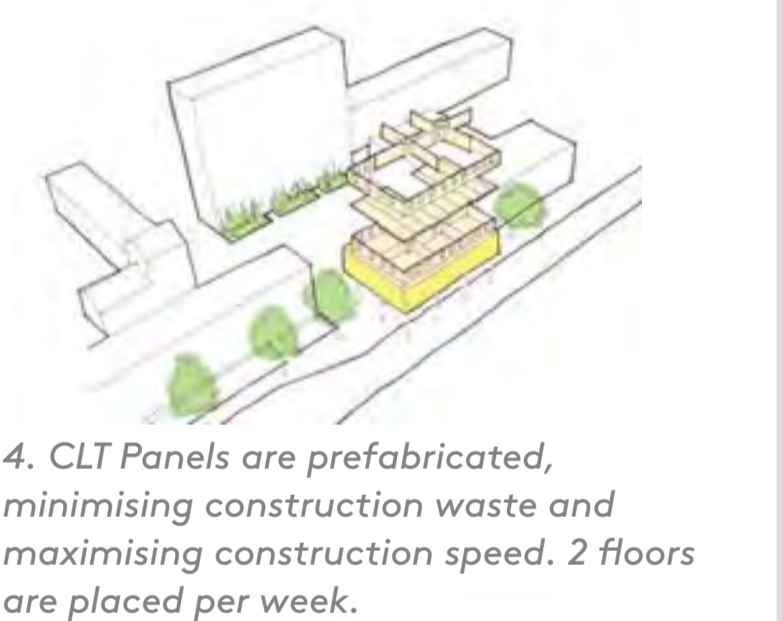
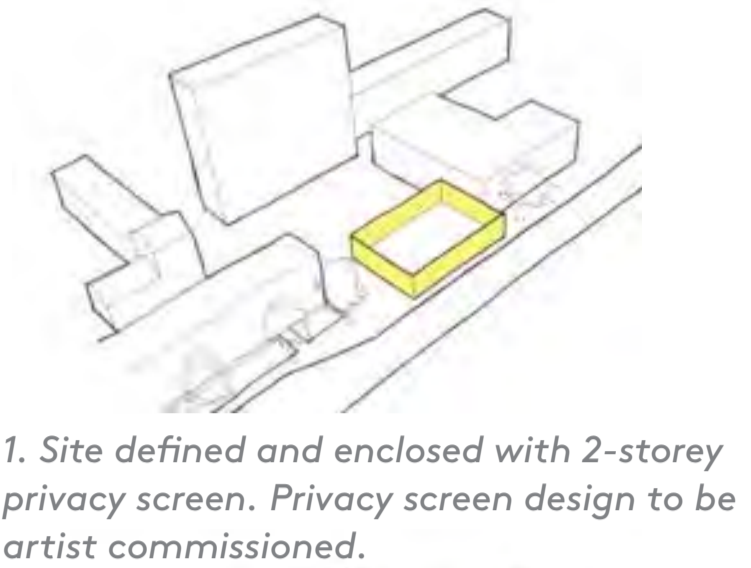


Example of 3 bedroom duplex

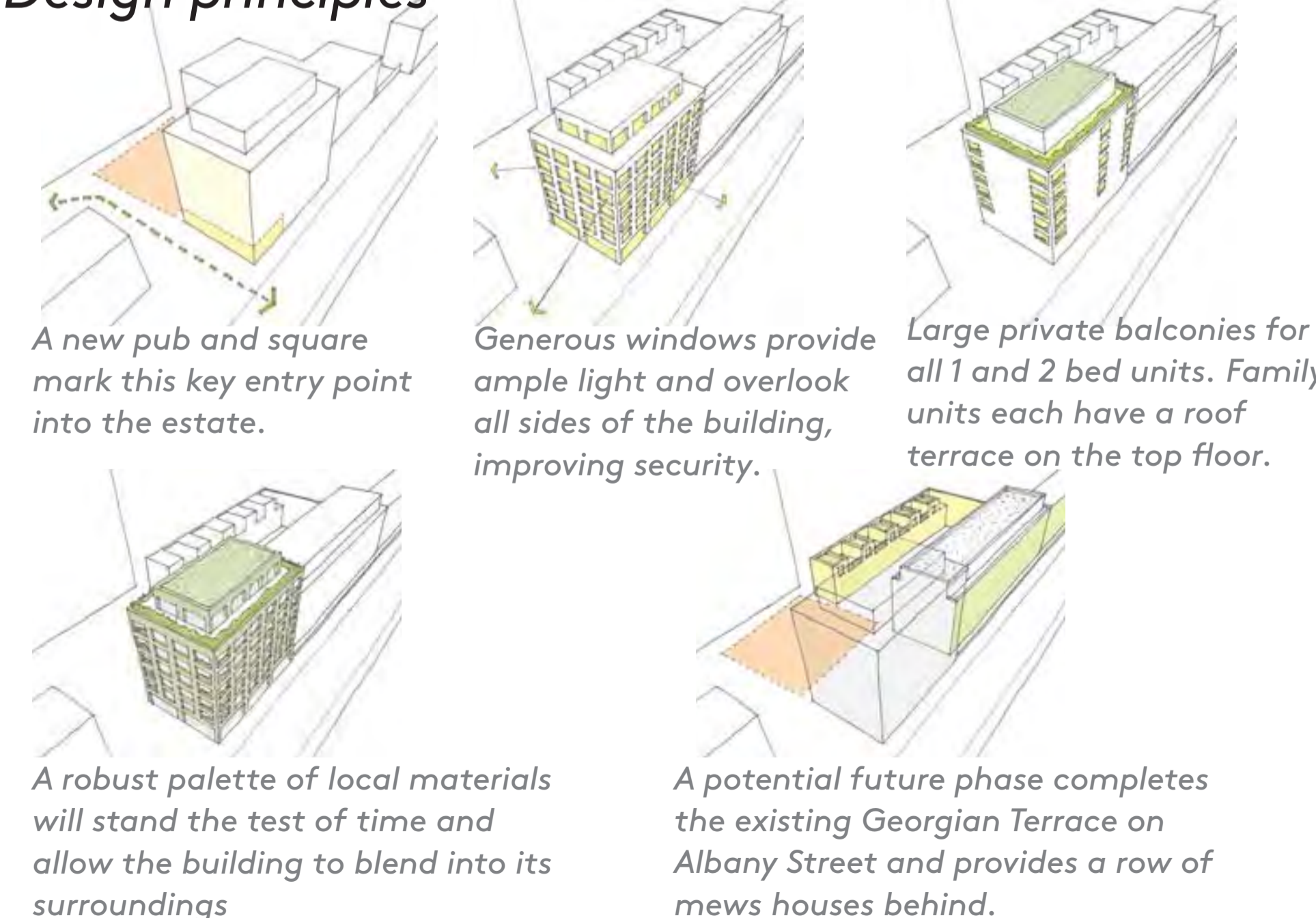
Proposed unit mix:

Type	Area (approx.)	Amount
1 Bed	50-54 sqm.	15
2 Bed	61-65 sqm.	3
3 Bed	74-80 sqm.	4
	TOTAL UNITS	22
Pub	200 sqm	1

Deliverability



Design principles

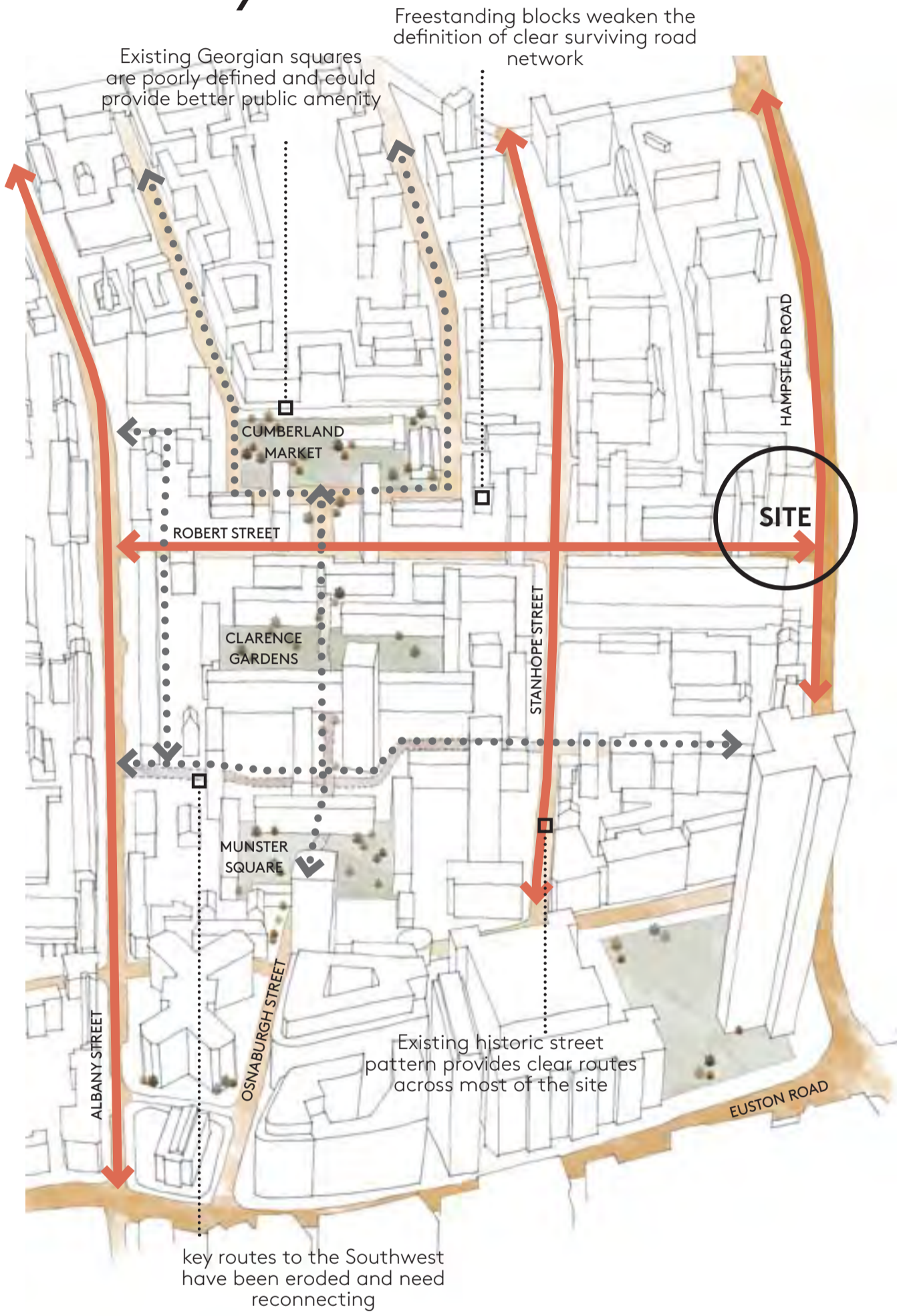


Rydal Water Open Space | Ways to Improve the Estate

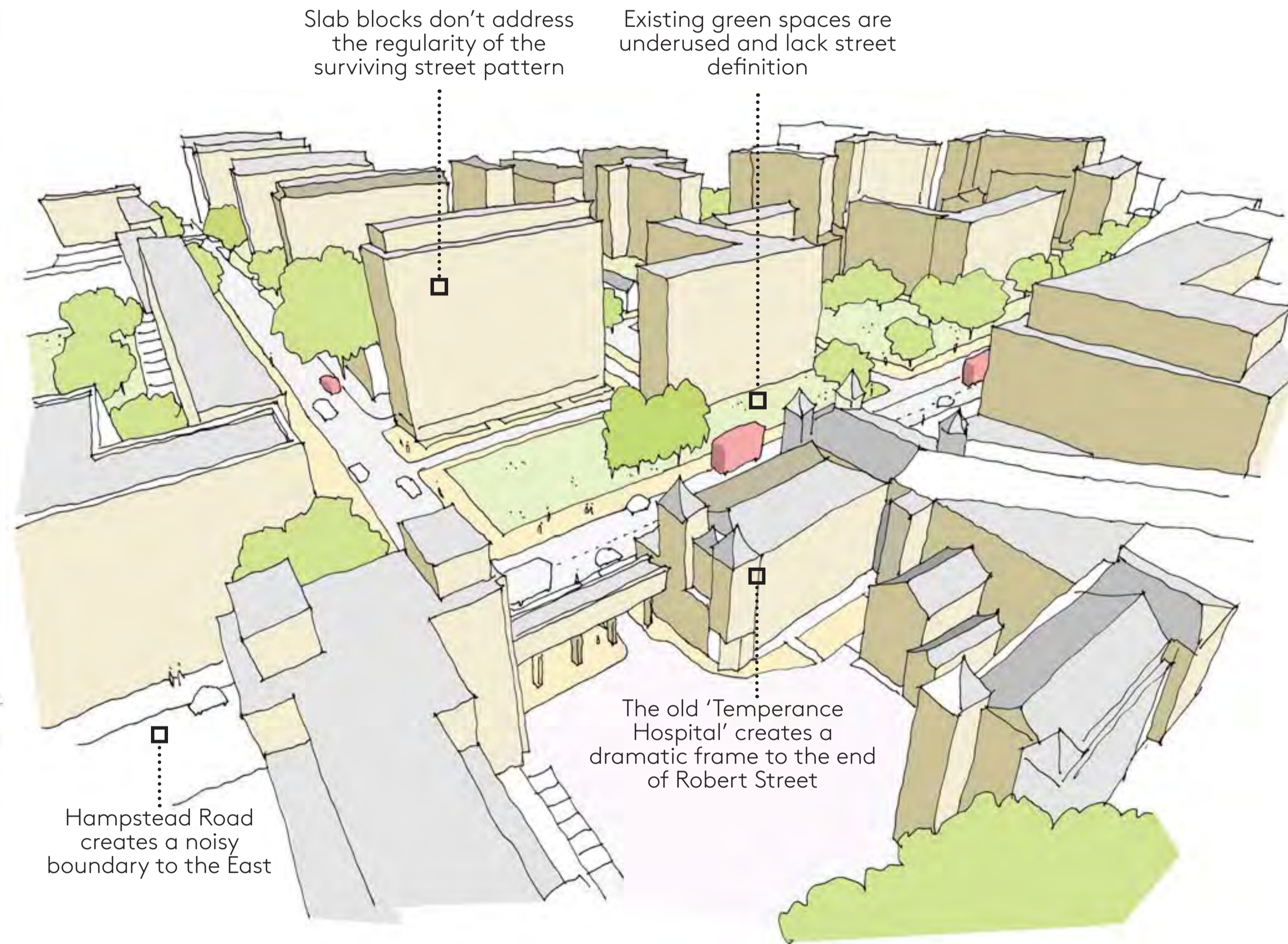
Rydal Water Open Space is a small green space in front of the residential slab block called Rydal Water. It sits directly next to the busy and noisy Hampstead Road a major arterial route into central London. Opposite the site is the disused Temperance Hospital and adjacent, on the other side of Robert Street, is the new developments on the Netley Primary School site.

The site benefits from a beautiful mature Willow tree that is a valuable addition to the street scape of Hampstead Road. Many of the buildings along Hampstead Road turn their back on the busy noisy road creating a hostile and unattractive environment. There is some retail and the opportunity for more, particularly with the introduction of new routes from the extended Euston Station.

Site analysis



Opportunities



Design principles



Provide more local shops and amenities.



Reinforce existing street pattern with active ground floor uses.



Light and airy interiors with plenty of living space.



Upgrade public realm with new high quality landscaping.



Generous private amenity provides makes each home a sanctuary within the city



Winter garden balconies would create a sound buffer to the busy Hampstead Road

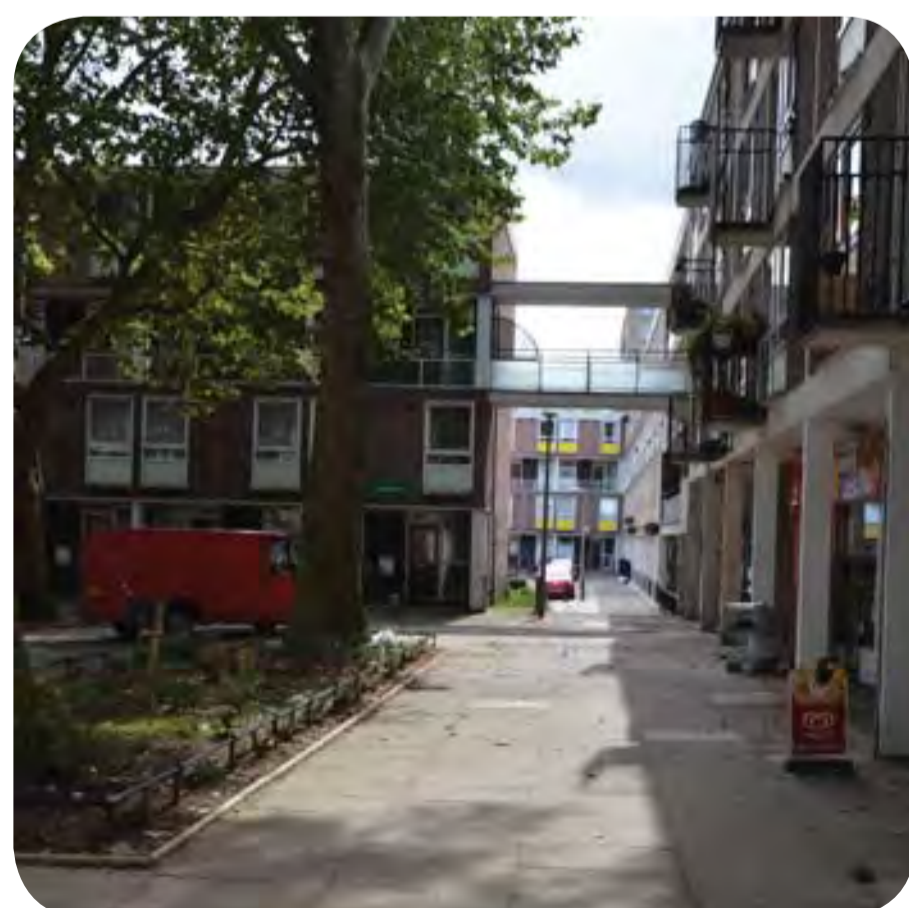


Front doors and gardens onto streets give each resident an address in the townscape



Provide simple, robust buildings that will stand the test of time.

Site photos



Level changes and a fractured street pattern make navigation difficult around the area.



Parking needs organising to improve the public realm.



Surrounding buildings don't have a good relationship with the street and public realm.



The estate could be tied back into the surrounding historic street grain.