

Open Spaces

Tell us more about the existing open spaces on Regent's Park Estate...

Which is your favourite open space?

Mark with a star

Tell us why.

Write on a post-it note.



KEY for HS2 Replacement Homes sites

- 1 Robert Street car park
- 2 Rydal Water site
- 3 Varndell Street site
- 4 Newlands site
- 5 Dick Collins Hall
- 6 Cape of Good Hope
- 7 Troutbeck overbuild
- 8 Camden People's Theatre
- 9 The Victory Pub
- 10 St Bede's



Which places around the estate do you use?

[eg. Regent's Park, shops on Albany Street, schools, etc]

Write on a post-it note.

What changes to the open spaces would encourage you to use them? Write on a post-it note.

use the stickers to show us what you would like more of and where....



- KEY
- shared gardens accessible
 - shared gardens inaccessible
 - private gardens
 - public gardens / open spaces
 - shared gardens for growing food
 - playspaces

East

Would you like to be involved in creating...

* Community Gardens

This could be a garden associated with a community centre or a growing space such as a community orchard or more allotments.

Where could this be?



Nursery



* Wildlife Gardens



Introducing bird boxes and bug hotels along with new planting to encourage wildlife.

Should this be across the estate or in designated spaces?



insect hotel

* Streets for people

Are there too many streets or cars on the estate?

Some streets could be closed to traffic to provide space for people.

Which streets could change in this way?



Homezones



Trees planted in roads



* Other...




write your comments and ideas here...

East

Play

Where?

Tell us what you think about playspaces :

-  shows the existing playspaces on the estate
-  shows the playspaces affected by HS2 proposals
-  shows potential playspace replacements

Where you think new playspace could be:

Use sticker dots to choose:

- * Newlands Open Space [A]
- * Harrington House garden [B]
- * on both sites
- * No new playspaces are needed

* another location

please use the play symbol stickers to show us where you think a new play space should be.



What?

Examples of woodland play



The garden to the north of Harrington House [B] on the key plan has a woodland character that could provide a different type of playspace with some natural play elements.



Den-building, tree climbing, rope swings

What type of playspace do you think is needed on Regent's Park Estate?

write here...

East

Shared Gardens

Tell us what you think about the existing shared gardens on the estate:

Which gardens are well used ? use the 😊 sticker
Tell us why...

Which gardens don't work well? use the 😞 sticker
Tell us why...

How do you use the shared gardens?

write on a post-it note and stick it here...



Ideas for new shared gardens :

Please place a sticker dot against your top 3 preferences below:

- * a courtyard with paving, trees, raised planters, seating
- * grassy spaces to run around and have picnics
- * spaces to grow food
- * private to residents of specific blocks
- * play provision for families
- * no fences
- * interesting to look at with planting and bird boxes to encourage wildlife
- * a place to meet my neighbours
- * space to have a washing line
- * a place to sit in the sun
- * space to exercise my dog

* **Other ideas:** *please write on a post-it note*



courtyards



washing lines



planting to encourage wildlife



willow structures for play

East

Public Realm / Streetscene

The proposal is to enhance the existing qualities of Regent's Park Estate alongside creating new open spaces for people.



POTENTIAL PUBLIC REALM IMPROVEMENT SITES



what do you think about...

write on a post-it note and stick it here

A MACKWORTH STREET GARDENS

- Some ideas:
- * community orchard with meadow
 - * allotments
 - * street for people
 - * woodland playspace



B VARDELL STREET [W]

- Some ideas:
- * street park with new tree planting
 - * informal play +
 - * seating
 - * cycle parking



C VARDELL STREET [E] [HS2 plans will close access to Hampstead road]

- Some ideas:
- * street park with new tree planting
 - * seating
 - * cycle parking



D HOPE GARDENS

- Terraced garden linking Stanhope Street and Augustus Street*
Opportunity to use levels for outdoor seating associated with 'White Mustache' cafe/craft beer pub
- * new tree planting
 - * seating and cycle parking



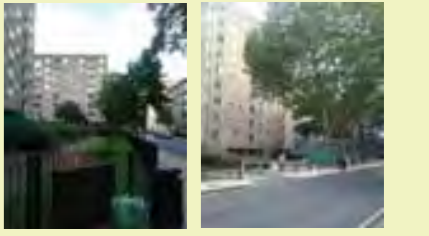
E ROTHAY

- Public realm improvements to create civic space as an extended entrance to the estate.
- * cycle parking
 - * lighting to mature trees and church facade
 - * removal of fences and new paving with seating



F PUBLIC SPACE TO ROBERT STREET / STANHOPE STREET JUNCTION

- * improvements to paving with seating
- * lighting to trees
- * opening up of space towards Newby
- * new low level planting



G PUBLIC REALM TO ROBERT STREET SHOPS

- * seating
- * cycle parking
- * lighting to mature trees
- * new paving
- * shopfront improvements eg. new awnings



H PUBLIC REALM TO TROUTBECK

- * removal of refuse store at upper level to improve east-west links to Regent's Park and views along space
- * rationalisation of parking to improve pedestrian environment
- * seating & improvements to hard surfacing



J PUBLIC REALM TO ALBANY STREET / TROUTBECK

- * create brownfield wildlife garden with interpretation boards
- * new planting to improve biodiversity
- * bird boxes



K CUMBERLAND MARKET

- * open up central paved area
- * improve entrances
- * public realm/highways improvements to perimeter to improve access and links to Clarence Gardens.



L PUBLIC REALM AROUND THE VICTORY

- Some ideas:
- * improve link to Cumberland Market
 - * public realm/highways improvements to create new square and entrance to Rothay.



Consultation Summary for stage 2 report Housing needs survey – Early 2013

Respondent profile

- 397 out of 480 (83%) forms completed overall;
- 388 (87%) forms completed for Camden properties;
- 304 (91%) forms completed from tenants;
- 91 (74%) 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

Housing need

- Greatest social need is for one bedroom properties;
- Five 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 wish to find like-for-like replacement housing; however they understood the potential financial constraints and might consider affordable buy or rent options.
- Overall people wanted to find replacement homes sooner rather than later.
- The most desirable locations outside of the affected areas are Camden Town, Kentish Town, King's Cross, Hampstead and Holborn.

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.

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 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 were open to ideas around provision where the choice of housing would be judged on its quality, cost and security of tenure. 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.

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. 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.

July to September 2013

Housing the Euston Area; Event for Camden tenants & leaseholders affected by hs2 proposals

Summary notes Introduction

July's Housing the Euston area event was the first of three public consultation and engagement activities designed at providing information on the HS2 mitigation work and planning the replacement of the lost homes if HS2 goes ahead. The overarching objectives of this event were to:

- Display information on 1) housing mitigation work with HS2; 2) housing needs survey results; 3) housing investment in the areas; 4) forthcoming activities related to the issues.
- Allow a space for residents affected by HS2 to discuss issues and seek assurance on finding replacement housing if HS2 goes ahead.
- Open up discussions around possible sites for replacement housing.

Methodology

The event was held at the H-pod, a healthy living community facility on Regent's Park Estate on Thursday 3-8pm.

Information was contained on display boards, plans were rested on tables and officers available to take attendees through the information, including a Bengali interpreter.

There was a rehousing exercise for attendees, which encouraged ideas and suggestions around locations for replacement housing.

Results

Approximately there were 20 attendees from a cross section of the community. Most concerns were expressed from leaseholders and residents adjacent to the safeguarded area about whether they would be required to move due to hs2 works.

There were also concerns from directly affected tenants for finding suitable replacement housing in the area in time. In terms of the rehousing exercise attendees moved from constraint based thinking to being more productive in their assessment of finding locations for replacement housing.

Below are the locations identified by attendees for rehousing opportunities.

- 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
- Amptill Square
- Space next to BHS building
- New homes in British Land
- Godge St, Tottenham Court Rd

Follow up points

The information collected will help inform the planning of replacement housing lost by HS2 if the project goes ahead.

The team plans to hold another event mid-August presenting possible locations for replacement housing.

A booklet will be produced to communicate the rehousing options together with further engagement activities around the time.

Feedback will be collected and considered as part of the options appraisal. A follow-up event in September will present the outcomes.

For effective engagement in the next stages it the team intends to use plethora of methods in engaging residents/stakeholders including stakeholder meetings and an online presence.

Work in evaluating the suitability of each possible site took a step further from August 20 when the public consultation began. There were a number of strains to the methodology, including 1) online information and questionnaire, 2) an event, and 3) community festival. Essentially, residents and stakeholders were asked to rate the suitability of each site from 1 to 5, provide comments and provide their opinions on the re-housing strategy.

At the event, on 23 August at the H-Pod 28 residents attended from across the estate. Generally there was sympathy for people having to move due to HS2; however, attendees found it difficult to believe that there is space on the estate for more homes. They were surprised to see the possible sites identified and there were positive comments towards all of them. The site that received the most praise was reusing Albany Street Police station, particularly due to the renewal factor, the higher density the site could produce and its position on the edge of the estate. Creating a new TRA hall with residential was also viewed as a suitable site because it was believed a modern hall would be fit for purpose and there is potential to build higher without disrupting people's open space.

There were questions and issues raised with using the car park and the open spaces; namely due to losing visual amenity, reductions in privacy for neighbouring blocks and environmental reasons. Questions were asked why only one Robert Street car park was being explored rather than the two.

At the community festival on 31 August many local people approached the team about the consultation. There were similar themes that resonated to the event. Although, while many understood Camden's plight of re-providing lost homes, they also felt that this should not be done at the sacrifice of the 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. 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. Albany Street and the TRA hall were viewed as the most favourable sites again. In contrast however, an Albany Street resident disagreed with the proposal and was concerned by increased density at that side of the estate. Moreover, there were concerns that the proposed sites along Hampstead Road would be close to the construction base and line so wondered about the disruption to the new residents.

To sum up, to date residents appreciated the low density feel to Regent's Park Estate provided by the open spaces and want this to remain. 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 through not compromising neighbours amenities or privacy.

The initial consultation on the possible sites closed on 10 September when there is a follow-up event, which will present the findings from this period and what possible sites seem the most suitable going forward. Doing so would entail lengthier consultation on the design and planning of these possible sites.

Architect selection September 2013

1. Introduction

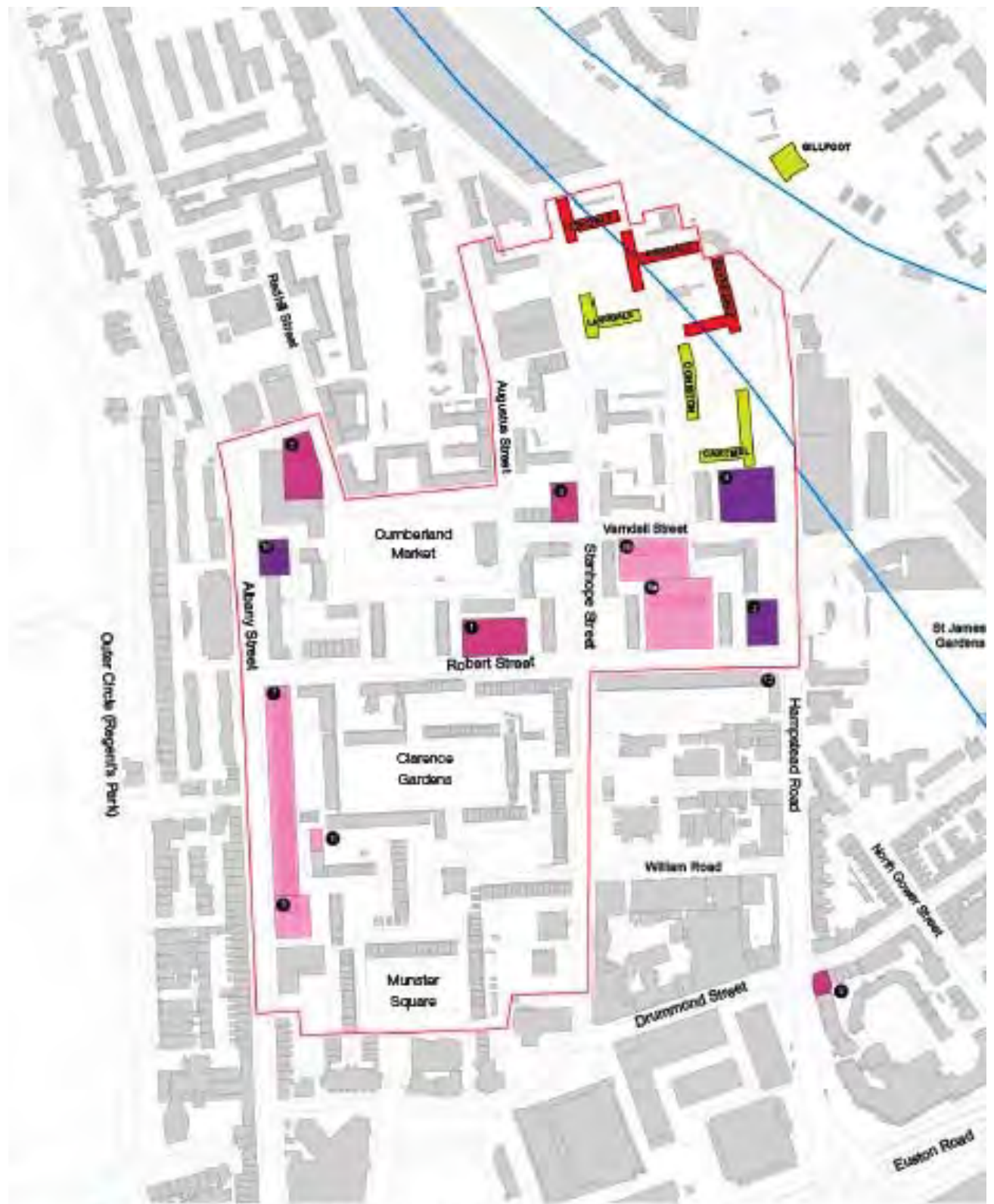
High Speed Two (HS2) will have a major impact on housing in Camden, with 215 homes set to be demolished in and around the Regent's Park Estate and to the west of Euston Station. Camden Council is opposed to these plans as currently proposed and determined to support residents due to lose their homes 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 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

-  Estate Boundary
-  HS2 affected blocks
-  Blocks that could potentially be affected by HS2
-  HS2 safeguarding line

LOTS / ARCHITECTS

-  Lot 1 Matthew Lloyd Architects, Karatasovic Carson Architects
-  Lot 2 Matthew Lloyd Architects, Karatasovic Carson Architects
-  Lot 3 Max Ansell Architects, Hannah Tompkins, DSDMA

SITE NUMBERS / NAMES

-  1 Robert Street
-  2 Rydal Water open space
-  3 Vandal Street
-  4 Newlands open space
-  5 Dick Collins TRA hall
-  6 Cape of Good Hope
-  7 Troubeck overbuilds
-  8 Newby overbuilds
-  9 Storeley
-  10 Camden People's Theatre
-  11 The Victory Pub
-  12 St Bede's mens
-  13 Surma Community Centre

The design competition

The exhibition was held over two days for a total of 7 hours and was pitched as a design competition because the architects had to impress the visitors who ultimately provided feedback on their presentations.

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 represented (see annexed demographic sheet).

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 arbitrary and 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 light colour of the proposed design countered the Georgian buildings and would rather a darker colour brick.</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</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>

	terraces and keeping trees.		
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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 were very keen on the use of materials, particularly those that are natural and environmentally friendly.</p> <p>There were also positive comments for its 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
Mae	<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</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</p>	<p>Total positive remarks = 35</p> <p>Total negative remarks = 14</p> <p>Net score = 21</p>

	positive light.	the direction of their public space access as this could serve a wider public benefit, such as linking key routes.	
Avanti	<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>	Recurrent negative comments around 'bland' and bulky design.	<p>Total positive remarks = 21</p> <p>Total negative remarks = 8</p> <p>Net score = 13</p>
HTA	<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>	A comment about balconies being better placed on the garden side of the development.	<p>Total positive remarks = 14</p> <p>Total negative remarks = 8</p> <p>Net score = 6</p>
DSDHA	<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 and rushed approach.</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 its 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 were 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 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

Summary of Consultation event 20th November 2014

A consultation event 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.

Mae and Matthew Lloyd architects won a competition to develop different sites. East were appointed to look at the landscaping

Mae will be looking at the following sites:

- Camden People's Theatre site
- Dick Collins/Rothay Site
- Robert Street Site
- Varndell Street Site

And Matthew Lloyd architects:

- Newlands Site
- Rydal Water Site
- Victory Pub Site
- Cape of Good Hope & Troutbeck Sites
- St Bedes Mews Site

General feedback included:

- Open plan living space was a concern for many residents
- Concerns were raised about impact on light on current blocks.
- Concern about the size of new homes
- Parking was raised as an issue.

The feedback for each of the sites is as follows:

Camden's people theatre

Generally it was thought that the roof extension was a good idea there were concerns raised about it not having open space and the character of the building being retained.

Dick Collins

The feedback on this site mainly focused around the green space around the building. Some concerns were raised about overlooking and light impact on the current residents.

Robert Street site

Many of the comments related to the use of the space around the building, there were mixed comments around whether this should be open to all residents in the area or some space allocated to the new residents hall.

Varndell Street Site

Again on this site the open space around the people featured highly in the comments received. Some concerns were raised about the reduction in parking and provision of blue badge spaces. The home zone saw mixed views.

Concerns about overlooking to Enerdale were highlighted

Newlands Site

There were different opinions expressed about where the entry to the block should be, some thought Hampstead road, others through the gardens and side access from Varndell street. Residents were positive about commercial units at ground floor level but would prefer "emergency shops". Most residents looking for 2 bedroom flats wanted to live in Rydal Water, but might prefer Newlands if it included two-storey corner flats with the potential for two balconies and / or with views in two directions. There was worry about the proposal blocking the small open space existing residents have. Some residents also worried about daylight/sunlight in building behind.

Rydal Water Site

Many residents wanted 2 bedroom flats/maisonettes to be designed into Rydal Water. Several residents want the proposal to move as close as possible to Robert Street and as far away from the Tarns as possible. Access for Emergency Services was raised as a concern. Retaining existing parking was seen as important, whether this is moved or not. Some residents suggested the proposal be smaller and less wide.

In general, many of the residents were attracted more to Rydal Water. They liked the exterior design (and often preferred it to Newlands) and wanted to live there, especially people who were moving into 2 bed flats. The idea of two entrance points (FOB entry) was widely welcomed. Residents were happy with the shared garden as they viewed this as an opportunity to meet people, but wanted it to be limited to people in their block.

Again daylight/sunlight were raised as a concern and the removal of the willow trees. Issues of noise between the new and existing block was raised as a concern and that ball games should not be allowed.

It was proposed the new building be less wide, to keep it as far away from the Tarns as possible. An idea was put forward for the proposal to be moved away from the Tarns and towards the edge of Robert Street, so that one of the willow trees could potentially be kept.

Victory Pub Site:

The issue of whether a pub should be reprovided on this site had mixed opinions, some preferred a community centre and others wanted a pub without/with a beer garden. Both the pub and community centre were seen as important to the community.

Some residents were very happy about having a communal garden but wanted to make sure it was for residents only and recommended FOB entry and that the gardens have rules, such as no dogs or ball games.

Concerns about security were raised and robust doors and windows were requested. Concerns about blocking the light of neighbouring buildings and also the loss of parking.

Cape of Good Hope & Troutbeck Sites

Within Troutbeck there are a number of issues highlighted by residents which may be impacted further by overbuilding, these are overheating in the afternoon, sound proofing, subsidence, improvements were needed to be made to the block including a lift. Some residents were concerned about the structure of the existing building and that some of the flats have bathroom ventilation and roof lights.

Putting a pub in the area was unpopular as residents thought this would impact upon their peace and quiet.

Parking is important for residents, especially near ground floor disabled-access flats. Balconies/private outside spaces were widely popular.

It was considered that shops were not close enough to these sites therefore the community space could be a shop (local mini-market). Residents asked for Cape of Good Hope private gardens not to be just for the ground floor flats but for all residents of that block. Some residents did not want a Community Centre at Cape of Good Hope.

Concerns about daylight/sunlight were raised. Some residents are worried about mess and noise during building works. A few residents are opposed to any developments on top and opposite the Troutbeck block.

St Bedes Mews Site

There are ongoing maintenance issues, there is a shortage of caretaker's stores with warm water supply and easy access. Concerns about the bins, and food bins in particular were raised and a suggestion was made about moving them from under the stairs. Existing residents requested their parking spaces not be removed.

Concerns were raised about covered bin-store in terms of 'rough-sleepers' using these spaces. A resident did not think this was an appropriate place to build a new block. Concerns about light (day/sunlight) were brought up due to the proposed Troutbeck overbuild.

East :Landscaping feedback

Most common issues/concerns raised on the day:

- 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.
- Support for □Homezone□ spaces, but location would need careful consideration to not negatively impact on main vehicular routes across the estate.



Appendix 6

Presentation to Camden Town District Management Committee November 2014

Camden Town DMC Community Investment Program & HS2 Update

November 2014




Community Investment Programme

Community Investment Programme (CIP)

“long-term programme bringing together a range of work focussed on ensuring best use of the Council’s property assets to improve, shape & transform key places & services within Camden – whilst simultaneously addressing a critical funding gap”

Camden Town DMC area CIP schemes



Community Investment Programme

CIP in Camden Town – Agar Grove

- Demolition of existing blocks and refurbishment of Lulworth
- Creation of 493 new homes over 6 phases of development
- A mix of social rent, shared-ownership and private units (including a single decant for the majority of existing tenants)
- 50% affordable / 50% private
- Replacement community and retail facilities
- Landscaping and public realm improvements



Timescales

- Cabinet approval in Dec 2013
- Planning permission in April 2014
- Procurement has started
- Phase 1 due to start on site in October 2014

CIP in Camden Town – Netley



Community Investment Programme

CIP in Camden Town – Somerstown



Community Investment Programme

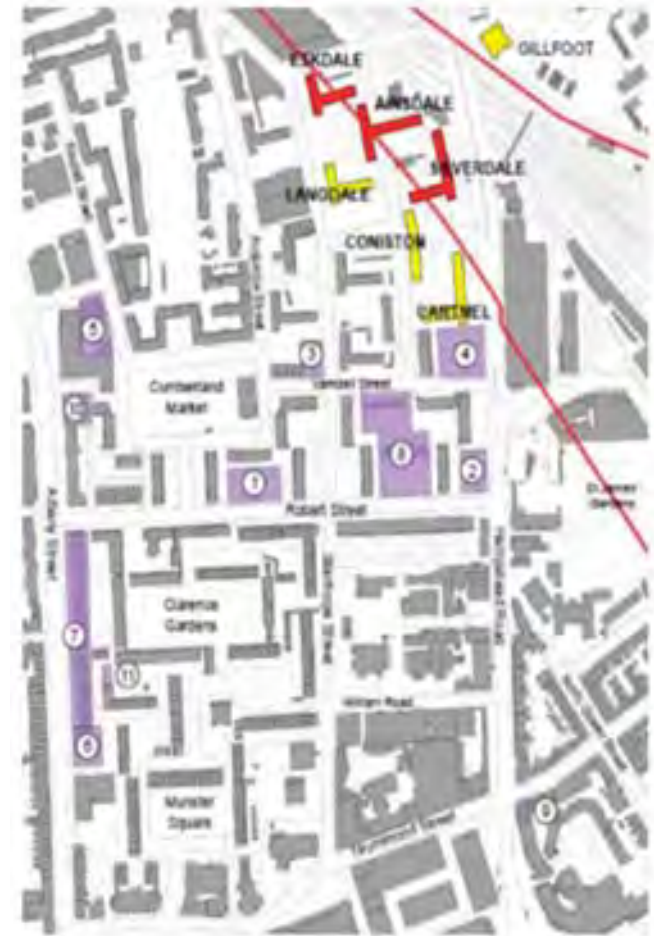
Regent's Park Estate HS2 replacement housing update

- Camden is strongly opposed to HS2. If the government does go ahead with the scheme, we are fighting for Camden's residents to get the best deal.
- If HS2 goes ahead over 200 homes on and around the Regent's Park Estate will be demolished.
- We are pushing HS2 to provide replacement homes in the area for those affected



Regents Park HS2 replacement housing consultation so far

- **February-April 2013:** Housing Needs Survey reaches 80% of the residents affected
- **Summer 2013:** Opening event presenting context and initial discussion on possible sites
- **August-September 2013:** Consultation on six possible replacement housing sites.
- **Feb-March 2014:** Consultation on five additional sites as Albany St Police Station, part of the initial six sites, becomes unavailable.
- **September 2014:** Architecture Competition



Consultation Feedback

What people said:

- 70% people losing their homes want to stay in the local area
- 60% believed Camden should have a long term strategy for meeting future housing need
- We should prioritise re-developing existing buildings
- We should enhance the local area through investment, particularly of open spaces
- New buildings should be a mixture of heights, provide new facilities and be as green as possible



HS2 Replacement Housing Timescales

- **July 2014** – Sale of Netley flats to HS2 agreed for replacement housing units.
- **September 2014** – HS2 funding confirmed for design and consultancy fees up to planning
- **Present** – Site investigation, technical surveys, design development, and early consultation
- **Nov 2014 - March 2015** – Further consultation and detailed design development
- **Spring/Summer 2015** – Planning applications considered
- **Autumn 2015** – Construction begins
- **Spring/Summer 2017** – Resident moves begin

Selected Architects – Lot 1 Matthew Lloyd

Lot 1 Sites:

- Ex-Cape of Good Hope Pub
- Troutbeck Overbuild
- Staveley
- Newby Overbuild
- St Bedes mews



Selected Architects – Lot 2 Matthew Lloyd

Lot 2 Sites:

- Rydal Water
- The Victory Pub
- Newlands



Selected Architects – Lot 3 Mae Architects

Lot 3 Sites:

- Varndell Street
- Camden People's Theatre upper floors
- Robert Street Car Park
- Dick Collins TRA Hall



Habitability

- LBC are continuing to push HS2 to prove habitability of blocks most effected by impacts on a cumulative basis
- New HS2 Euston area Environmental Statement which will provide update on impacts has been delayed



Euston Update

- In September HS2 Ltd announced they were taking more time to get the design of Euston right and carry out community engagement.
- Amendment to the Hybrid Bill and formal petitioning on design is now not expected until after the general election in May 2015.



Any questions ?



Community Investment Programme



Appendix 7

RIBA Stage 2 Design Consultation March 2015

Appendix 7a Presentation boards

Appendix 7b Report of this consultation

Camden People's Theatre

Key Facts:

We are planning to convert the upper floors for replacement homes and add a two storey addition on the roof. This will be accessed at the rear via the existing courtyard. This will provide up to 7 flats, most of which will be 1 bedroom homes. It may also be possible to improve the entrance to the theatre at the same time.



We are now testing whether a 2 storey roof extension is possible, our previous proposal showed a single storey added



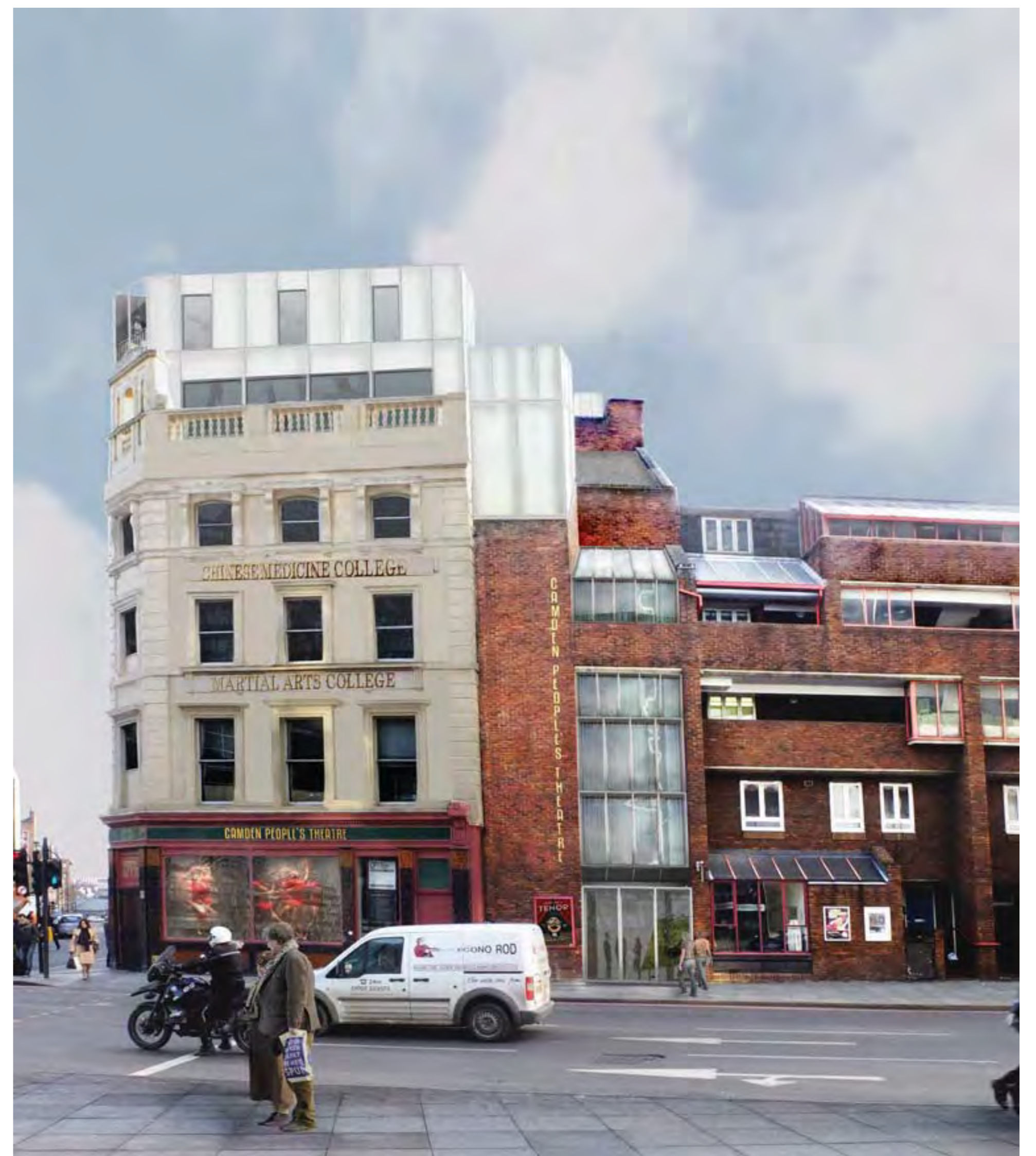
The existing CPT building has its access to the upper floors via the neighbouring building

You Said:

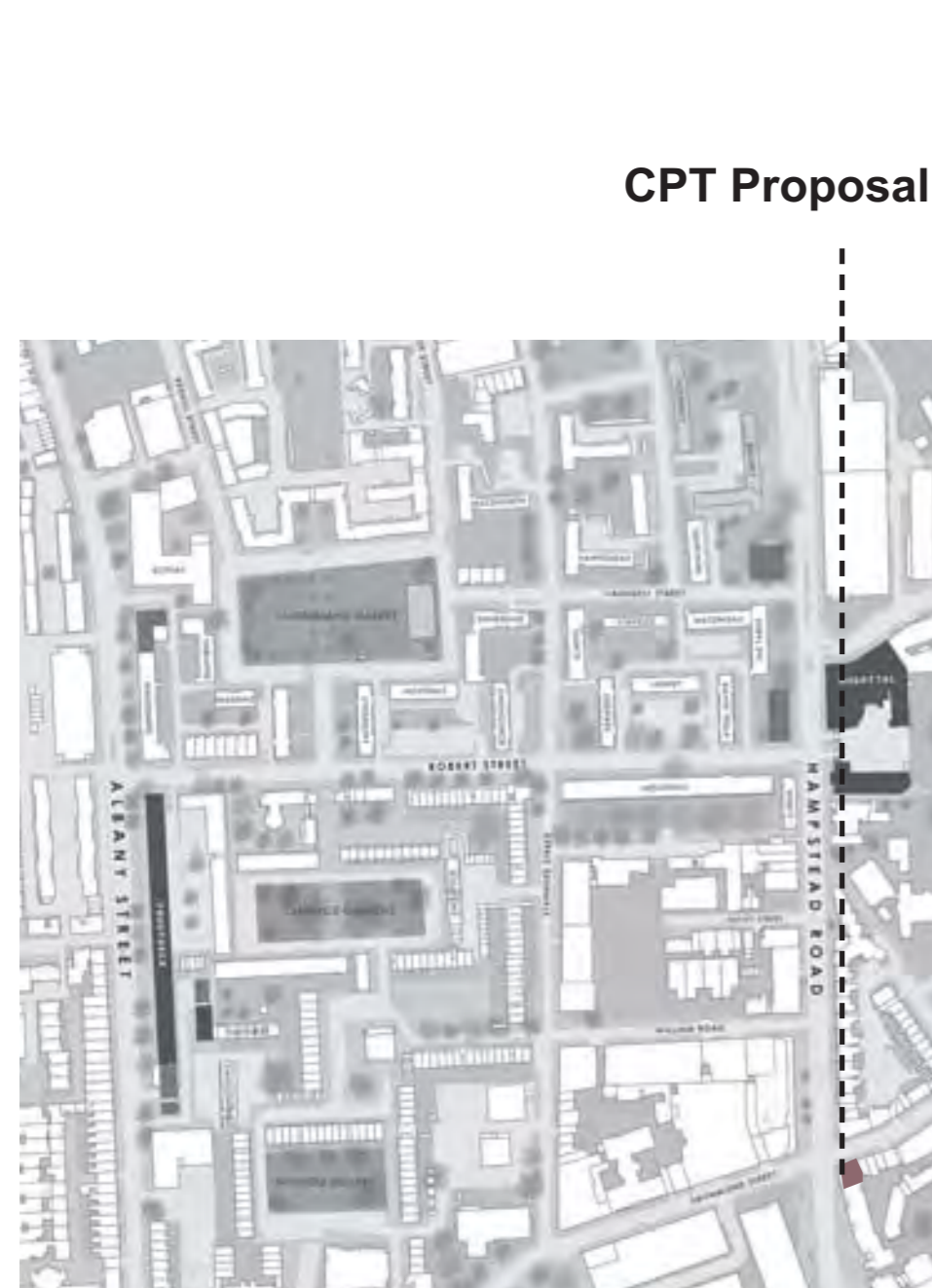
- You don't like the scruffy appearance of the existing building
- You think that the roof extension fits with the local context and neighbouring buildings
- The back of the building is unpleasant due to rubbish, you want the proposal to do more for this space

We did:

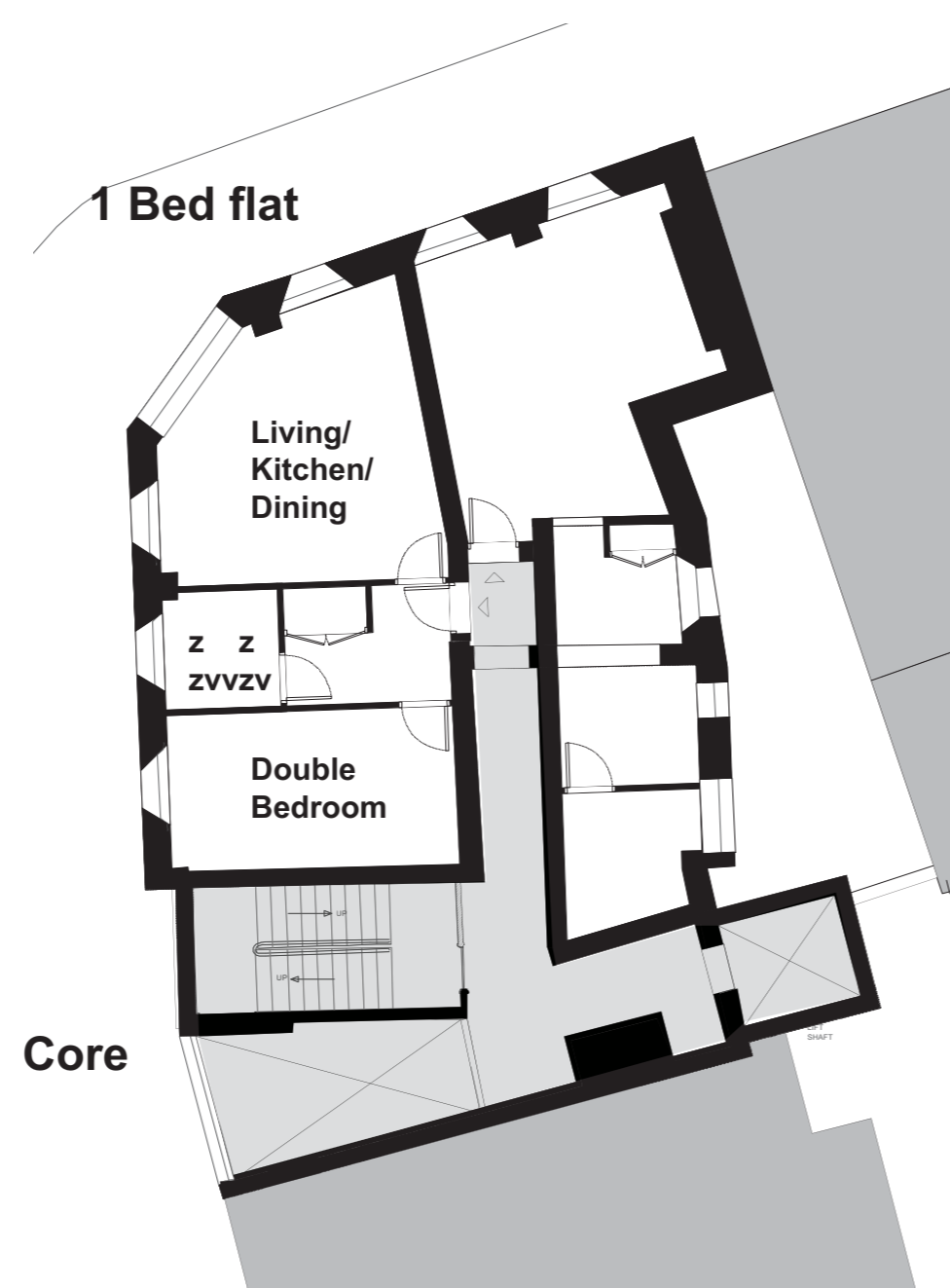
- We propose to smarten up the existing building as part of our proposal, while keeping as many period features as possible
- We are now proposing a 2 storey roof extension, however this requires further development and testing
- We are proposing a separate residential entrance to the rear via Foundry Mews, which should help to tidy up and activate this space



Street view of proposal showing the new additions to the building



Key plan



Typical upper floor plan showing studio and 1 bed flats



The area at the rear of the theatre at Foundry Mews is currently untidy with bins and rubbish (above). Putting the new residential entrance here (image to left) will help to tidy up this area

Victory Pub

Key Facts:

Up to 13 replacement homes are proposed at the corner of Albany Street and Nash Street. The new building will be between 4 and 5 storeys high, with a shop or pub at ground floor, and will provide a mixture of flats and family homes. All flats will be designed to Lifetime Homes Standard.



Aerial view of the existing site

You said:

- You would like to keep a pub here
- There were some concerns that noise from a beer garden might disturb the local residents
- You would like a shared garden for residents
- You were concerned that the new flats would be smaller
- You would like to have a balcony

We did:

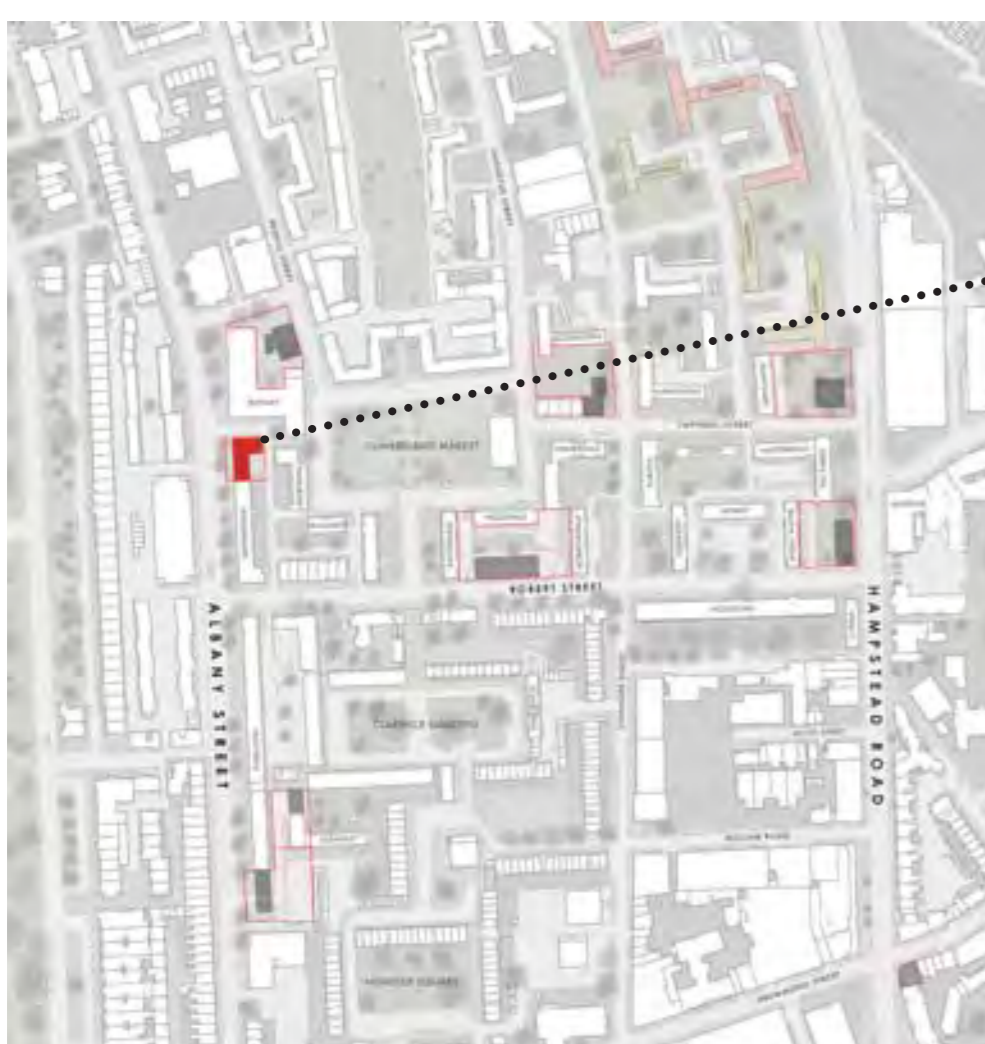
- We have shown a pub at ground floor on the corner, with a garden facing onto Albany Street
- We have shown a shared garden for residents on Nash Street
- Flats have been designed to meet the current space standards, which are bigger than the flats in the red blocks (eg. Silverdale, etc.)
- We have provided a balcony for every flat



Street view of the proposal on the corner of Albany Street and Nash Street, creating a 'bookend' to Windermere block



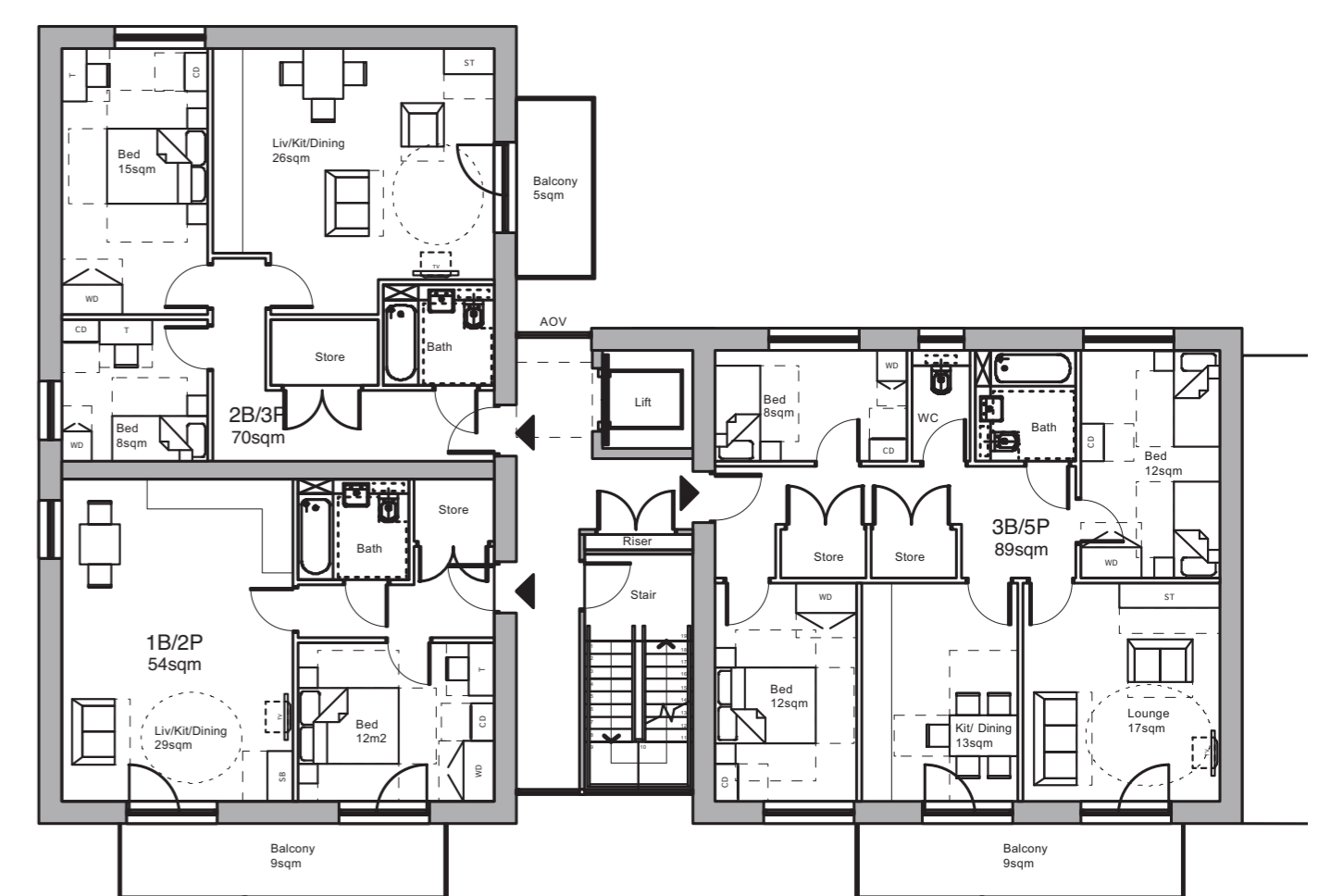
Front view of the new building; creating a strong active corner to Albany Street



Key Plan



Ground Floor Plan, showing a pub on Nash St corner, a 2-bed flat with a private terrace, and a shared garden on the east side



Typical upper floor plan, showing 1, 2 & 3 bed flats