

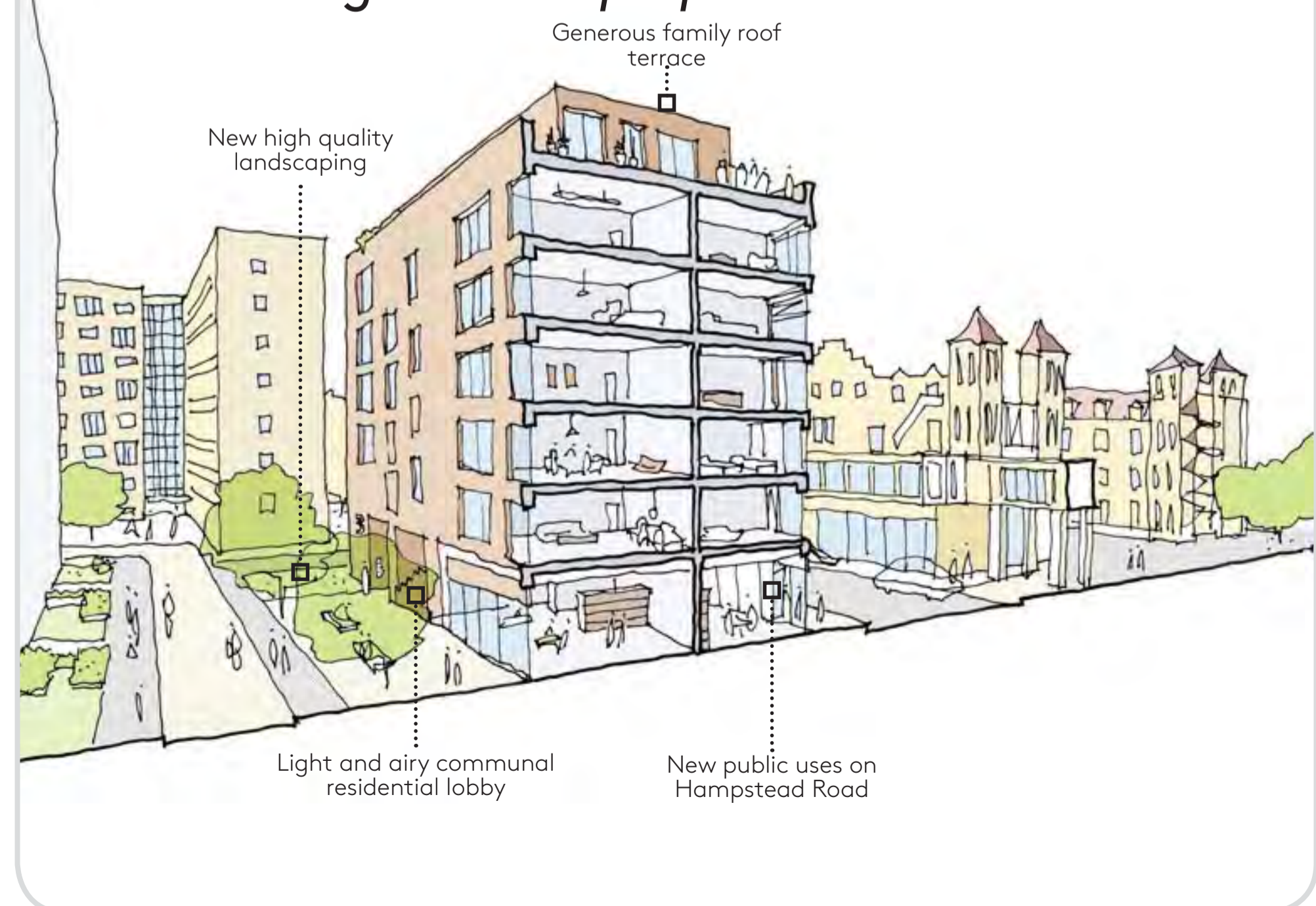
Our proposal for the Rydal Water Open Space looks to re-establish the building line to Hampstead Road, create an attractive retail frontage at what will be a new gateway into the estate and provide generous, high-quality apartments that are raised up above the busy road. The proposals will pair with the new building on the adjacent corner of Robert Street to create a clear and elegant entrance into the estate. The entrance lobby opens up away from Hampstead Road in order to allow a continuous retail frontage onto the main road and around the corner onto Robert Street. The double height entrance lobby will open up towards Rydal Water and create a shared forecourt area that is overlooked and safe.

The apartments will be large with generous winter gardens that will act as a buffer to the noise of Hampstead Road. The apartments are designed to be flexible, capable of accommodating the different needs of the residents and the changing ways people live. The upper levels will accommodate large family duplexes that benefit from generous roof top amenity space access directly off the set-back living room and kitchen. The building will be constructed of robust and elegant materials that will stand the test of time.

View from Hampstead Road



Section through rear of proposal

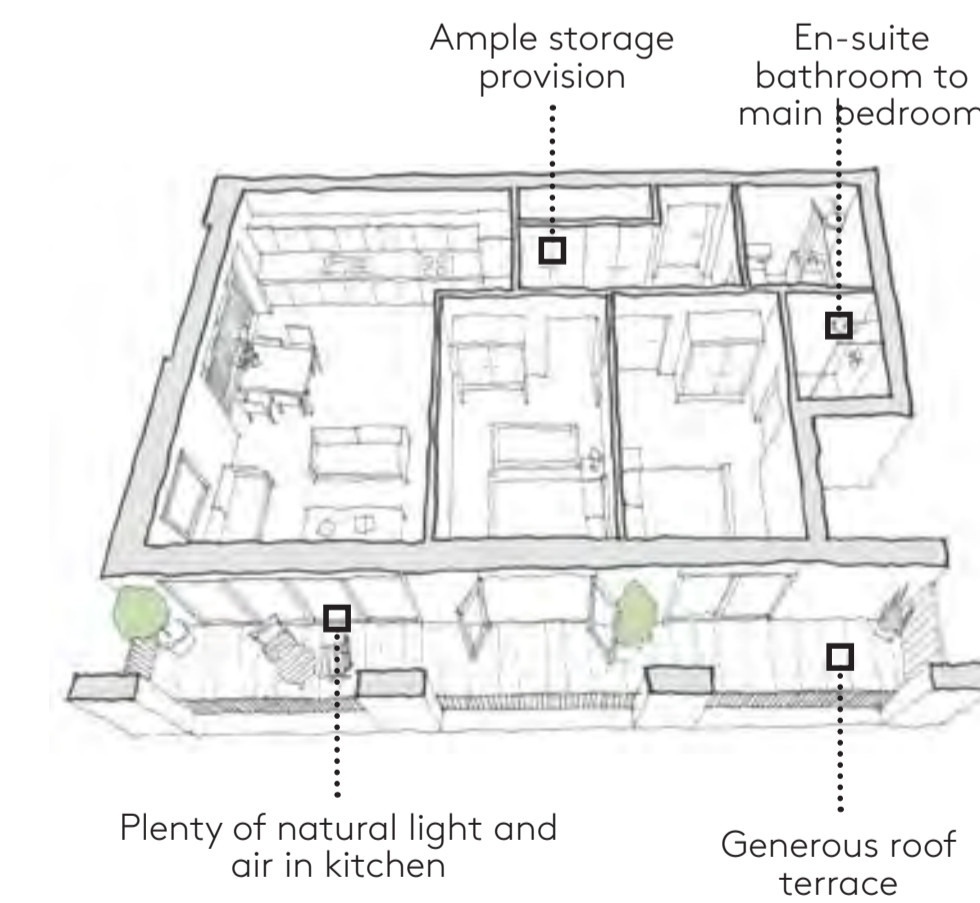


View towards Robert Street



Design principles

- Coupled with the new Surma Centre the new building creates a clear gateway into Robert Street.
- Public uses provide active frontage to the street.
- Double skin winter gardens provide further sound protection from the main road.
- Edge definition of the existing street pattern is improved.
- Homes are raised up away from the noisy Hampstead Road.
- All family units benefit from generous roof terraces.



Example of 2 bedroom apartment

Proposed unit mix:

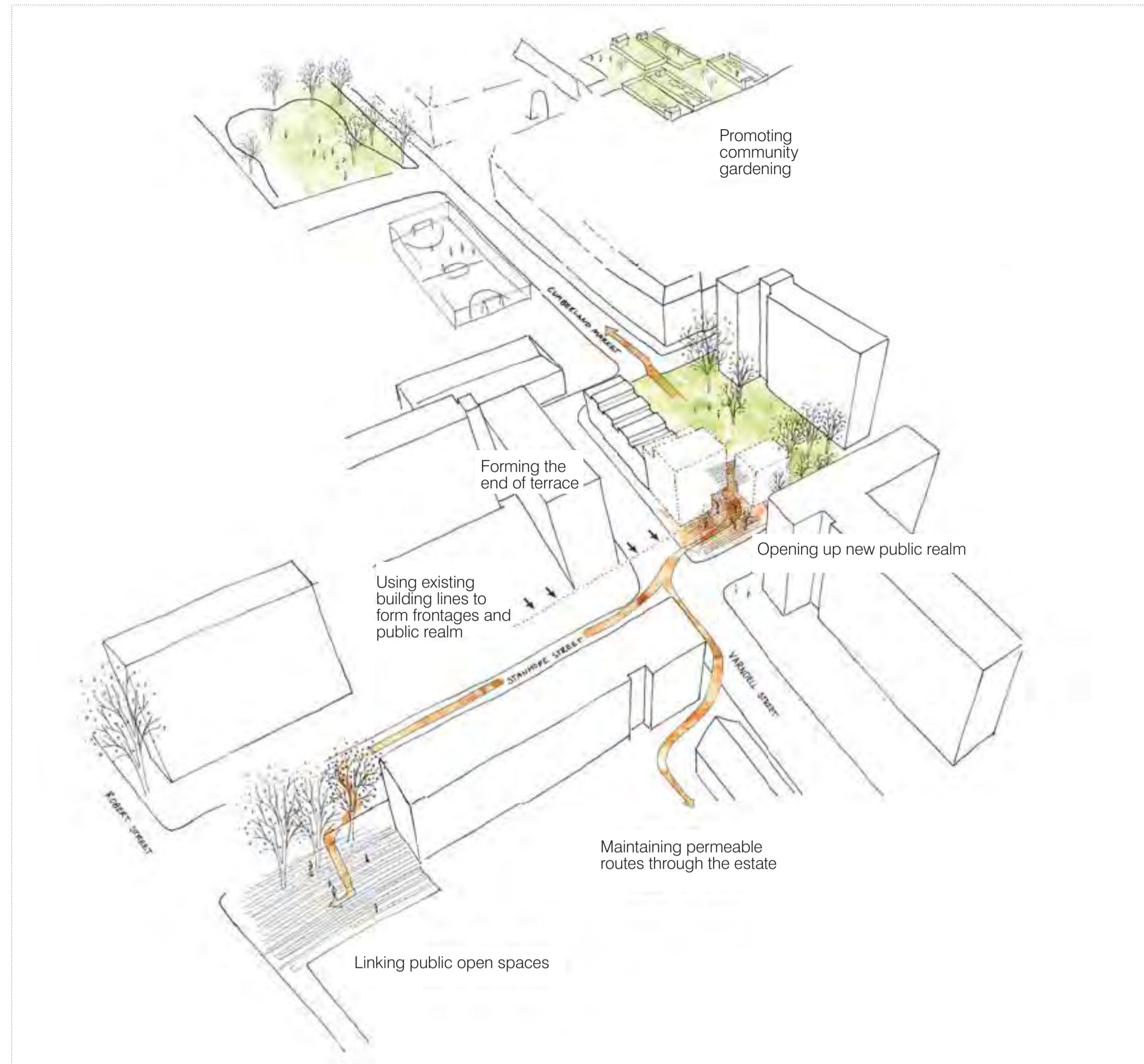
Type	Area (approx.)	Amount
1 Bed	50-54 sqm.	17
2 Bed	61-65 sqm.	2
3 Bed	74-80 sqm.	2
	TOTAL UNITS	21
Retail	250 sqm	1

Deliverability

1. Site defined and enclosed with 2-storey privacy screen. Privacy screen design to be artist commissioned.
2. Planting implemented to screen view of construction site from residents
3. Ground works and Foundations fast-track scheme - laid in 2-4 weeks. Site facilities are located off-site to keep noise disruption to a minimum.
4. CLT Panels are prefabricated, minimising construction waste and maximising construction speed. 2 floors are placed per week.
5. Windows & Cladding Panels are prefabricated and quickly placed on site. Roofing membrane fitted.
6. Services and Internal Fit out. All internal trades work inside sealed building fabric within a 4 month time frame.

The Regent's Park Estate is characterised by its large shared garden spaces, linked via a network of public routes and vistas, framed by tall checkerboard apartment buildings. There is a generosity to the public space and an elegance to the buildings that we admire.

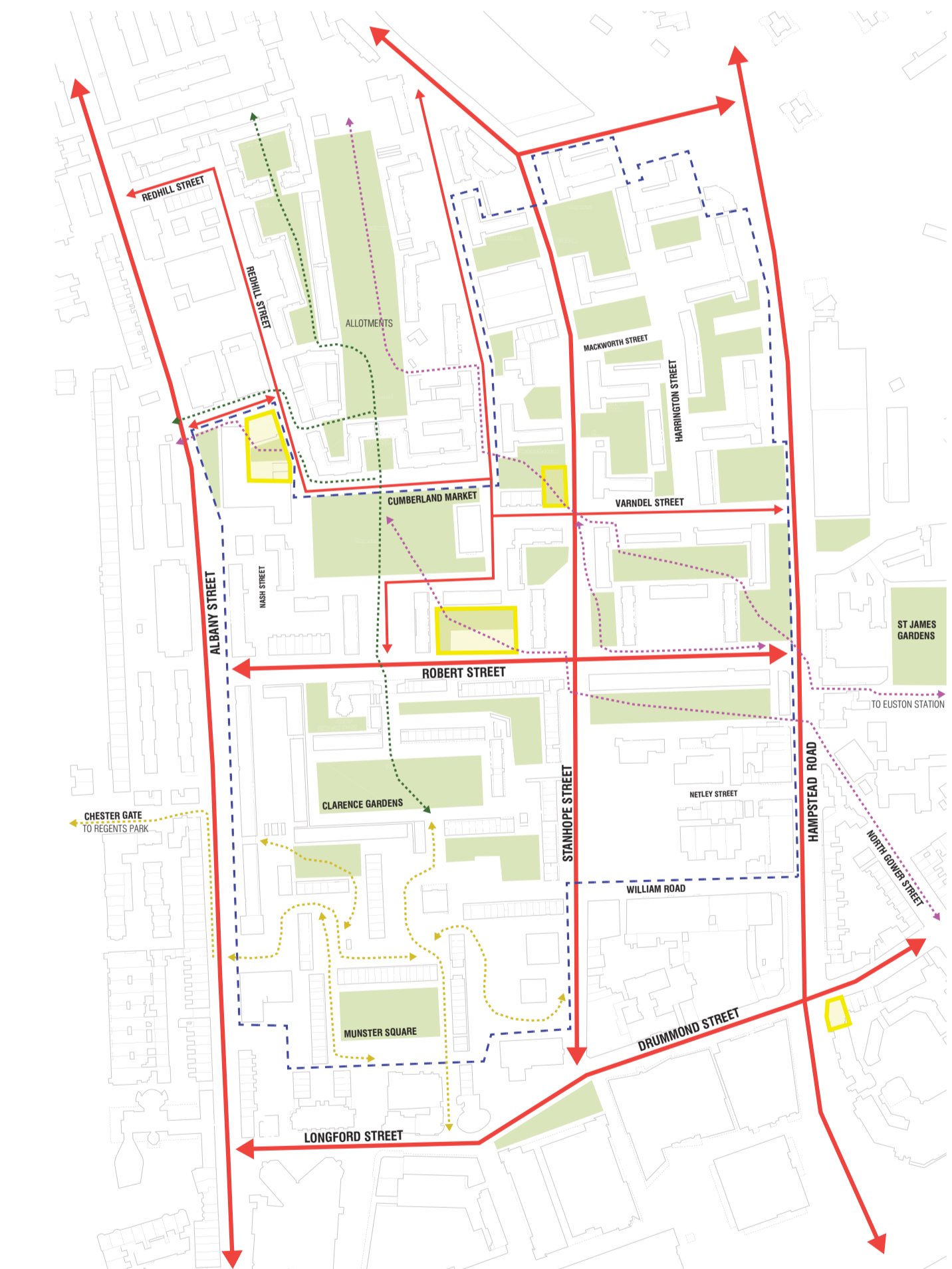
Given the intention to infill some of these garden areas, the continuation and enhancement of green space and permeability across the estate is a key principle of our scheme. New buildings will be influenced by local materials, taking a robust and sustainable approach to their roles in supporting both the street scape and the softer backland environments, for residents and the wider community alike.



Suggested layout to retain typology of permeable public gardens framed by buildings. Buildings are located to overlook both public green space and the street, with a new hard-scaped square at Varndell Street junction.



Celebrating the permeable garden typology, with strong street frontage. The scheme uses a locally influenced material palette, enjoying the checkerboard facades of neighbouring flats, and local brick structures.



Lot 3 plots include three corner conditions and a street frontage plot. The estate is unusual; the network of streets across the estate are not bounded by continuous perimeter blocks. This gives the neighbourhood an open feeling and allows buildings to be viewed 'in the round'. Pedestrians are afforded a variety of routes through the estate. We believe that these are important qualities to take forward and whilst our infills will undoubtedly create street frontage we wish to introduce new buildings that add to the spirit of the place. Our proposal for Varndell Street illustrates this. Two buildings form gables that frame a new square and gateway into the existing garden. The landscape runs up to the building in a similar manner to their context.



Apartment buildings are often directly adjacent to well-kept public landscape affording open aspect and generous shared gardens



Open public hard-scaped spaces occur with minimal planting and form threshold spaces in the neighbourhood.



Buildings on the estate present their elegant proportioned gables to the street affording generous public realm and revealed vistas through site.



The feasibility report illustrates a terrace, here buildings obscure the public garden and crowd the street



Our proposed building masses are separated and set back to maintain a route and views into the garden

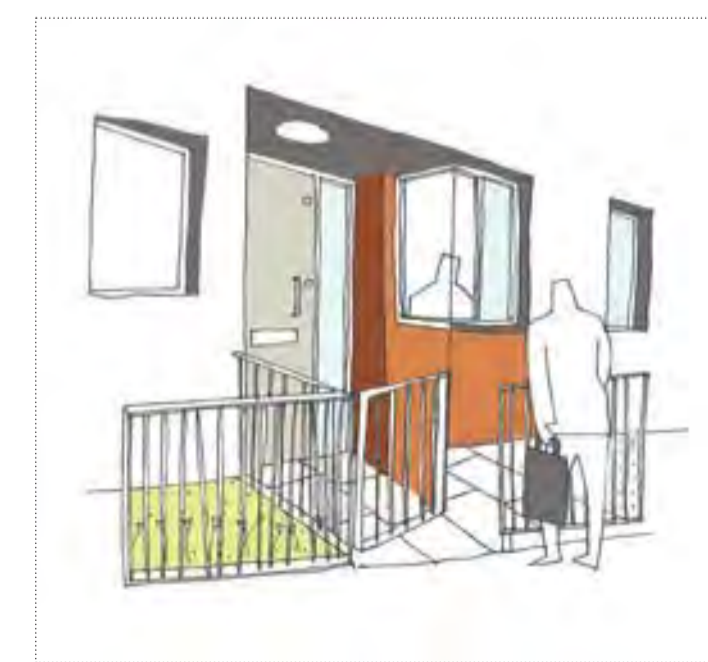


Current view to corner of site showing neighbouring flats and houses and open view into community garden.

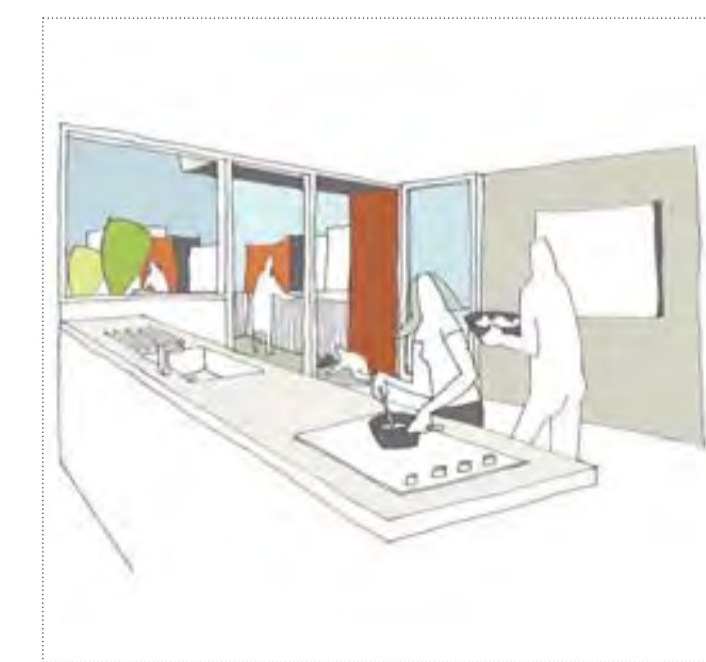
All of the new buildings will be designed to improve residents quality of life. Each building will be designed to achieve the following qualities:



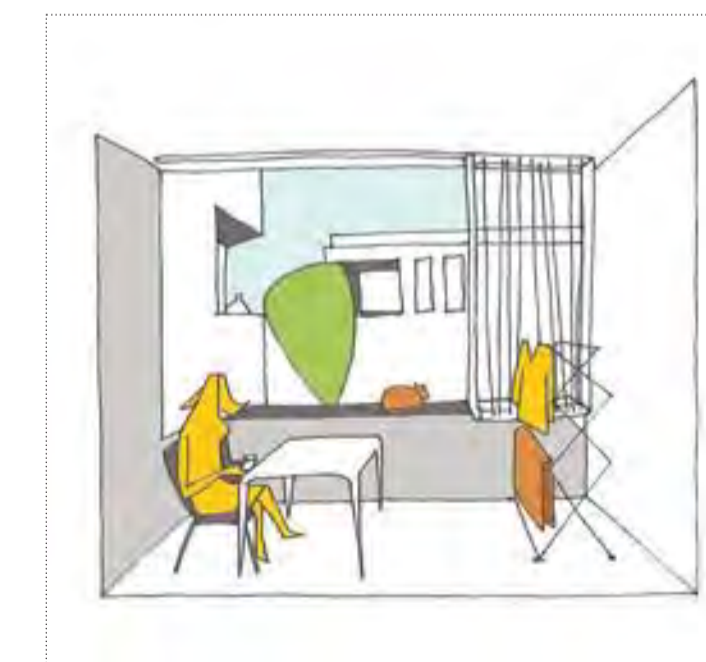
Safe, generous apartment entrances



Secure Private Entrances



Rooms with good light & ventilation



Somewhere to sit outdoors,



Flexible space & storage

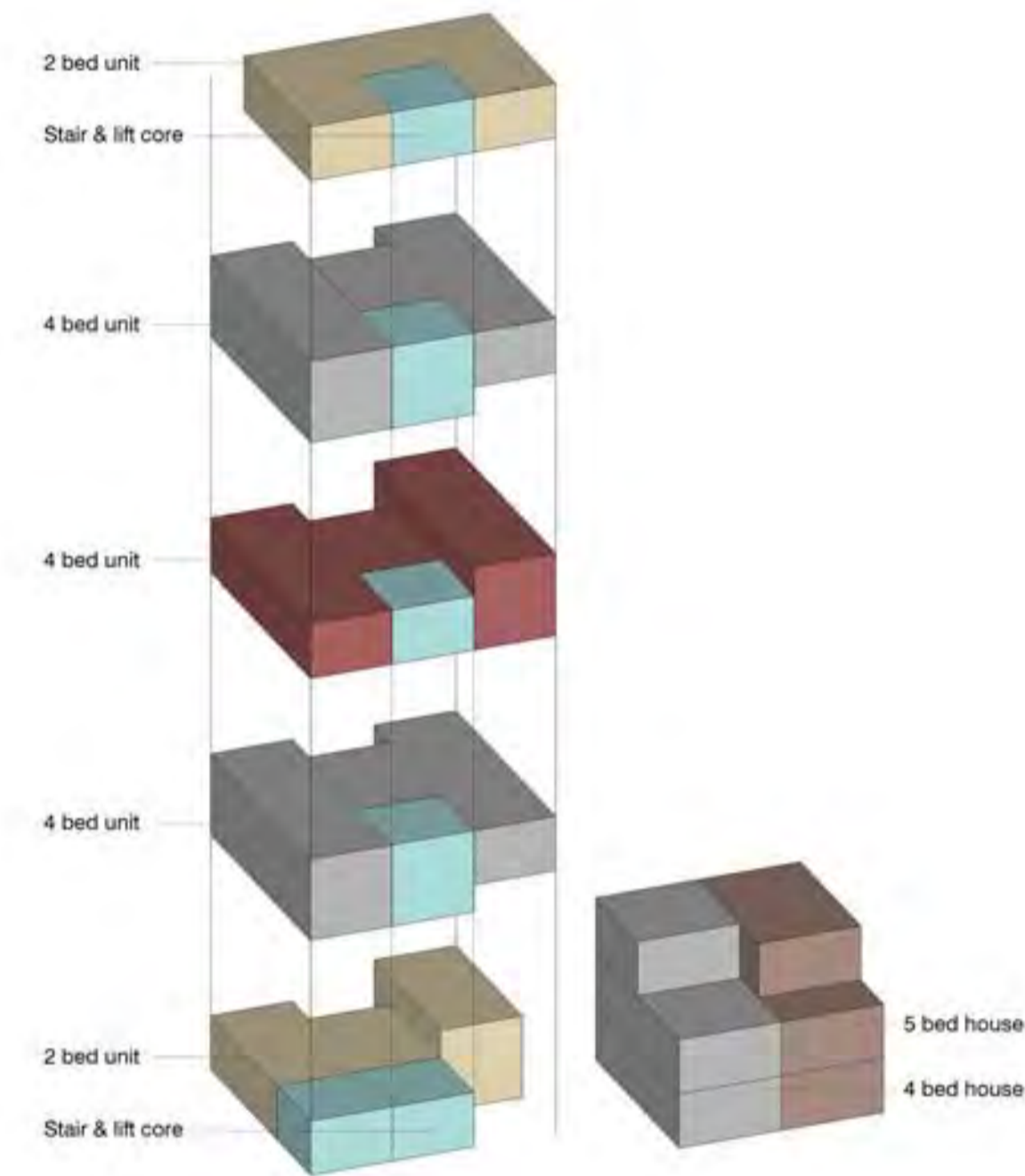
REGENT'S PARK ESTATE: PRINCIPLES FOR PARK ESTATE INFILL DESIGN

The scheme proposes to rehouse existing residents of the Regent's Park Estate. The common typology of the apartment block has therefore been adopted to form the primary building on the site, continuing the pattern of living well established in the area.

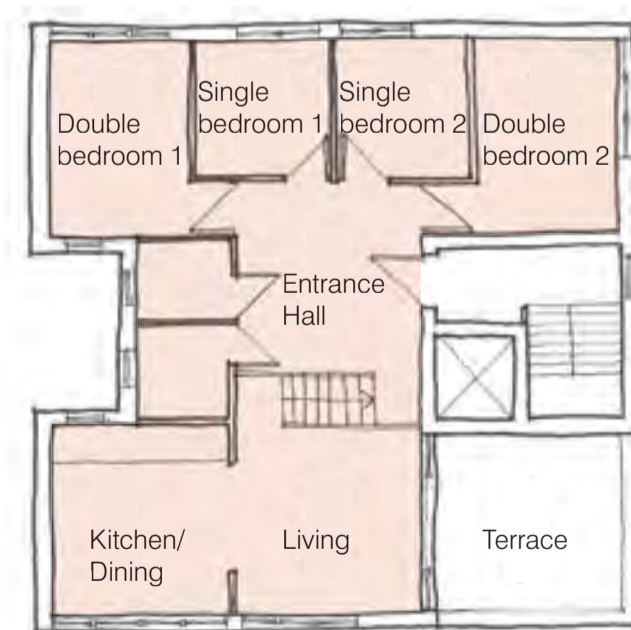
A smaller block of two houses is positioned to the north, enabling the public access to the shared garden beyond to be maintained and celebrated. The apartment building is arranged with split-level flats that will stack to provide generous, flexible floor space and room heights. Architectural influences from surrounding buildings include inset balconies, tall windows and a light materials palette.



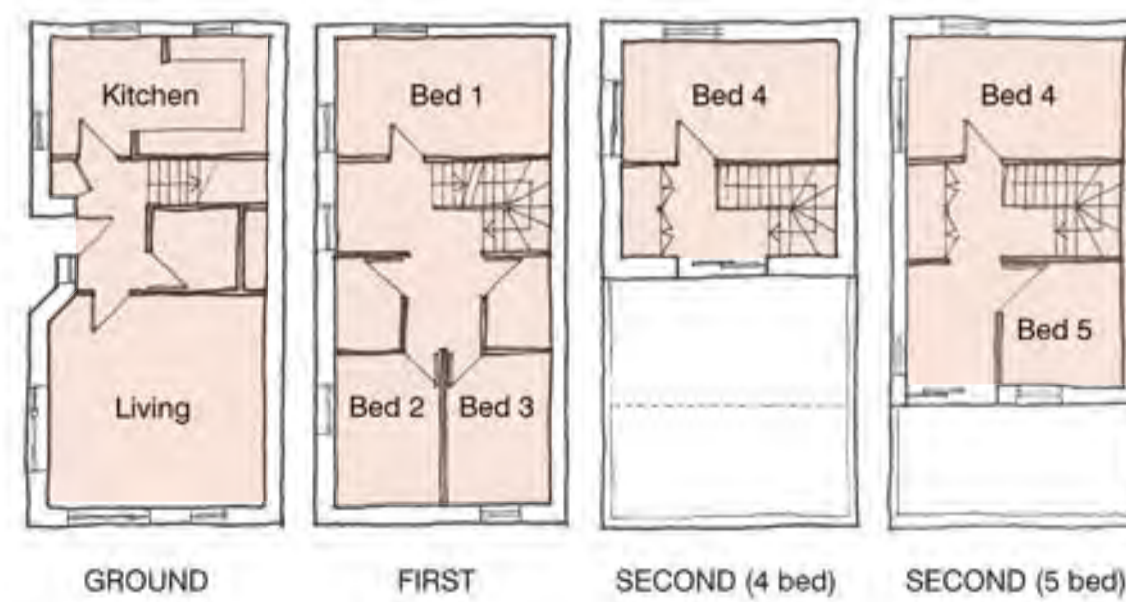
Diagram of distribution of units within building layout, presenting a mix of two and four bedroom flats, one four bed house and one five bed house.



Unit arrangement diagram



Example layout for a split level apartment with 4 bedrooms



Example layout for a 3 storey house with side access and private roof terrace, for either 4 or 5 bedrooms



Our chequerboard facade takes reference from the existing estate



The composition is reinterpreted to create generous windows or inset balconies



Light materials palette with varying tones in defining features

REGENT'S PARK ESTATE: PROPOSED DWELLINGS AT VARNDELL STREET



- Public space
- Intermediate space
- Private space
- Create new shared space, pedestrian friendly route to Cumberland Market Park
- Improve and celebrate tree-lined avenues with planted verges; an existing, unique feature of Regent's Park Estate.
- Site Boundary



Victorian street frontage



Change has already begun



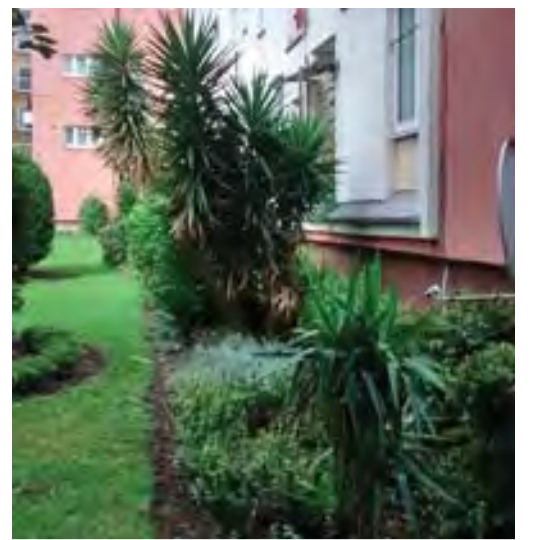
Unwelcoming entrances



Hidden planted courtyards

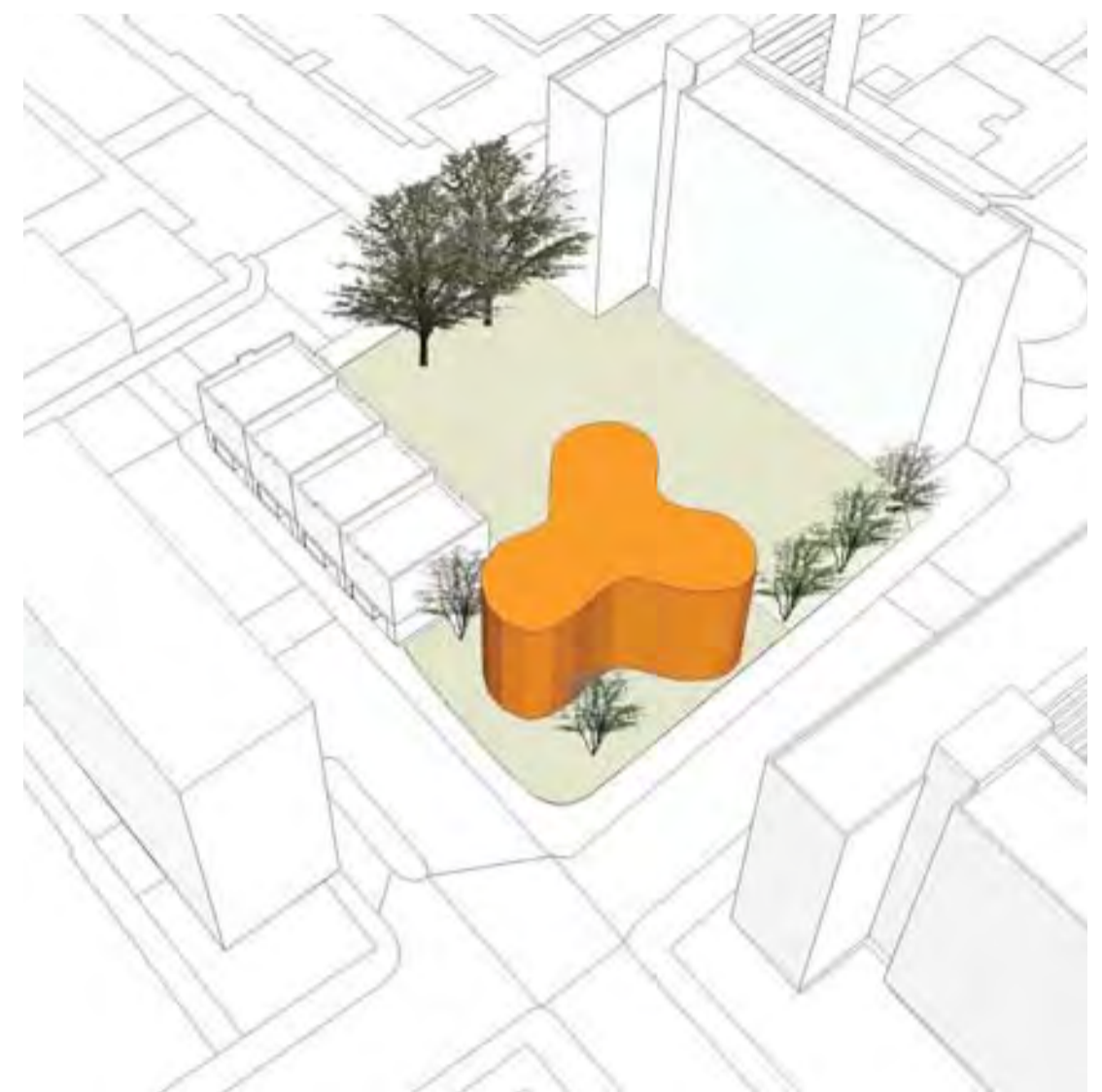


Views over a landscape

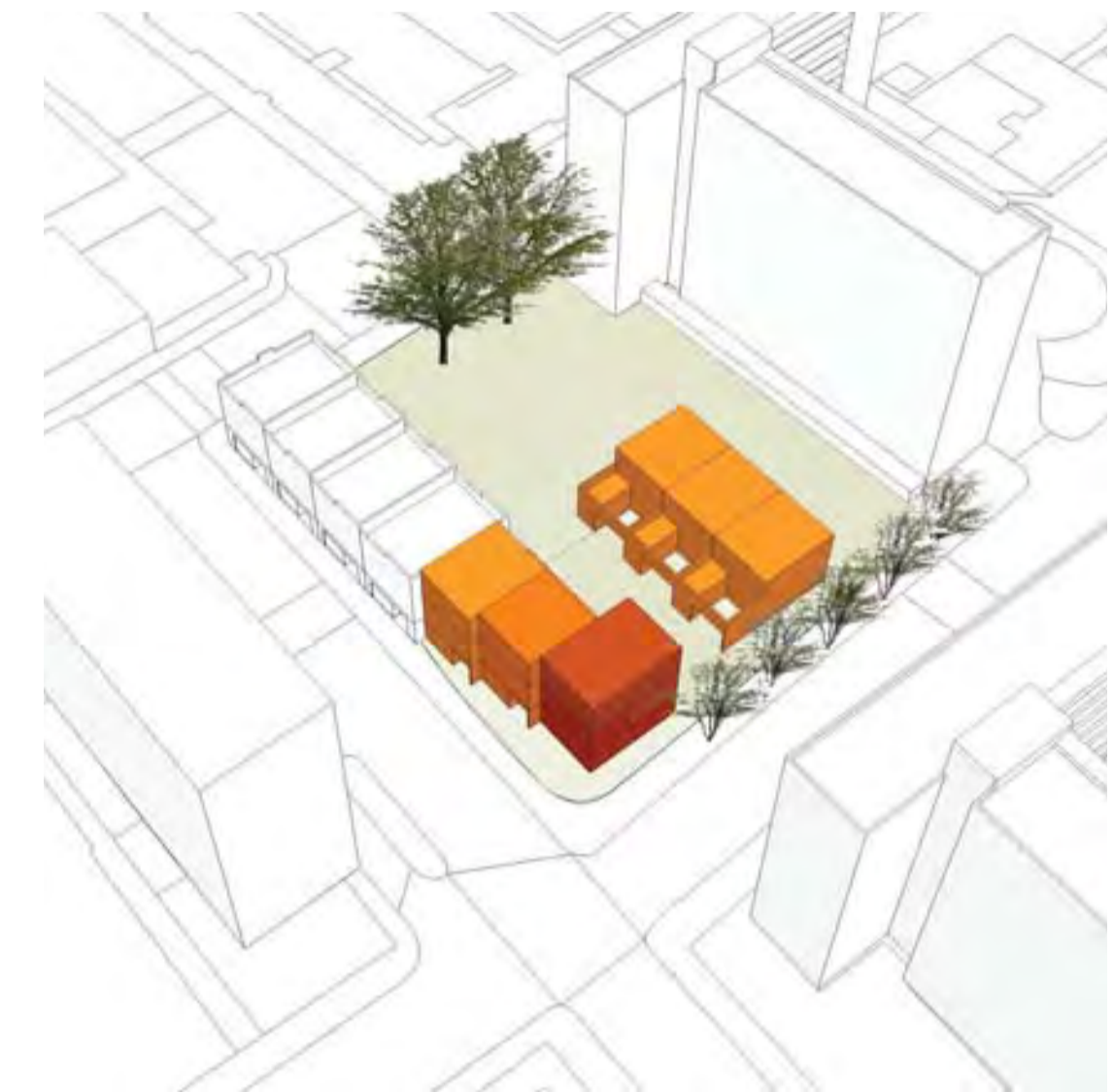


Green inaccessible gardens

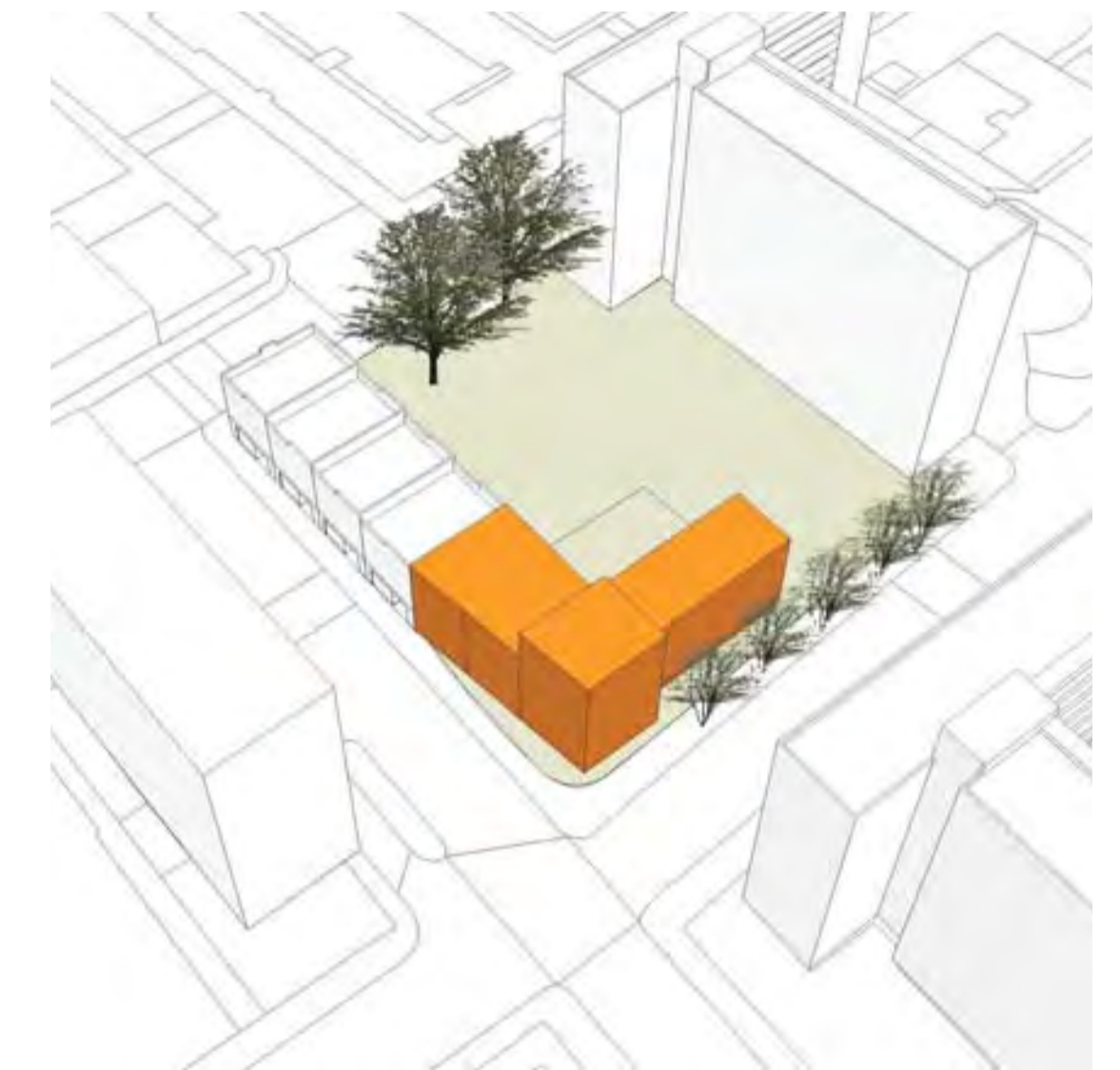
How do we complete the corner?



A pavillion in a landscape?



A mews with family homes and traditional streets?



A corner block creating a protected courtyard behind?

How should the new building relate to the existing building heights?



Create a tower to mark the corner and not be dwarfed by the surrounding blocks?

How can the new homes improve Regent's Park Estate?



Safe, green places for children to play



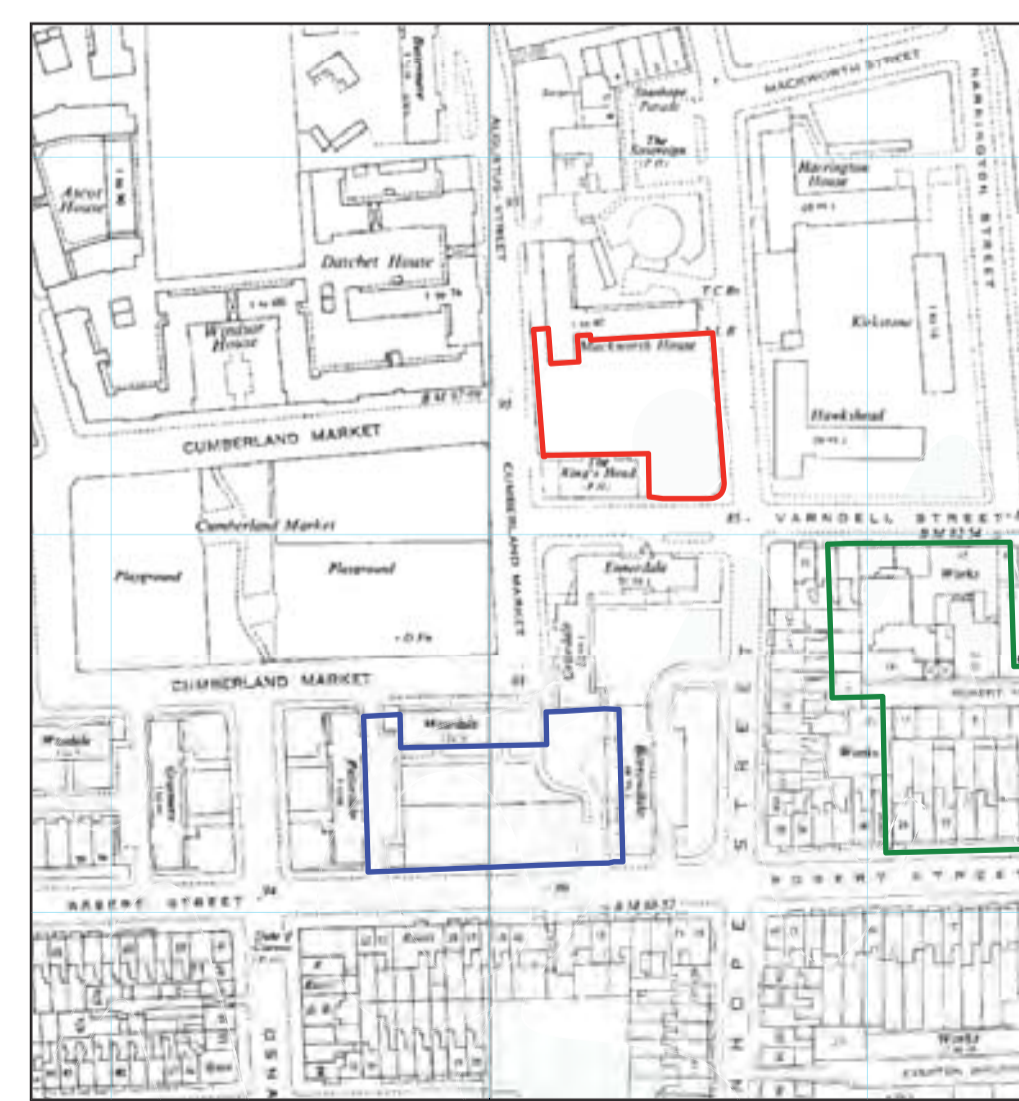
Growing space



Places that make you look forward to going home.



The site in 1870
Traditional terraces wrap the corner of Vardell St and



The site in 1950
Mackworth House has been built but the Kings Head pub remains

- Quiet
- Friendly
- Safe
- Adaptable
- Green
- Welcoming
- Spacious

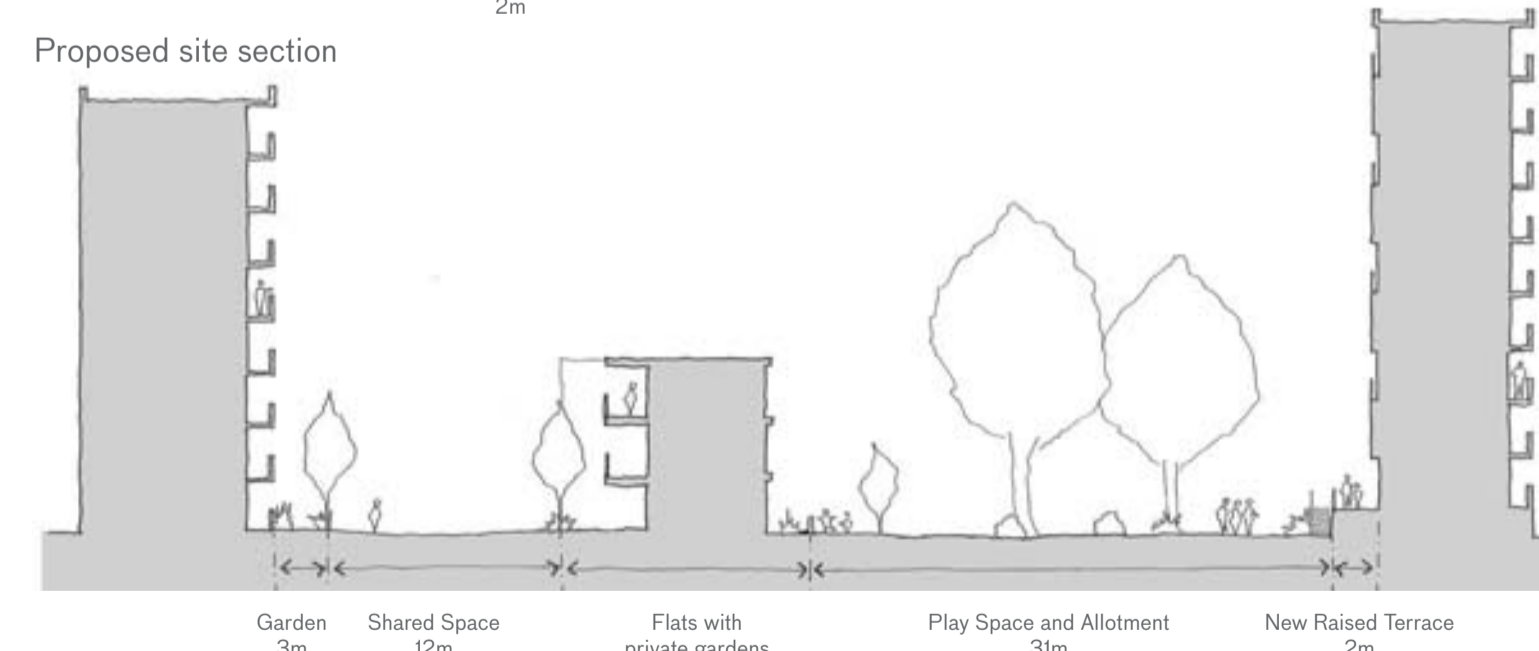
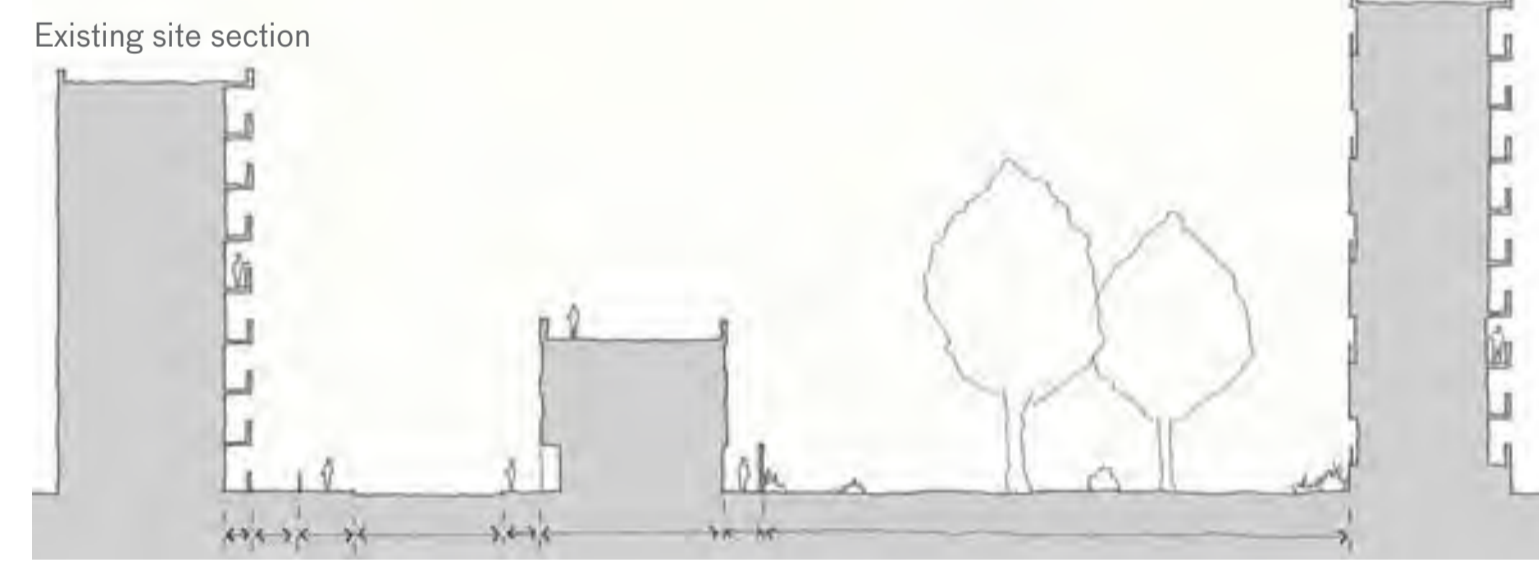


Proposed view of new homes from corner of Varndell Street and Stanhope Street

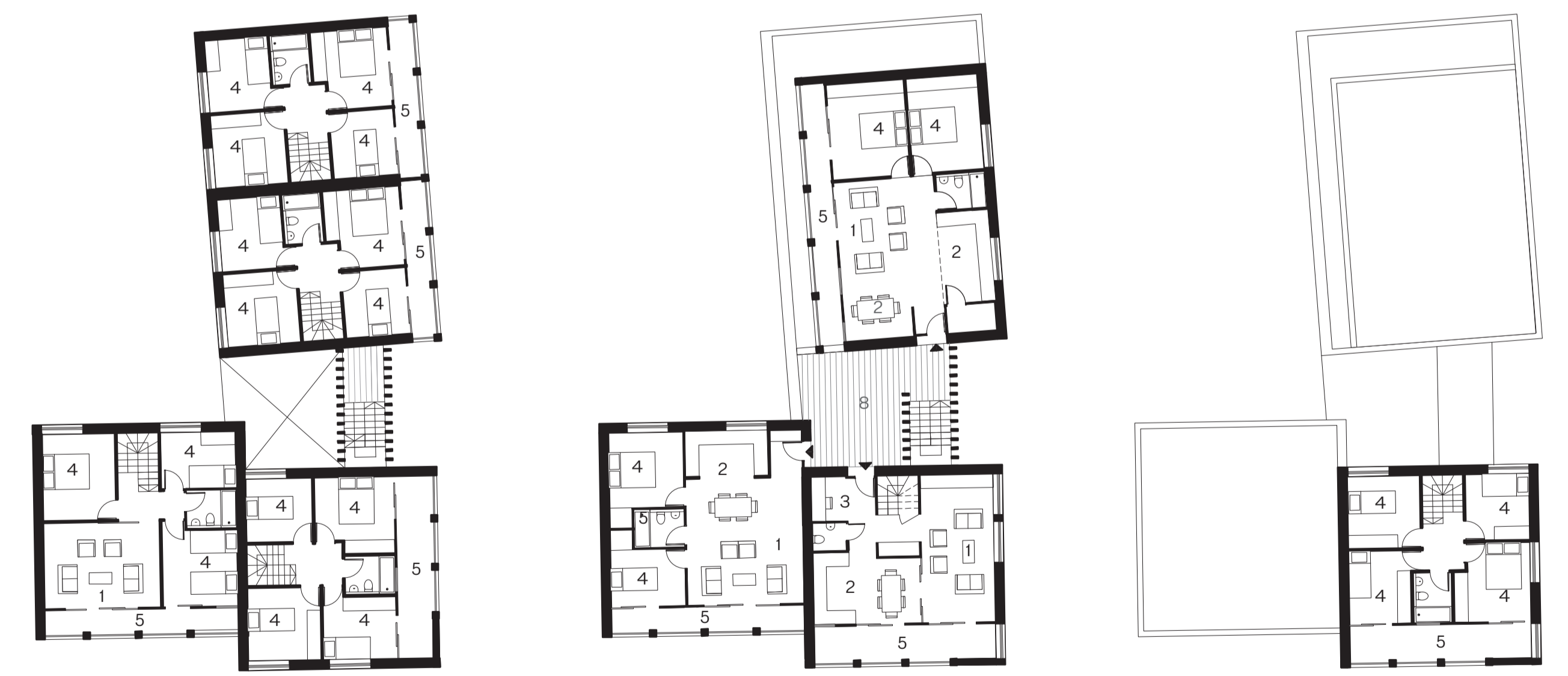


Ground Floor Plan 1:200

- Key
- 1 Living Room
 - 2 Kitchen / Dining
 - 3 Study Nook
 - 4 Bedroom
 - 5 Terrace
 - 6 Private Garden
 - 7 Communal circulation
 - 8 Courtyard Terrace
 - 9 Allotments / Growing Space
 - 10 Play Space/Picnic area
 - 11 New Access to Mackworth House
 - 12 Bin Store
 - 13 Bike Rack
 - 14 Secure New Gate/Entrance
 - 15 Shared space surface leading to park
 - 16 Planters
 - 17 Existing road surface
 - 18 Potential additional unit



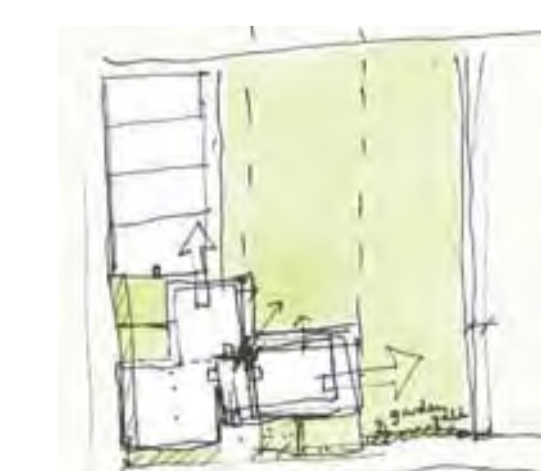
Section through proposed new homes



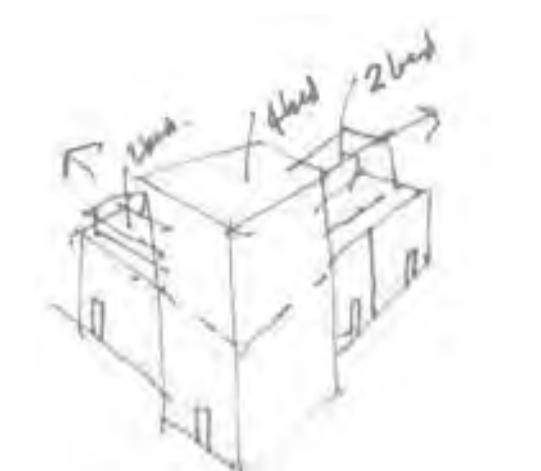
First Floor Plan 1:200

Second Floor Plan 1:200

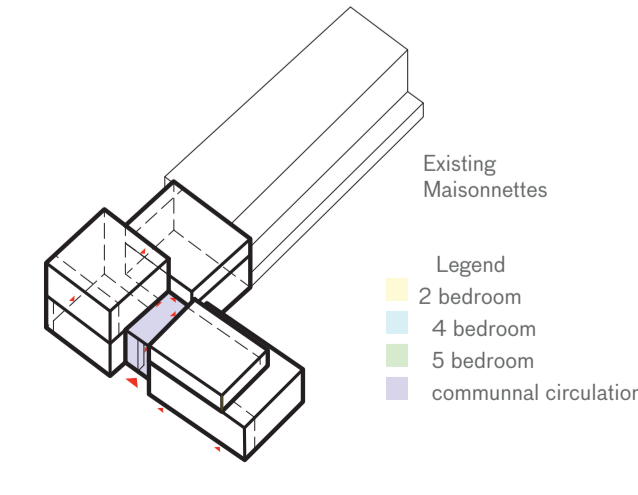
Third Floor Plan 1:200



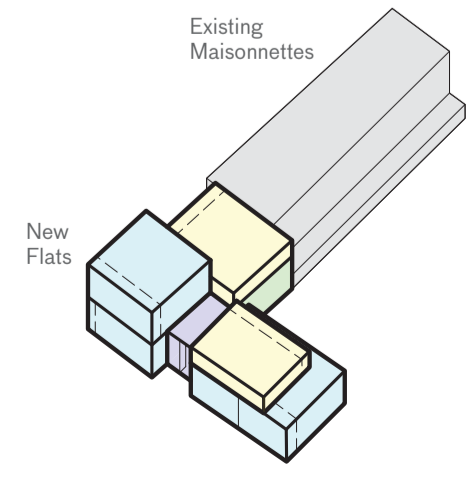
Site Sketch - Corner block pavilion



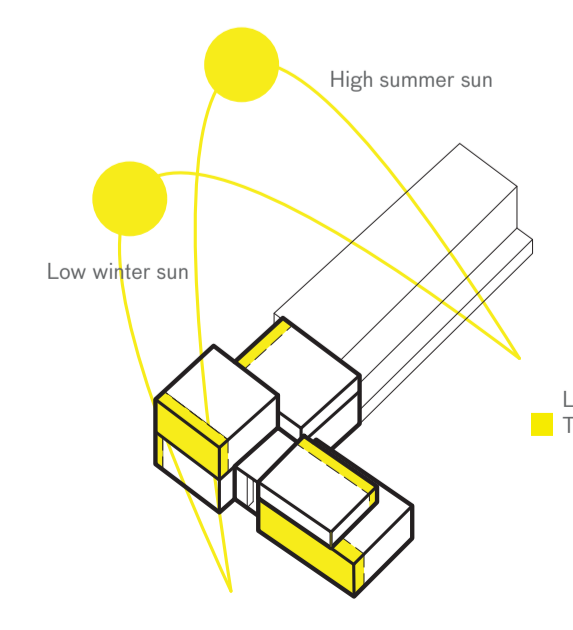
Massing sketch - Create a tower



Unit Diagram



Access Diagram



Sunpath/Shading/Balcony Diagram



White brick - Elevations



Brass Fins - Entrance



Timber cladding - Balcony

Our proposal for the Varndell Street site creates a corner block that has been pushed and pulled so that it provides space for terraces and gardens next to the street and forms a gateway with views to the new protected courtyard beyond. This was inspired by the nearby Cumberland Market Estate.

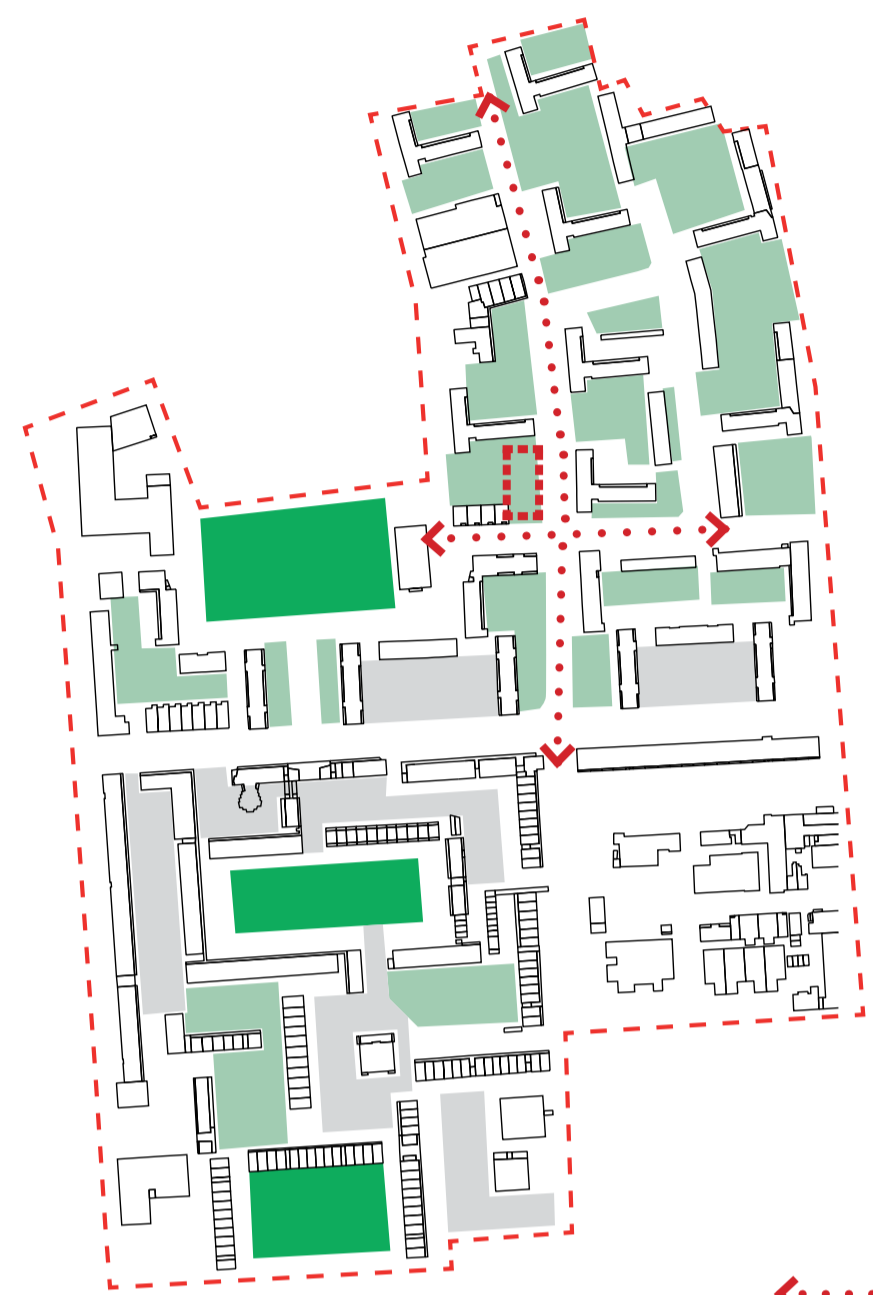
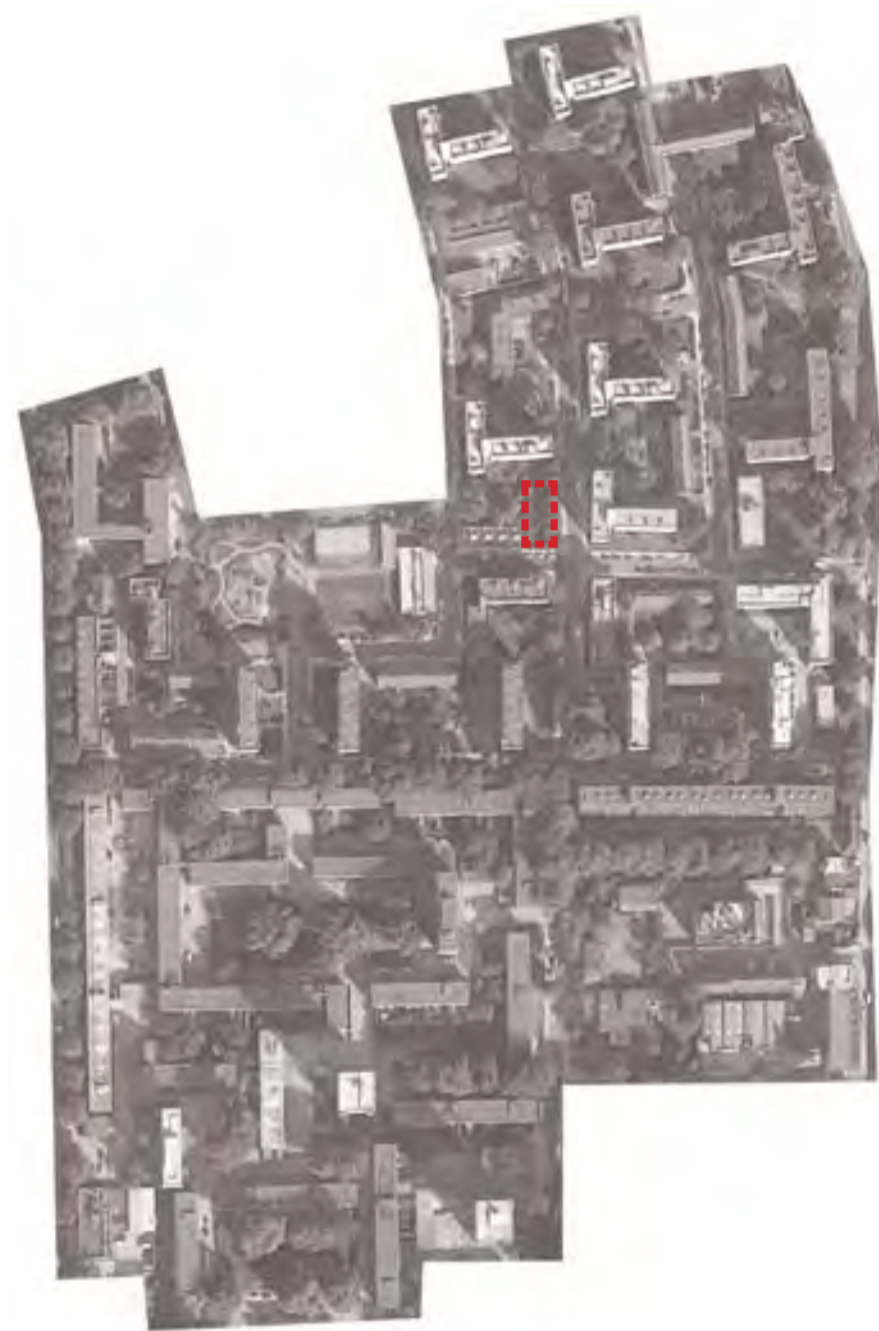
Four and five bedroom maisonettes and two bedroom flats are stacked on top of one another to create a building that increases in height at the corner. Most of the large family homes have their own front door at street level which is set back from the boundary so that there is a sense of privacy.

The new landscaping to the courtyard not only provides private and shared gardens for the new homes but suggests new terraces and access for the existing homes. This shared courtyard space would have controlled entry points and is overlooked to ensure it feels secure.

The white brick echoes the colours of the existing buildings but with a more durable finish.

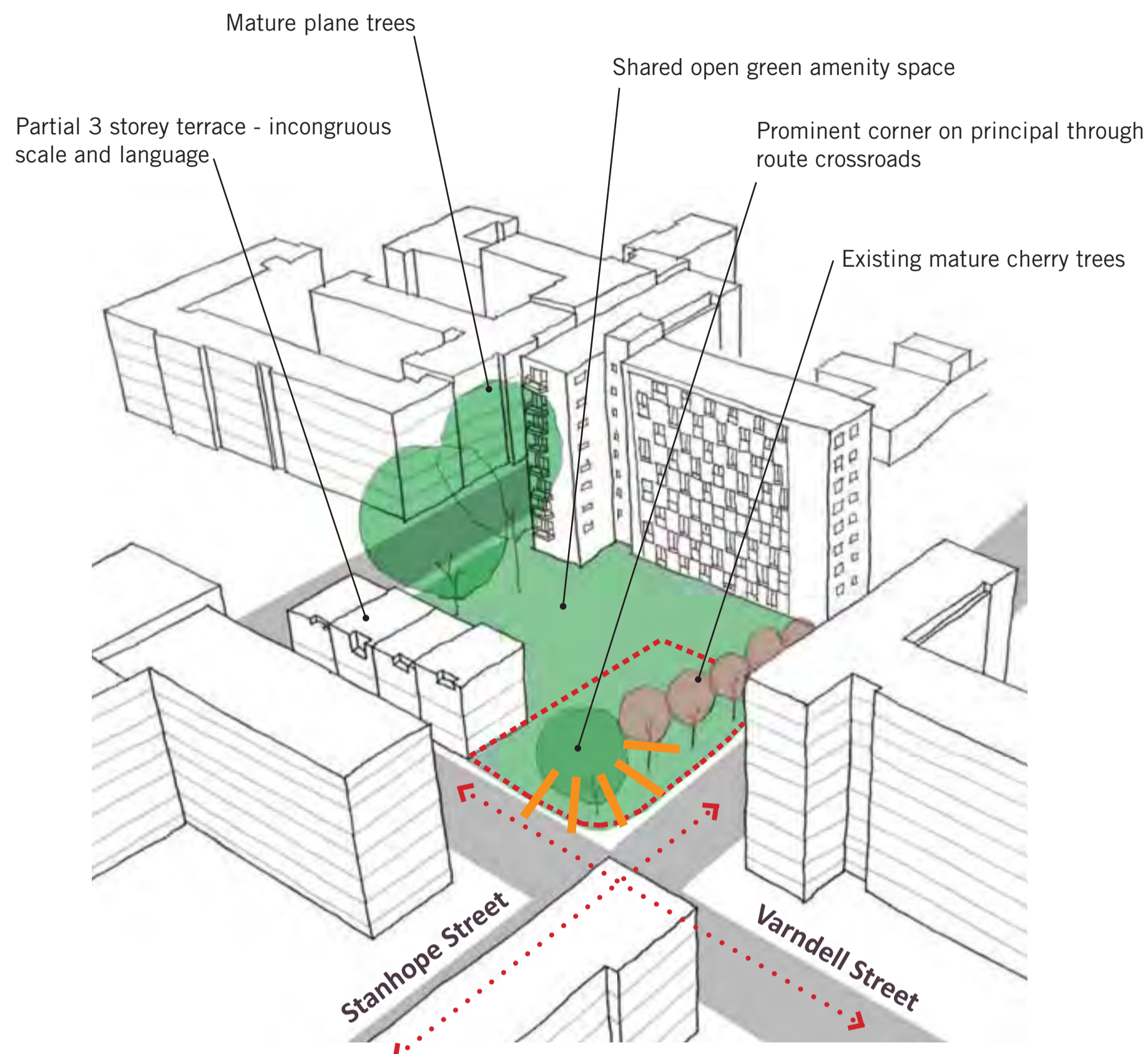
REGENTS PARK ESTATE

VARNDELL STREET PLACE AND IDENTITY



Principal through route

THE ESTATE



- Character area 2
- High rise slab blocks set in space
 - Objects set within a green landscape
 - Tree lined 'soft edges' characterise the borders of the green spaces
 - Good sense of space and natural light
 - Scale and visual connection between the open spaces and the buildings are a defining characteristic of the 'Sense of Place'

- Mature trees provide characteristic soft edges to the east and west borders of the shared green amenity space
- Poor definition of the prominent corner site at the crossroads of a principal through route
- A three storey terrace partially encloses the southern boundary of the green along Varnfell Street. The scale and language of this terrace is not in keeping with the buildings in this part of the Regent's Park Estate. If the site was extended this could potentially provide the opportunity for a comprehensive redevelopment resulting in a significant increase in the number of homes provided as illustrated in site approach A

THE SITE

POSSIBLE APPROACHES TO THE SITE

A. COMPREHENSIVE EXISTING TERRACE REDEVELOPMENT

- + Maximises number of units provided
- + Minimum impact on open green amenity space
- + Trees on the site are retained
- + New development scale and location in keeping with character of the site
- Site ownership and decanting issues
- Program

B. HOUSES + CLOSED SPACE

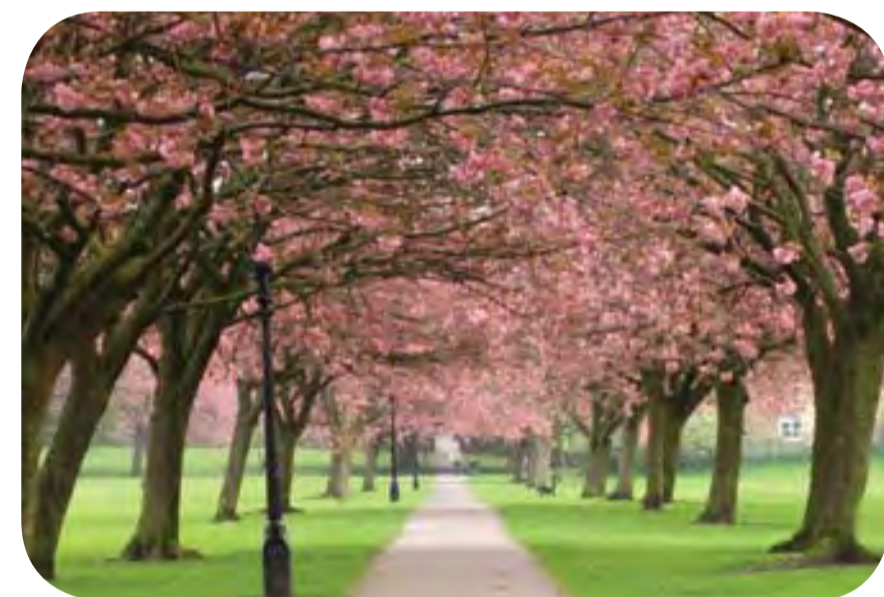
- + Family units provided as two storey houses
- + Family units have individual front doors and garden access
- + Cherry trees along Stanhope Street are retained
- + Potential for additional units on the site
- Some loss of open green amenity space

C. APARTMENTS + OPEN SPACE

- + All units provided as generous apartments with large balcony amenity
- + Very little impact on open green amenity space
- + Cherry trees along Stanhope Street are retained
- + Potential for additional units on the site
- No direct access to garden amenity space for upper units

D. HYBRED CORNER

- + Four storey corner development with diverse typologies
- + Cherry trees along Stanhope Street are retained
- + Potential for additional units on the site
- Some loss of open green amenity space
- No direct access to garden amenity space for some family units



Retain the existing cherry trees bordering Stanhope Street



Maintain a 'sense of place'



Minimise the impact on open spaces and neighbours



Sustainable



Family homes



Putting people first

Provide quality homes



Couples & Sharers

Home type diversity and choice

THE BRIEF : 4 X 4 BEDROOM UNITS
1 X 5 BEDROOM UNITS
2 X 2 BEDROOM UNITS
TOTAL : 7 UNITS

KEY VALUES AND OBJECTIVES FOR THE DESIGN OF NEW HOMES

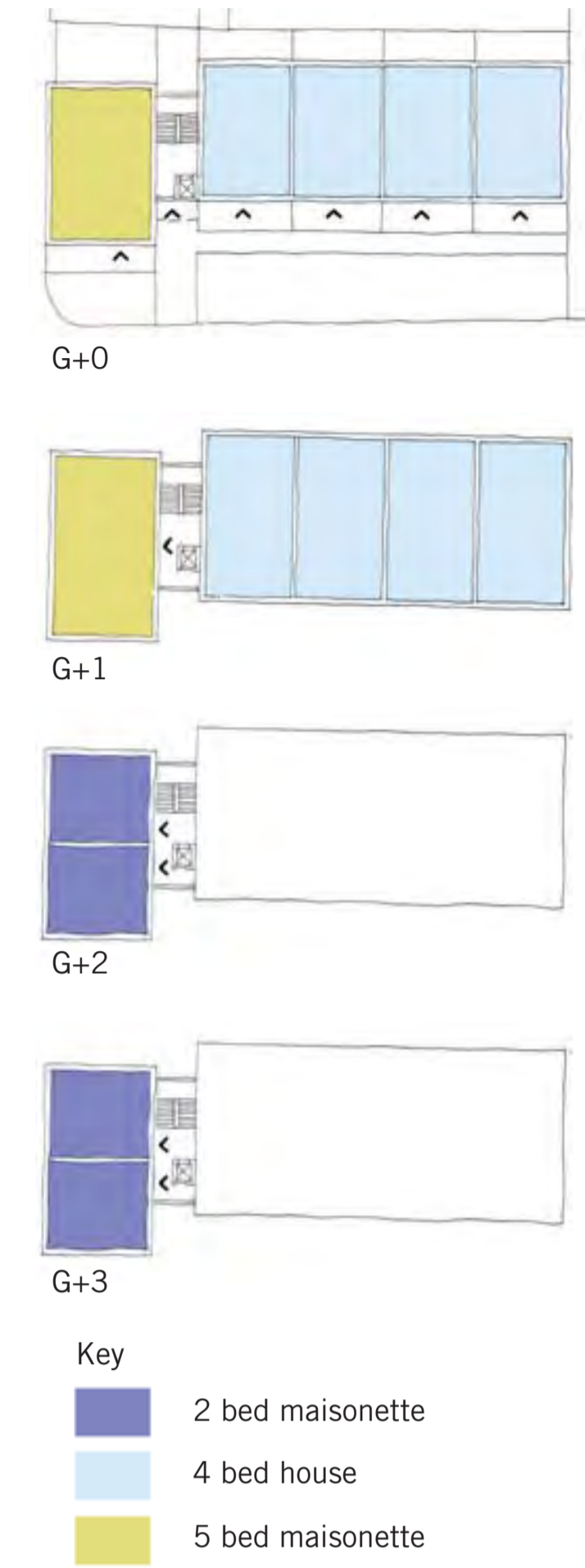
DESIGN APPROACH



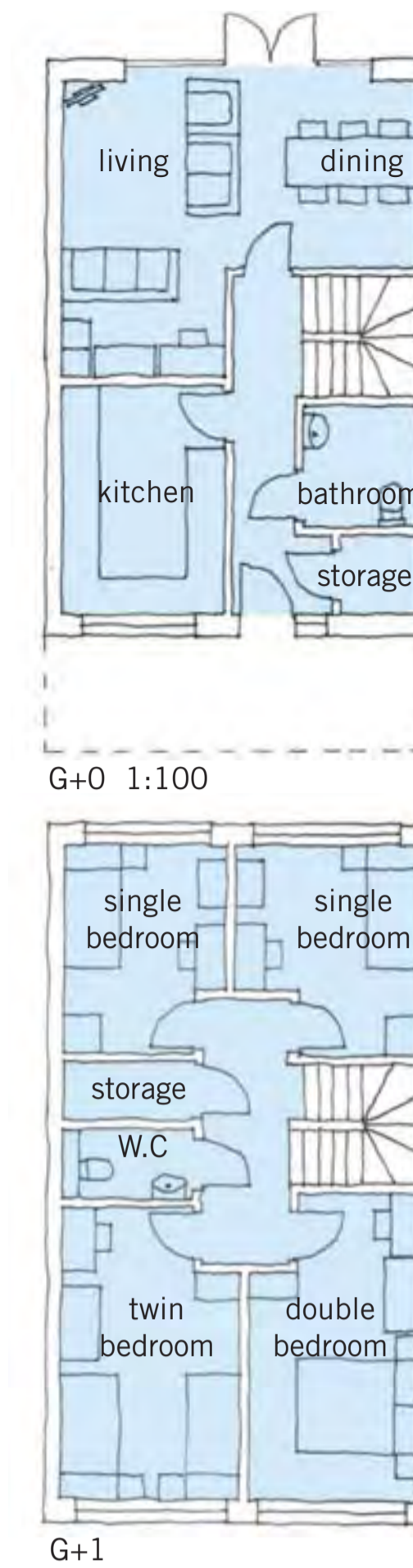
STRATEGY 1 HOUSES: CLOSED SPACE

This scheme provides 7 units:
 2 bed maisonette: 2
 4 bed house: 4
 5 bed maisonette: 1

Floor plans

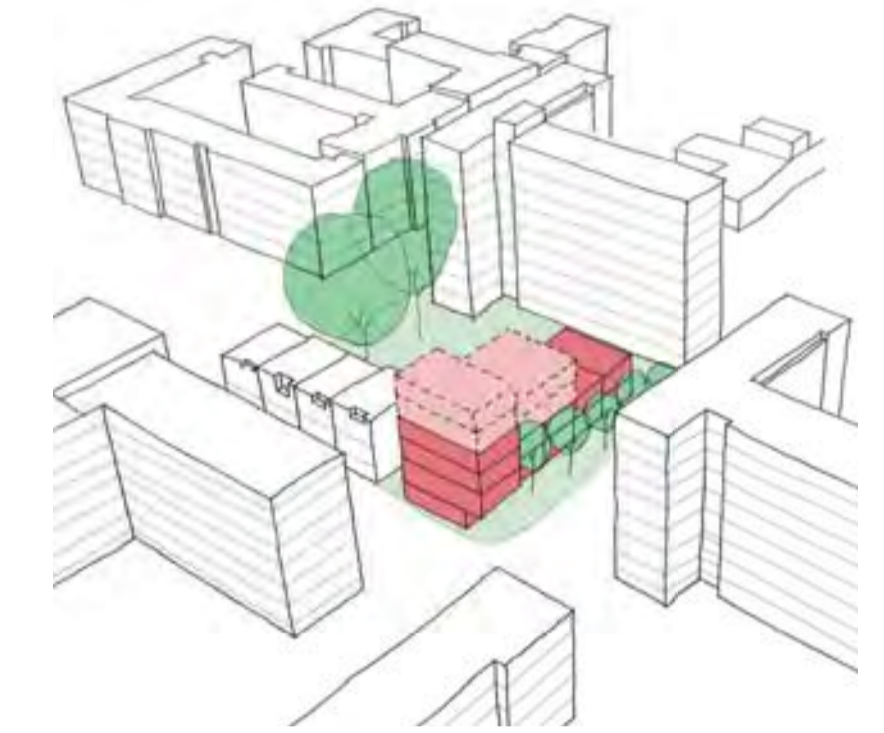


Typical 4 bed house layout



OPPORTUNITIES FOR MORE HOMES

Both strategies can accommodate more units than the brief by adding more floors



2 bed maisonette: + 2
 4 bed maisonette: + 2
 total: 11 units

HOUSES: CLOSED SPACE

WHICH ONE?



CONSULTATION



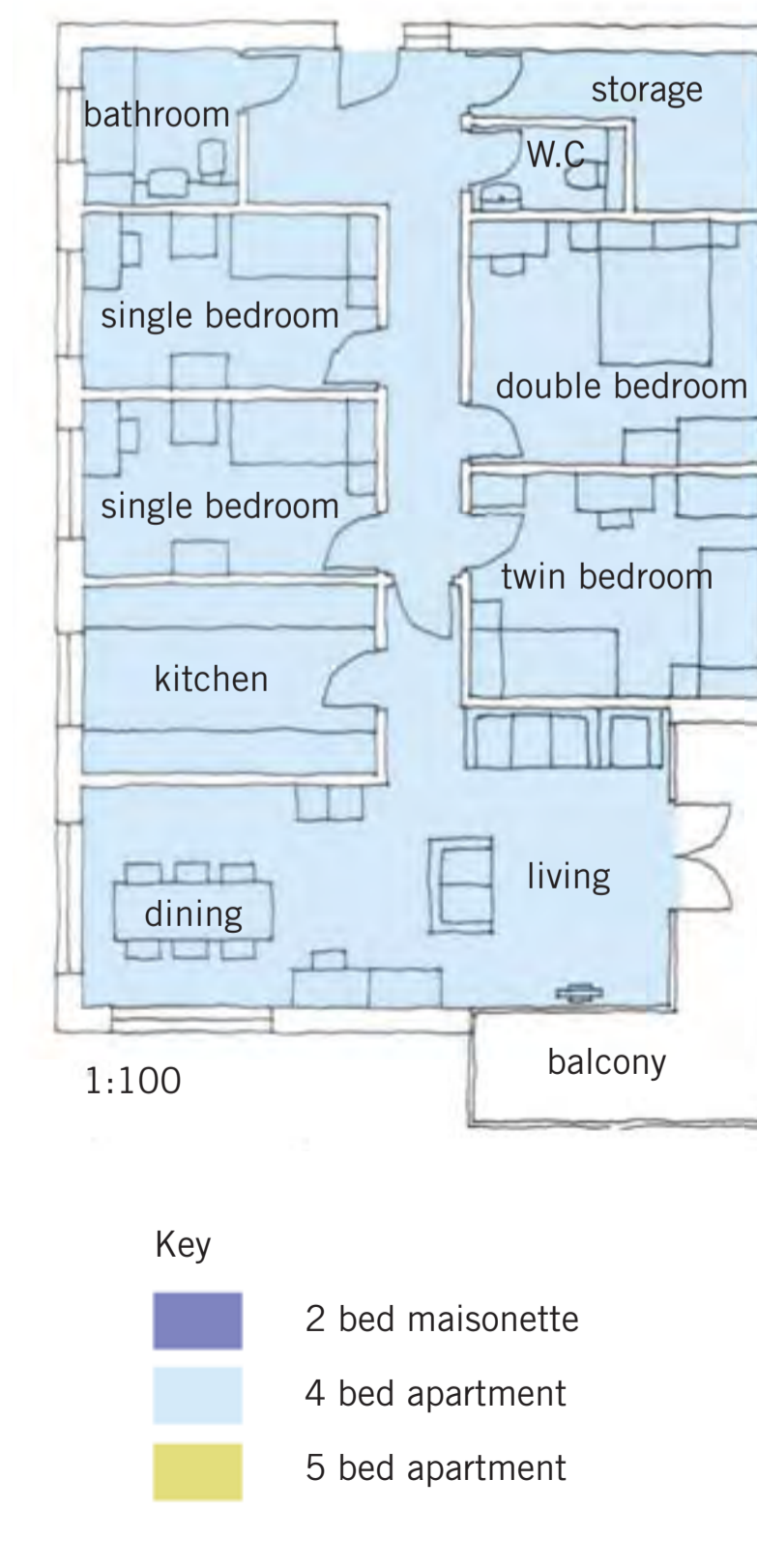
STRATEGY 2 APARTMENTS: OPEN SPACE

This scheme provides 7 units:
 2 bed maisonette: 2
 4 bed apartment: 4
 5 bed apartment: 1

Floor plans



Typical 4 bed apartment layout



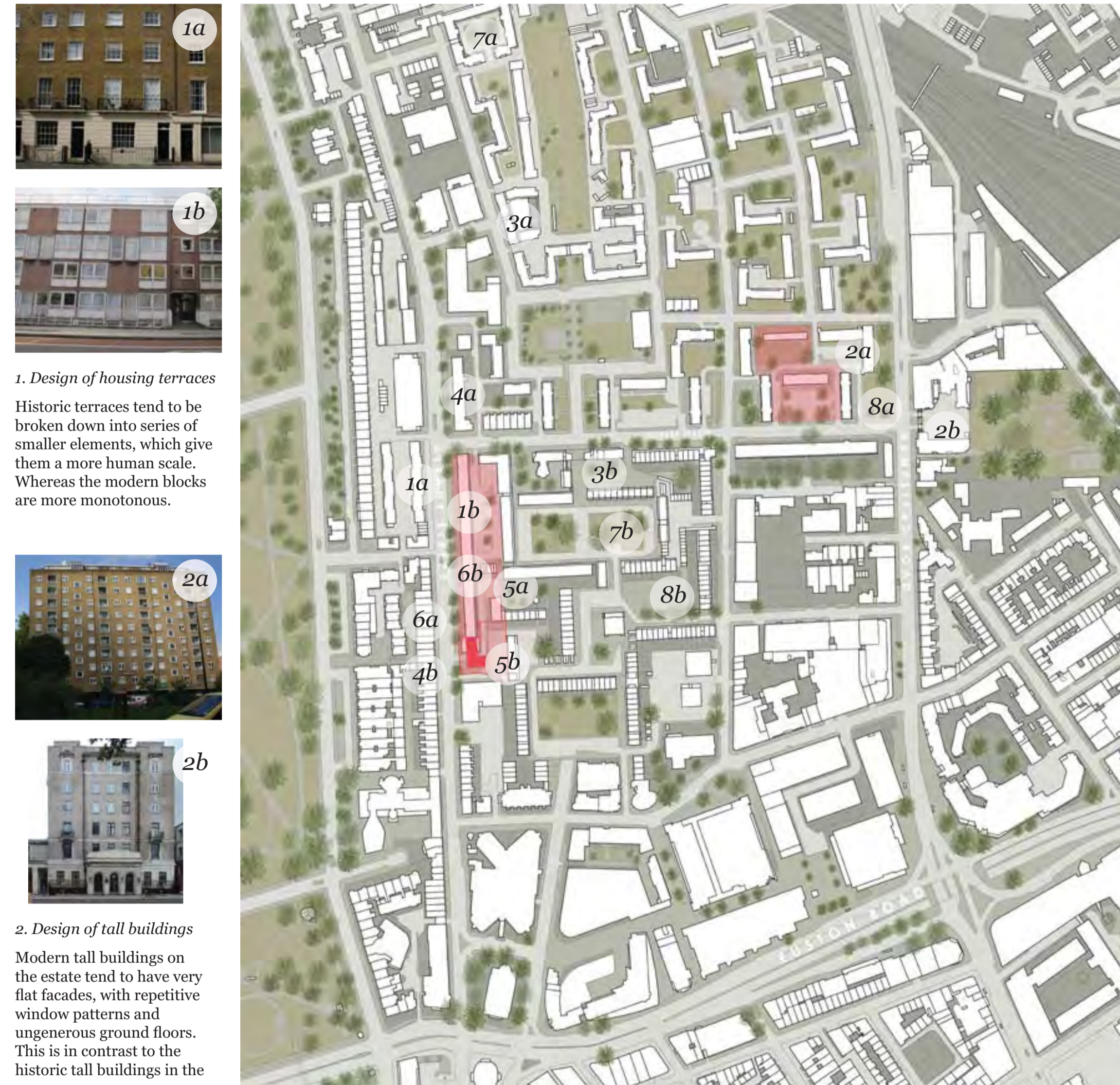
APARTMENTS: OPEN SPACE



2 bed maisonette: + 2
 total: 9 units

REGENT'S PARK ESTATE

Lot 1: Cape of Good Hope Pub site



1. Design of housing terraces

Historic terraces tend to be broken down into series of smaller elements, which give them a more human scale. Whereas the modern blocks are more monotonous.



2. Design of tall buildings

Modern tall buildings on the estate tend to have very flat facades, with repetitive window patterns and ungenerous ground floors. This is in contrast to the historic tall buildings in the area.



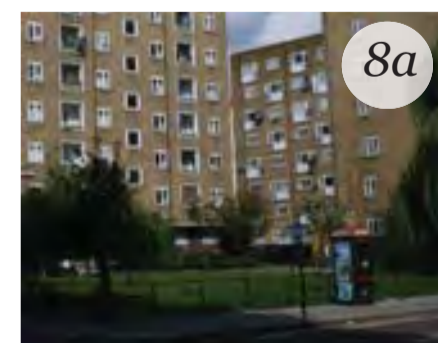
3. Treatment of ground floors

The historic buildings in and around the estate tend to have more successful ground floors than the modern buildings, whose entrances are difficult to find.



4. Decorated facades

Both historic and modern facades are decorated across the estate and surrounding streets, providing many cheerful buildings.



5. Routes

Whilst main routes along streets are clearly defined, those particularly within the southern part of the estate are frequently cut off by dead ends and blind corners.



6. Gateways

There are multiple gateways across the estate and neighbouring streets. Some however frame routes onto service spaces which are less inviting.

7. Green spaces

Peaceful residential squares are found across the estate within both the historic and more modern quarters.

8. Other open spaces

8a. Grass areas to the north of the estate provide only settings to large scale blocks. 8b. Possible amenity spaces in the south are used mainly for carparking and are poorly overlooked.

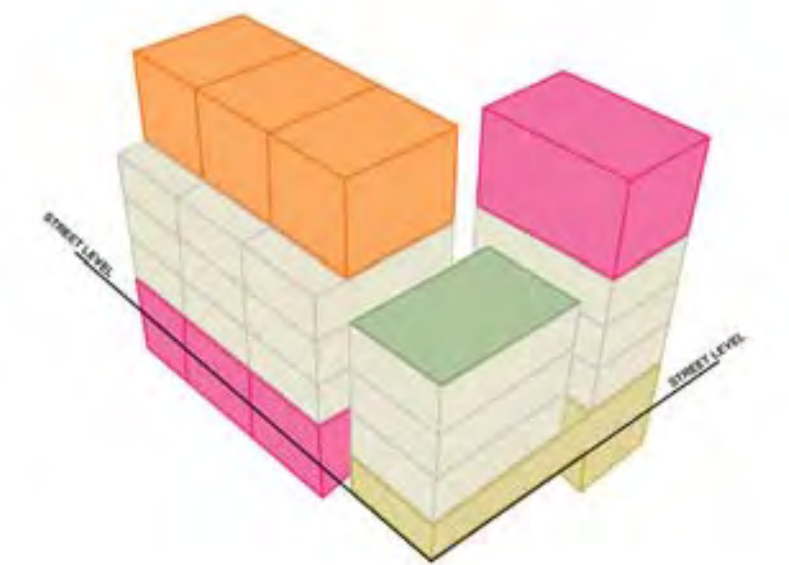
Introduction

The Regent's Park Estate is a district of varied post-war architectural styles of mixed quality. On its west side it sits adjacent to several streets of Georgian architecture adjacent to Regent's Park, an admired and universally recognized feature of this part of London. Its eastern side is bounded by railway tracks from Euston station and larger institutional buildings some of which are derelict.

Our practice believes that the architecture of residential buildings is a central part of people's life experience, while also serving as the basic fabric of a city itself, part of its character and soul. Indeed the repetitive and consistent nature of so much of London's traditional types are enduring and influential today. We wish to contribute to this tradition.

Unit distribution diagram

- 3bed 5person maisonette
- 2bed 4person maisonette
- 1bed 2person flat
- community space
- communal terrace



REGENT'S PARK ESTATE

Lot 1: Cape of Good Hope Pub site



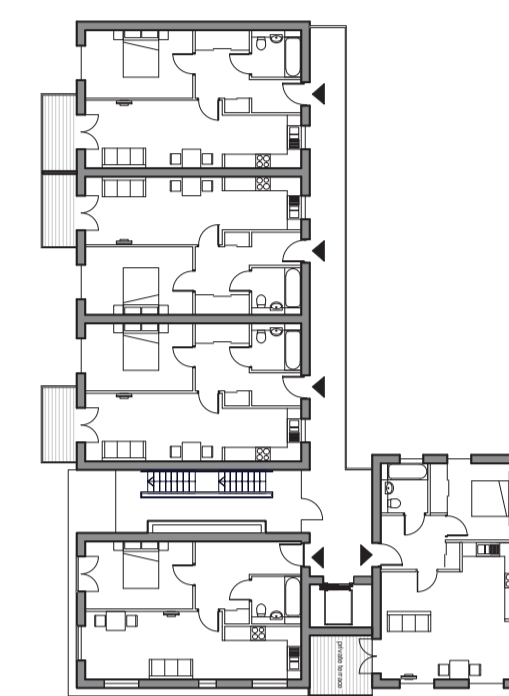
Perspective looking North

This plot poses a fascinating architectural challenge because the architectural resolution of this small site can significantly consolidate Albany Street, whilst producing a wider model for future neighbouring developments. So in terms of scale and proportion we have created a building that closely relates to the traditional London terrace immediately opposite and those to the south – and further to the grand Nash architecture just a single block further to the west. The resultant architecture is a sympathetically proportioned building with a carefully considered relationship between solid and void, elegantly proportioned fenestration and with details such as entrances and balustrades that relate clearly to the original adjoining brick terraces.

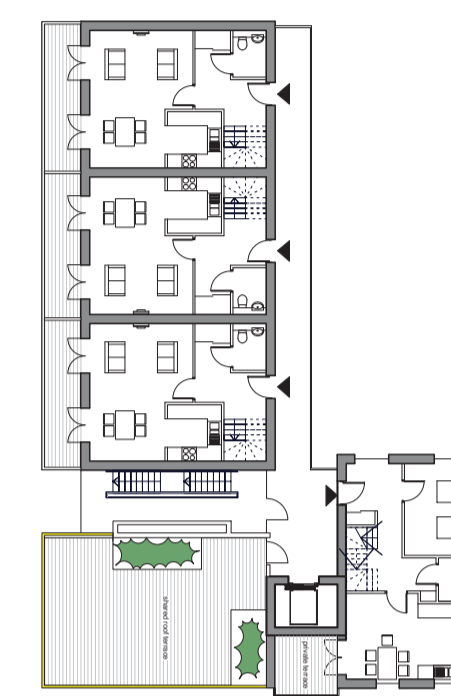
The new block is broken down into a 'terrace' of housing to reflect the historic examples of Albany Street. White brick facades reflect the material of the estate while referring to the stucco terraces opposite, and detailed metalwork to add filigree to the composition. The corner of the block is dropped to signify a gateway into the estate. Basement light-wells reflect the typical street layout and ensures that no bedrooms look directly on the street. Maisonettes at ground floor and basement maximize the number of street level entrances. A glazed residential lobby provides a view onto the newly landscaped space beyond. A communal roof terrace provides additional amenity space and there are opportunities for private terraces at high level.

The possible relocation of existing storage and bin stores into the new development would enable the re-landscaping of the existing courtyard to the rear of the Troutbeck block. A new community space behind our new block gives access onto a secure community play space, with mesh screens enhancing the building while improving security. Links are provided between the open space, the street, and the public space and the re-landscaping of the existing courtyard opens up routes to other courtyards beyond, with the possibility of additional links between the new community space and St Bede's. The flats roofs to the building with high parapets allow opportunities for the installation of photovoltaic solar panels set within a green roof.

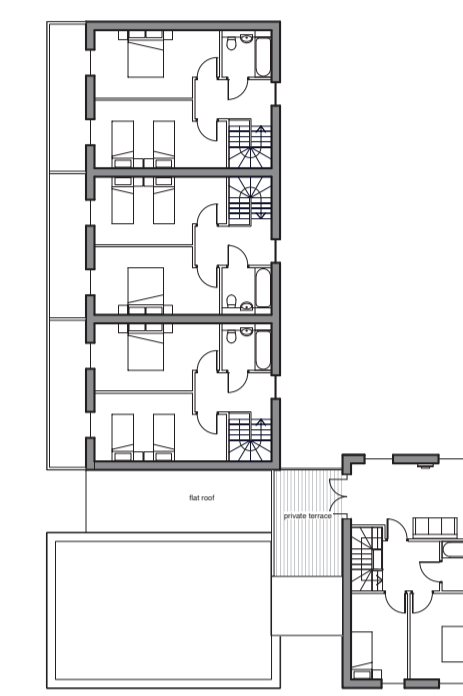
Also highly significant to this plot is the modern Troutbeck building that immediately abuts the land to the North. We feel it is most important to use this opportunity to actively suggest an architectural resolution for this long block, the sheer scale and length of which can be transformed by a unified design approach. To achieve this, we propose that a brick cornice is added to the Troutbeck Block and then the upper floor architecture of the new housing block is copied through on to a future over-build scheme for this building.



1st, 2nd & 3rd Floor Plans



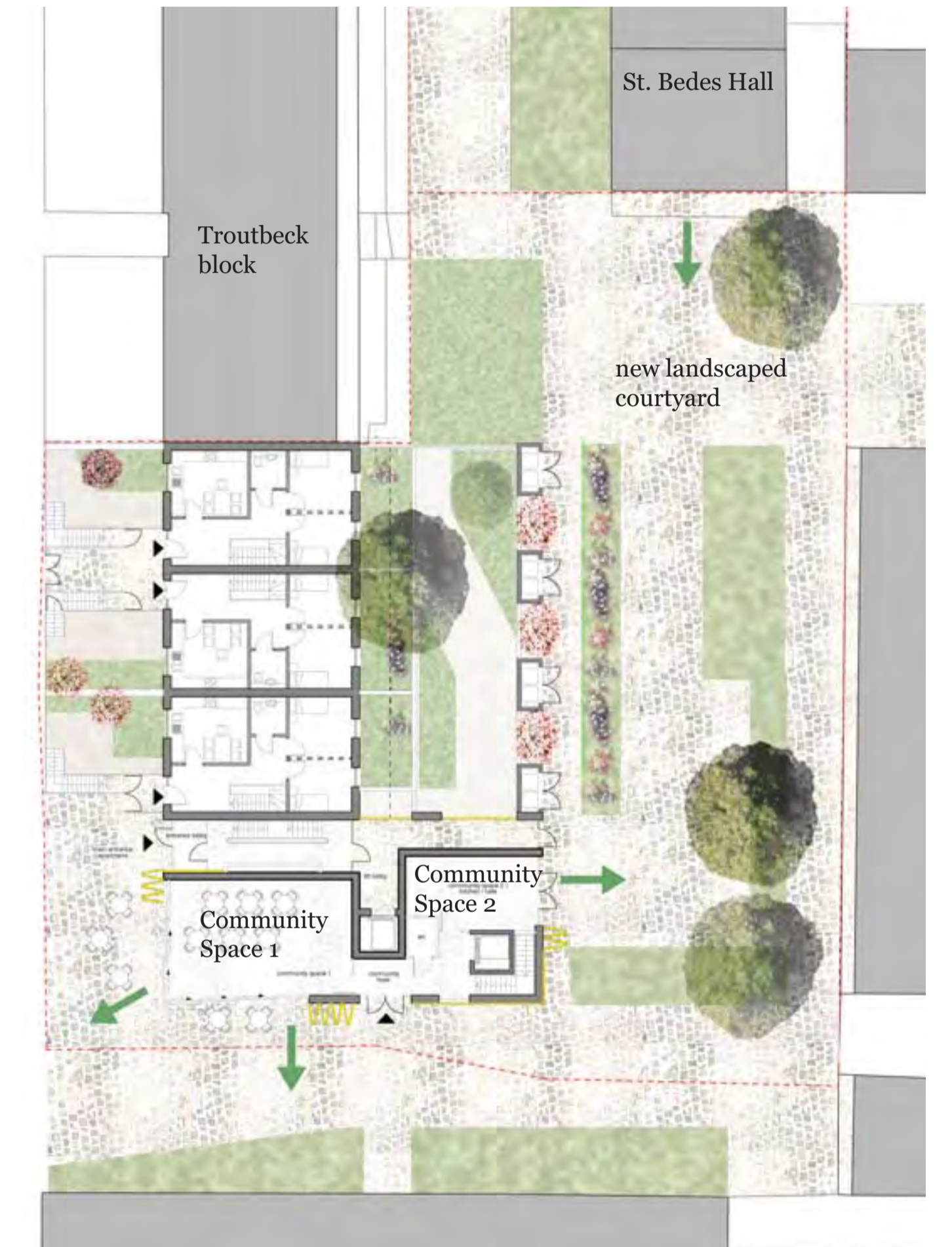
4th Floor Plan



5th Floor Plan



Basement Plan



Ground Floor and Landscape Plan



Principal Elevation along Albany Street

About our practice

Matthew Lloyd Architects LLP is a progressive, award-winning, design-led practice established in the early 1990s. Our experienced, dedicated team have a deep commitment to the public realm, to housing projects, and particular experience within sensitive urban sites.

We work within the social, private, and charitable sectors for a diverse variety of clients. Our work frequently involves securing difficult planning consents for challenging sites, often involving historic buildings and contexts. Partners of the practice are involved with each and every project from inception right through to completion.

Consultation is at the heart of our design philosophy, and our work is typified by a commitment to design quality and project delivery.

We work closely with the planning and housing departments of London boroughs to achieve beautiful, contextual architecture that contributes to the regeneration of London's vibrant and historic neighbourhoods.



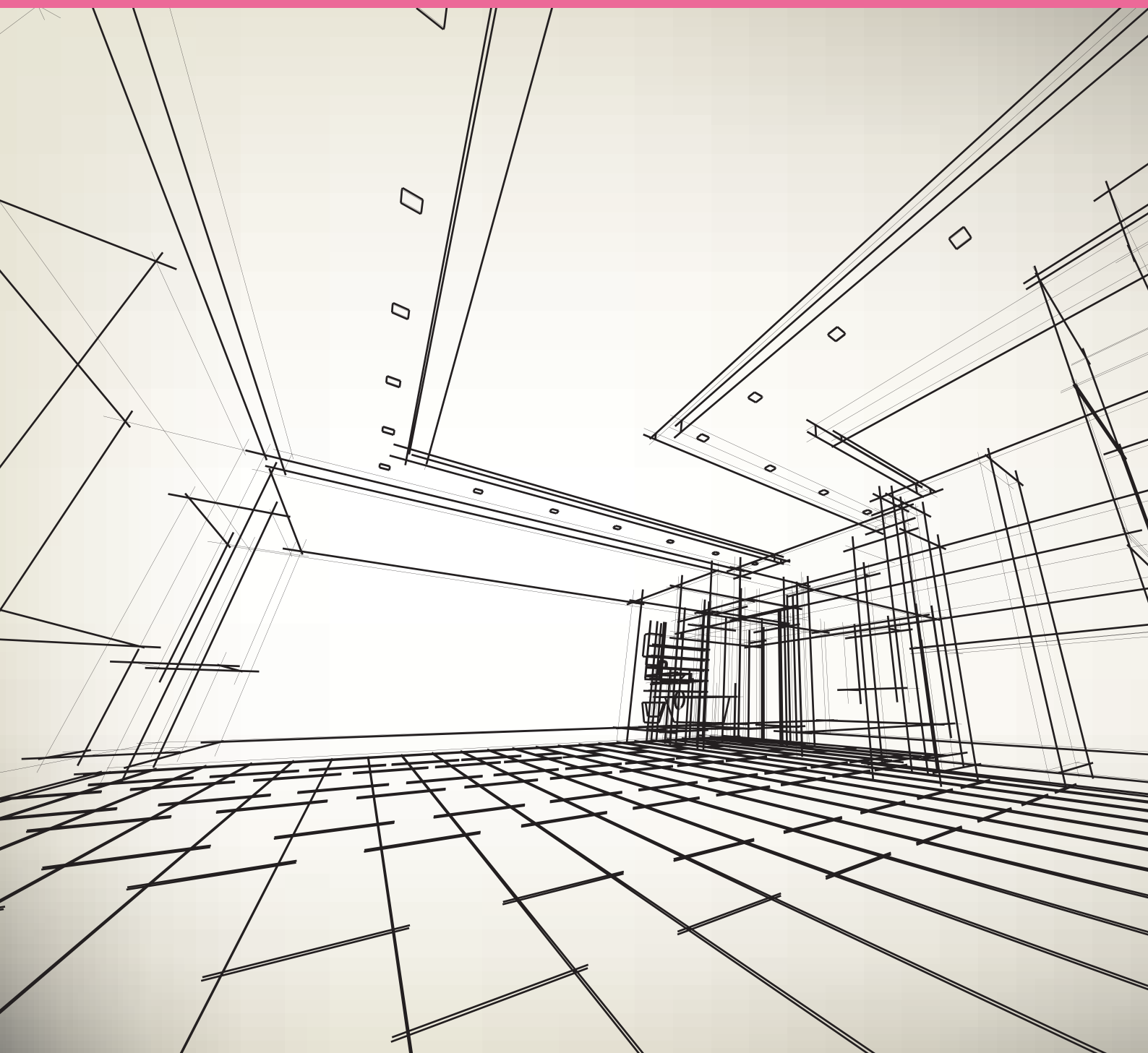
Bourne Estate
75 unit housing development for Camden Council within the Grade II listed estate. The design complements the existing architecture and has been developed in close consultation with the current residents of the estate.



Frampton Park Baptist Church
A new baptist church in Hackney constructed from Cross Laminated Timber. The structural elements are pre-fabricated off site and craned into place, allowing the building to take shape quickly. The construction method is very air tight and thermally efficient, making it very sustainable.

HS2 Replacement Homes Design Competition

Summary Report



1. Introduction

If it goes ahead, High Speed Two (HS2) will have a major impact on housing in Camden, with 215 homes set to be demolished in and around the Regent's Park Estate and to the west of Euston Station.

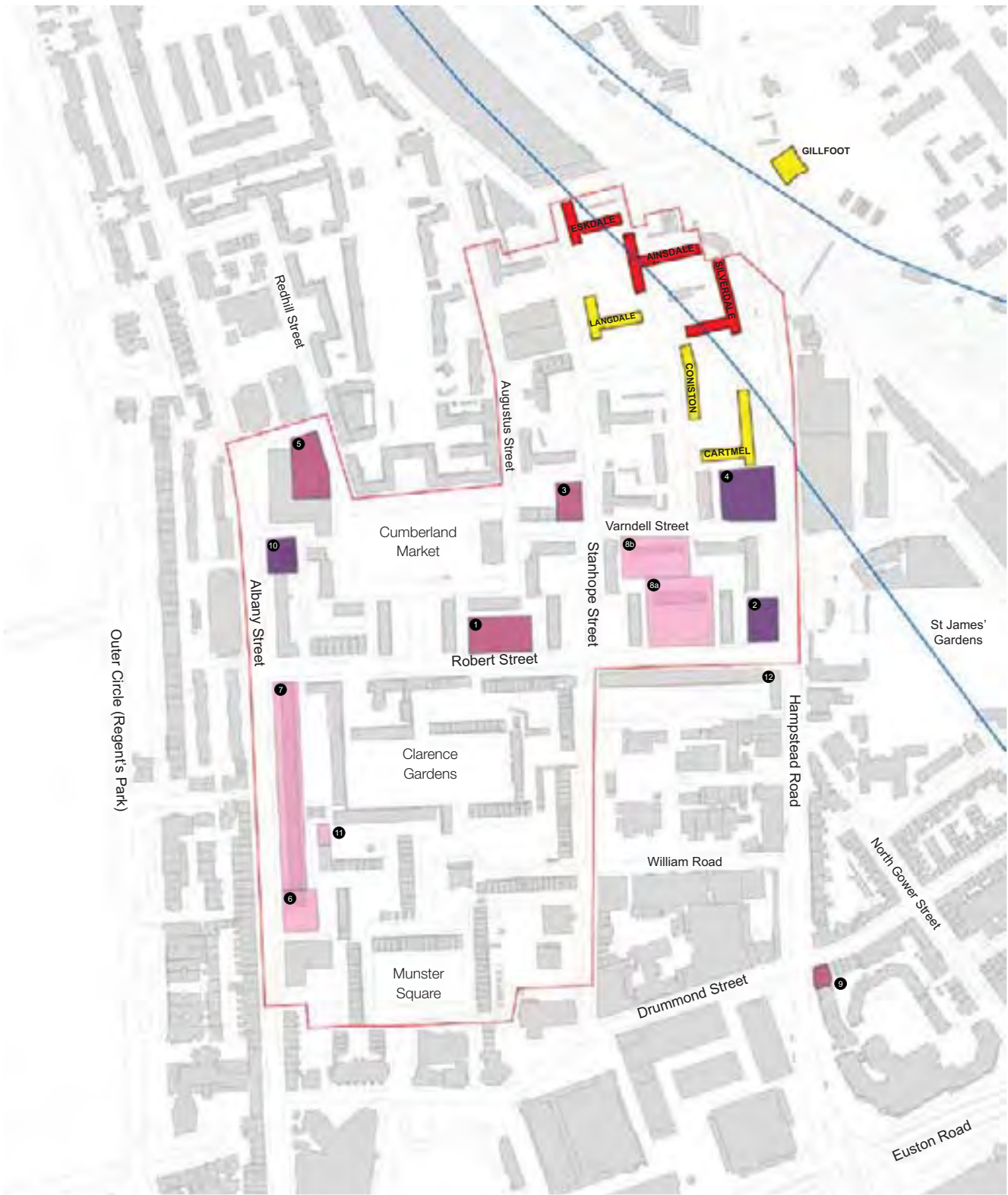
Camden Council is opposed to these plans as currently proposed and determined to support residents due to lose their homes to stay within the community they know and love. We have identified eleven sites where replacement homes could be built.

From the consultation and early project planning process, it was decided to separate the programme into three lots (see figure 1 on next page) due to the complexities of the proposals.

Eight architects were shortlisted and asked to:

1. 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.
2. The architects were invited to an interview with Camden officers and key interested parties on the panel. Views were collected on the quality of their responses in the process, particularly how they responded to community issues.

This report provides a summary of the responses collected at the exhibition and an account of the final decision made.



REGENT'S PARK ESTATE PLAN TO SHOW THE SITES AND LOTS

KEY		LOTS / ARCHITECTS		SITE NUMBERS / NAMES	
	Estate Boundary		Lot 1 Matthew Lloyd Architects, Karakusevic Carson Architects		1 Robert Street
	HS2 affected blocks		Lot 2 Matthew Lloyd Architects, Karakusevic Carson Architects		2 Rydal Water open space
	Blocks that could potentially be affected by HS2		Lot 3 Mae, Avanti Architects, Haworth Tompkins, DSDHA		3 Varndell Street
	HS2 safeguarding line				4 Newlands open space
					5 Dick Collins TRA hall
					6 Cape of Good Hope
					7 Troutbeck overbuilds
					8 Newby overbuilds
					8b Staveley
					9 Camden People's Theatre
					10 The Victory Pub
					11 St Bede's mews
					12 Surma Community Centre

SEPTEMBER 2014

The design competition

The design competition was held on 17 and 18 September. The architects were asked to present their initial ideas for the sites to local residents and their feedback informed the final decision the selection panel.

Over the two days, 98 people walked through the door and participated in discussions. In total 51 questionnaires were completed by a cross section of the community. See the Appendix on page 9.

As part of the analysis, key themes were extracted from the completed questionnaires and a scoring system was used to gather a total score by subtracting the number of negative comments from the positive comments for each architect in each lot. For example, if there were 50 positive comments and 25 negative comments, 50 minus 25 would generate a net score of 25. Below is a commentary of the feedback and scoring produced. **It should be noted that** all the feedback was provided to the project team and interview panel – the scoring system was used as an indicator rather than a substantive decision making tool.

Feedback for each lot and architect

Lot 1: Cape of Good Hope Site for HS2 Replacement Housing

Lot 1 Architects	Liked	Disliked	Scores
Matthew Lloyd	<p>Respondents appreciated how the proposed design matched the style and character of its surroundings.</p> <p>Respondents particularly liked the size of the units, the balconies and the roof garden/new public green space.</p>	<p>Respondents felt the colour of the proposed new buildings should better match the surrounding Georgian buildings.</p> <p>There were concerns around safety in the shared areas, such as the gardens.</p>	<p>Total positive remarks = 53</p> <p>Total negative remarks = 14</p> <p>Net score = 39</p>
KCA	<p>Respondents agreed with the layout of the proposed block as moving it towards the police station opens up more development opportunities.</p> <p>Other agreeable elements to KCA's design were the private terraces and keeping trees.</p>	<p>Respondents disagreed with the 'bulky design'.</p> <p>There was a criticism of the large windows, which would create too much heat in summer and more energy to heat in the winter.</p>	<p>Total positive remarks = 30</p> <p>Total negative remarks = 7</p> <p>Net score = 23</p>

Lot 2 – Former One Stop Shop Space

Lot 2 Architect 1	Liked	Disliked	Scores
Matthew Lloyd	<p>Respondents generally liked the 'simple' and 'gentle' shape of the building.</p> <p>Creation of a new community garden and keeping the willow trees won applause.</p>	<p>Questions over the style of the building not matching the character of Hampstead Road with its bold design.</p> <p>More thought on the location and management of the balconies recommended.</p>	<p>Total positive remarks = 31</p> <p>Total negative remarks = 10</p> <p>Net score = 21</p>
KCA	<p>Respondents liked the use of materials, particularly those that are natural and environmentally friendly.</p> <p>There were also positive comments the active and public design for Hampstead Rd/ Robert St.</p>	<p>Overall there were criticisms on the presentation which led to 'confusion'.</p> <p>Respondents felt more detail was required.</p>	<p>Total positive remarks = 17</p> <p>Total negative remarks = 8</p> <p>Net score = 9</p>

Lot 3 Varndell Street

Lot 3 architects	Liked	Disliked	Scores
<p>Mae</p>	<p>People were encouraged by the presentation and dialogue with Mae.</p> <p>The concept of two buildings allowing for access onto the open space and creating new routes were also commented on in a positive light.</p>	<p>A few respondents did not like the block designs as they were 'bland' and too reminiscent of dated block designs.</p> <p>There was a constructive comment on the analysis and how Mae should revisit the direction of their public space access as this could serve a wider public benefit, such as linking key routes.</p>	<p>Total positive remarks = 35</p> <p>Total negative remarks = 14</p> <p>Net score = 21</p>
<p>Avanti</p>	<p>Generally people liked it, expressing interests in the 'corner treatments' and the 'bold/defined' design.</p> <p>There were a couple of comments about Avanti's approach to minimising sunlight issues to local residents and maximising green space.</p>	<p>Recurrent negative comments around 'bland' and bulky design.</p>	<p>Total positive remarks = 21</p> <p>Total negative remarks = 8</p> <p>Net score = 13</p>
<p>Howarth Tompkins Architects</p>	<p>Strategy 2 was preferred due to its modern and permeable design.</p> <p>Generally HTA's high scale of the building to maximise and preserve the green space was also reflected on positively.</p>	<p>A comment about balconies being better placed on the garden side of the development.</p>	<p>Total positive remarks = 14</p> <p>Total negative remarks = 8</p> <p>Net score = 6</p>
<p>DSDHA</p>	<p>DSDHA received the most satisfied comments about their approach to the green space due to its community function.</p> <p>Bringing it into use and having allotments were welcomed. The building design was also described as friendly.</p>	<p>There was a concern about safety in the new community friendly 'pavilion' gardens.</p> <p>There were also comments on the analysis.</p>	<p>Total positive remarks = 21</p> <p>Total negative remarks = 8</p> <p>Net score = 13</p>

Summary points from feedback

- Matthew Lloyd received the most positive marks for a single lot with 39 (lot 1).
- KCA's approach to lot 1 opened up fruitful debates about development towards the police station.
- Matthew Lloyd received the highest net score for lot 2.
- Mae received the highest net score for lot 3.
- Mae'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.
- Generally, respondents liked building designs that complemented the surroundings, particularly the Georgian designs reminiscent of its origins.
- Balconies and shared terraces were also agreeable with 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.

The chosen architects

From the architect selection process the decision was made to appoint:

Lot 1: Matthew Lloyd Architects

Lot 2: Matthew Lloyd Architects

Lot 3: Mae

This was based on the feedback from residents who took part in the consultation and Camden's procurement rules in judging quality and cost.

Next Steps

The project team will now proceed to carry out technical tests and carry out a review of the proposed sites. Residents and interested parties will be invited to a series of events and activities where they will be able to help shape how the replacement home programme develops. We want residents to continue to play a pivotal role in the design of these new homes.

Lessons learnt

What went well	What could have been improved
Publicity of events	Online consultation could have been more simple
The depth of comments	Less information from architects at the exhibition
Surma Centre as a venue was large enough and attracted a wide audience.	Participation from youth groups

APPENDIX – Sample of respondents

Design competition respondent profile

Below is a profile of the people that responded to the design competition. In summary the data shows:

- Over 50% of the respondents were from black or minority ethnic backgrounds
- Both males and females were evenly represented
- 60% of respondents were council tenants and 24% were leaseholders
- 80% lived within ten minutes walking distance of the proposed sites
- 44% had a local connection other than residency
- Nine (18%) people over 65 responded
- Five people described themselves as having a disability.

Table 1: Gender

Gender option	Total	Percent
Male	19	38
Female	20	40
Prefer not to say	4	8
Not answered	7	14
Totals	50	100

Table 2: Tenure

Tenure option	Total	Percent
Council tenant	30	60
Council leaseholder	12	24
Private tenant	1	2
Other	4	8
Not answered	3	6
Totals	50	100

Table 3: Local affiliation

Local affiliation	Total	Percent
A local worker	16	32
A local business owner	2	4
Part of a local community group or organisation	4	8
None of the above	21	42
Not answered	7	14
Totals	50	100

Table 4: Ethnic background

Ethnic Option	Total	Total	Percent
White: English/Scottish/Northern Irish/British	16		32
White: Irish	0		0
White: Gypsy or Irish Traveller	0		0
Any other White background	6	22	12
Asian or Asian British: Indian	1		2
Asian or Asian British: Pakistani	3		6
Asian or Asian British: Bangladeshi	7		14
Asian or Asian British: Chinese	0		0
Asian or Asian British background	1	12	2
Black or Black British: Caribbean	0		0
Black or Black British: African	2		4
Any other Black or Black British background	0	2	0
Mixed/multiple ethnic group: White and Black Caribbean	1		2
Mixed/multiple ethnic group: White and Black African	0		0
Mixed/multiple ethnic group: White and Asian	0		0
Any other mixed/multiple ethnic background	2	3	4
Arab	0	0	0
Any other ethnic group	3	3	6
Prefer not to say	1	1	2
Not answered	7	7	14
Totals	50	50	100