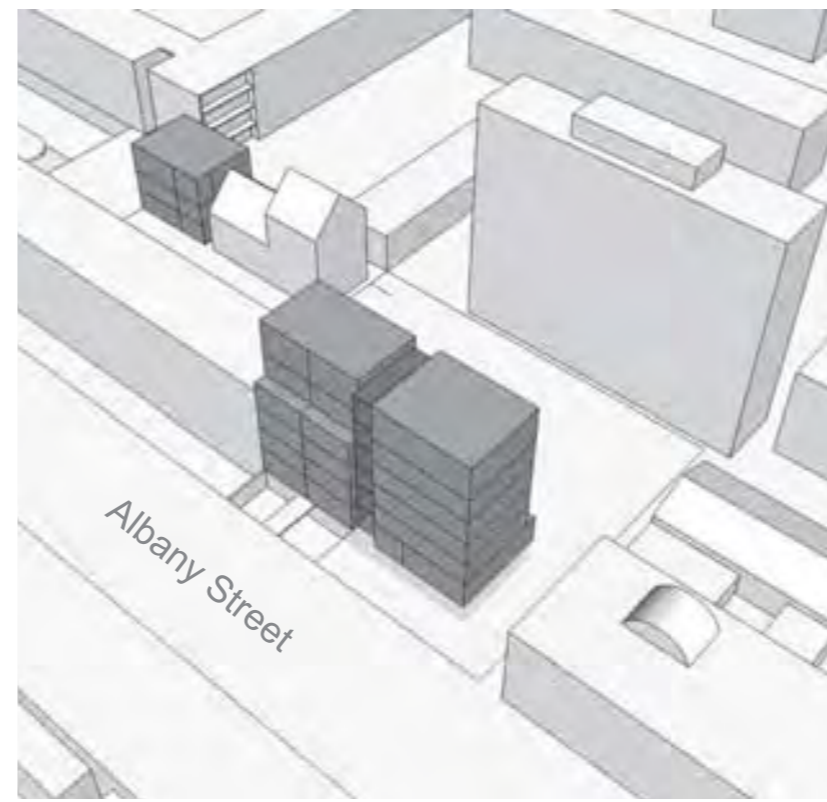


Cape of Good Hope

Key Facts:

Up to 15 replacement homes are proposed at the corner of Albany Street and Little Albany Street. The new building will be between 5 and 6 storeys high, with a commercial or residential corner unit at ground floor, and will provide a mixture of flats and family homes. All flats will be designed to Lifetime Homes Standard.



Massing model



Aerial view of the existing site, with proposed building footprint highlighted

You said:

- You don't think new flats should be built on top of the Troutbeck building
- You did not want a community centre here, but commercial use on the corner could work
- You were concerned that the new flats would be smaller
- You preferred the residential entrance to be on the Albany Street side

We did:

- We have not included Troutbeck overbuilds within this proposal
- We have looked at the ground floor corner unit to be either a shop or a home
- We have put the entrance to the flats on Albany Street
- Flats have been designed to meet the current space standards, which are bigger than the flats in the red blocks (eg. Silverdale, etc.)



Street view of the proposal on the corner of Albany Street and Little Albany Street, creating a 'bookend' to Troutbeck, responding to the Nash terraces opposite



Front view of the new building; looking at tying the new design in with the window patterns along Albany Street

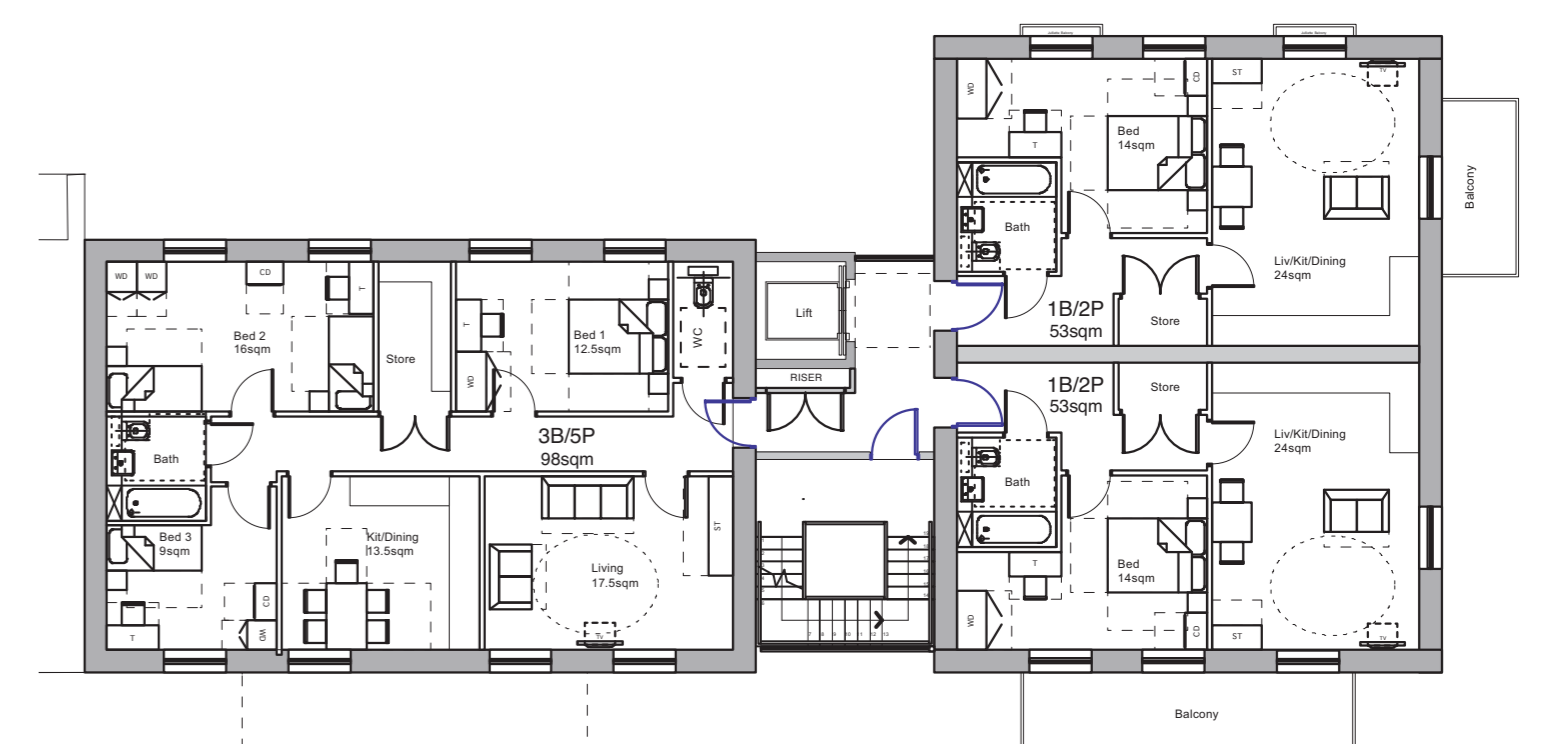


Key Plan

Cape of Good Hope



Ground Floor plan, showing duplexes entering off the street, and the main residential entrance on Albany Street

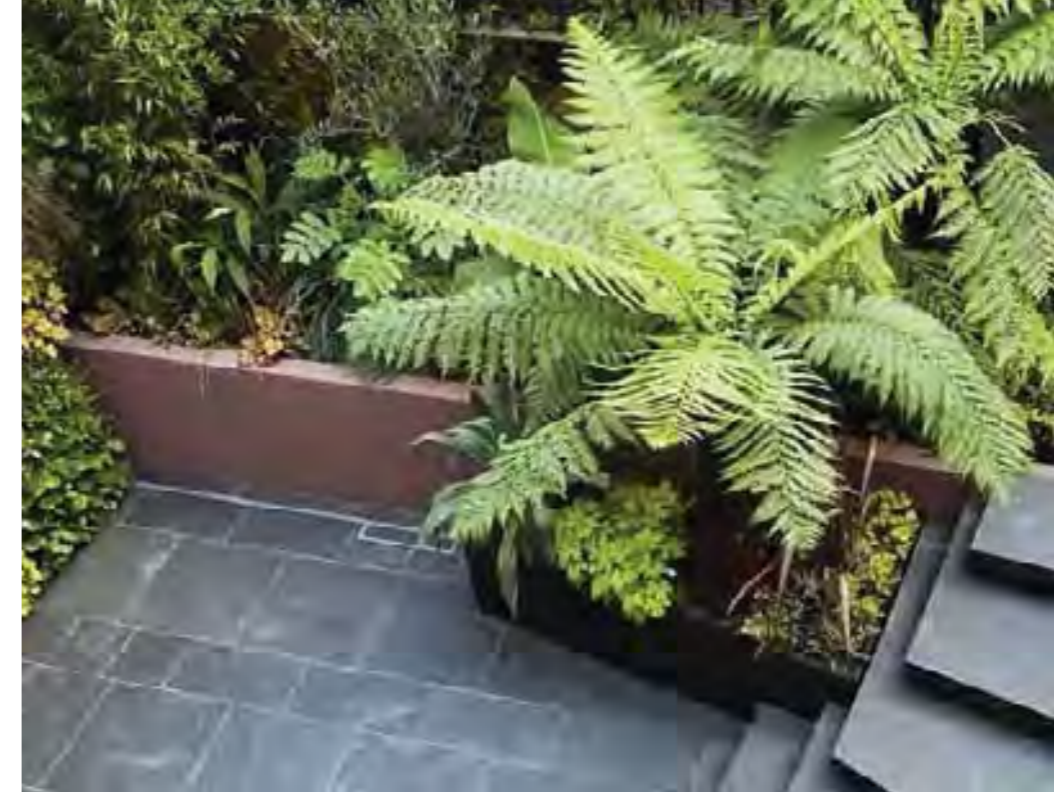


Typical upper floor plan, showing 1 & 3 bed flats

Cape of Good Hope Landscape

You Said:

- Parking is important for residents, especially near ground floor disabled access flats



Basement courtyards to be paved with raised planters and space for potted plants.



Existing paving textures to continue around new building.

We propose:



Proposed ground floor with landscape plan

East

May 2015

HS2: Replacement homes design consultation March-April 2015

Summary report



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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 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 are pleased to have secured funding from HS2 Ltd. to build replacement homes for all council tenants losing their flats if HS2 goes ahead. This payment also allows us to build enough new homes to offer resident leaseholders the opportunity to remain in the area.

We recognise that some of these sites involve developing green spaces and under used areas, which are valuable amenities for the area. We have carefully thought through proposals to mitigate the impact on these areas.

We began consulting on potential replacement housing sites in the spring of 2013. Since then we have asked residents for their views on a regular basis, including consultations on the location of sites and housing design. We have also held interactive sessions with the architects.

This report presents the feedback from our consultation with residents on design proposals for the replacement homes that ran from 2 March to 10 April 2015.

2. BACKGROUND

The Netley homes

In August 2014, HS2 Ltd agreed to pay for 70 flats in Winchester and Stanhope blocks which are part of the new Netley development on Stanhope Street. This provides roughly half of the replacement housing needed for tenants set to lose their homes to HS2.

The Surma Centre

Re-development of the Surma Centre to provide a modern, sustainable and accessible community building with housing above is already underway as part of Camden's Community Investment Programme and consultation with the local community has taken place. This is being reviewed and the housing within the redevelopment could potentially be added to the HS2 replacement housing options.

Former Albany Street Police station

In our initial consultations, Albany Street Police station was one of residents most preferred sites for replacement housing. Using this site for housing would provide much needed new homes in the local area and make good use of an existing building. However, the site became unavailable due to the need for continued use by the Metropolitan Police. The site is currently leased to Mayor's Office for Policing and Crime (MOPAC) – a lease that still has 45 years to run. We've asked MOPAC to release the site as soon as possible to allow us to use it for housing.

Finding sites for the remaining replacement homes

We carried out a housing needs survey between February and April 2013. 70% of residents told us they wanted to remain within ten minutes' walk of their current home.

Camden Council identified six sites on Regent's Park Estate where replacement homes could be built and consulted residents on these in the summer of 2013. These sites were:

Robert Street Car Park
Former One Stop Shop
Varndell Street
Newlands Open Space
Dick Collins Hall
Albany Street Police Station

In February and March 2014, Camden Council consulted residents on five additional sites after Albany Police Station, one of the original six sites, became unavailable due to continued use by the Metropolitan Police. These were:

Victory Pub
Cape of Good Hope
Troutbeck rooftop homes
St Bede's Mews
Staveley rebuild / Newby rooftop homes

In September 2014 we asked a shortlist of architects to present designs for the sites. Using your feedback on these plans, we commissioned Mae architects and Matthew Lloyd architects to work on more detailed designs.

As a result of the findings from technical surveys and consultation on these designs, we decided to remove Troutbeck rooftop homes and Staveley / Newby from the replacement homes project.

Replacement homes design consultation, Spring 2015

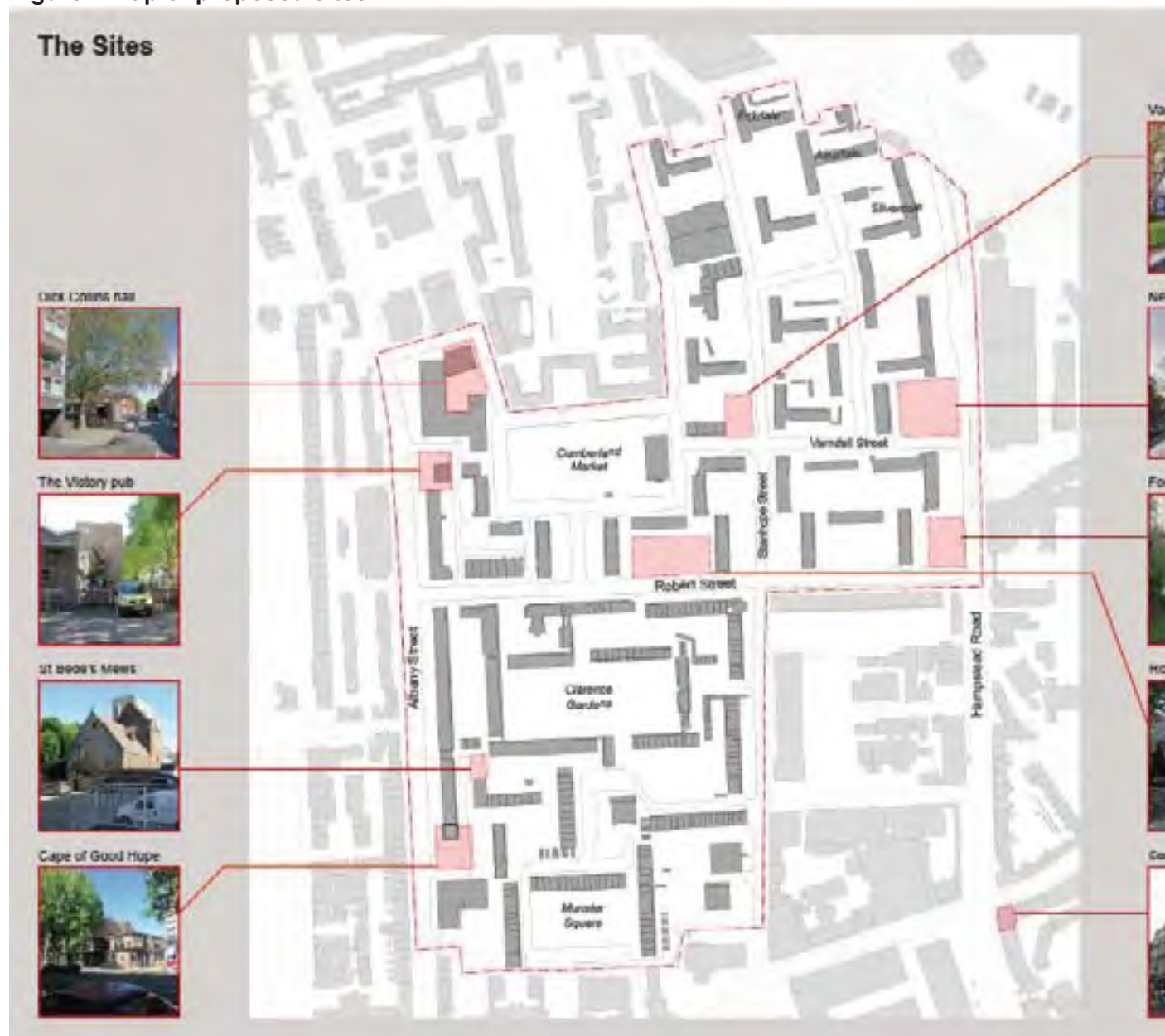
In March 2015, Camden Council carried out our latest consultation on more detailed proposals for the nine remaining sites as shown in the table below.

Table 1: Proposed Sites

Proposed Sites	Proposed New Homes
Varndell Street Corner	8
Robert Street Car Park	13
Dick Collins Hall	11
Camden People's Theatre	5
Newlands	32
Former One Stop Shop	24
The Victory Pub	10
Cape of Good Hope	15
St Bede's Mews	3

These proposed sites will allow Camden Council to deliver around 115 homes on the estate. This will be subject to planning. The sites which we have consulted on in this period are indicated in the map below.

Figure 1 Map of proposed sites



The consultation events enabled us to gain feedback from as many community groups and residents in the local area as possible. The consultation methods included:

- A working group
- Older people's workshop
- Youth group workshops
- Children centre drop in
- Public workshops
- Online survey
- Door-knocking

The online consultation and events were promoted using flyers to residents, posters in the local area, the Camden Magazine, the HS2 e-newsletter, news stories and Twitter. The next section provides further information about the consultation activities.

3. ENGAGEMENT

A number of engagement activities have been used to ensure residents and affected groups have been kept informed, involved and engaged in the replacement housing project.

Around 130 people took part in the replacement homes design consultation, including many people participating for the first time. We received feedback in a number of different forms, for example, residents who attended the activities below were asked to give comments via online surveys, working group meetings, workshops or face to face discussions.

3.1 Older people's workshop

Officers went to the lunch club at H-Pod Community Centre to discuss the nine proposed sites, to understand resident's views of the current plans and to raise awareness of the wider impacts of the replacement homes programme on the estate.

Ten residents were present at the lunch club and were concerned about the community centre provision for the estate. There were also concerns raised about the impact of HS2 on not only Camden's homes but also local businesses.

3.2 Youth group workshops

Camden officers and urban design and landscape consultants visited the Samuel Lithgow Youth Centre to understand the priorities of young people (aged 12-17) and how they currently move around the estate. They were invited to take photographs of their favourite place and explain why they liked it.

The young people were asked the following:

- Where do you go to meet your friends/ hang out and why there?
- What routes do you take?
- Where do you never go and why?
- What do you think will improve the estate for young residents?

We also asked them to highlight their favourite place on the estate with a photograph and explain the reason for their choice. The chosen places mainly focused around the centre, as the young people see this as a focal point. We spoke to 14 young people between the age of 12 and 14 years old about their experiences of the estate, as well as their youth workers. Most of those we spoke to have lived on the estate most of their lives and if not, they have gone or go to Netley Primary School.

There were few places the young people did not go on the estate but they were concerned about Clarence Gardens because it was dark. Key places that they go included Silverdale Motorbike Club (which helps people to fix their bikes), arches near Samuel Lithgow, Munster Square, Surma Centre (they play table tennis, pool, FIFA and hang out with others), Regent's Place for outdoor films and friend's homes. Others said they did not go to Clarence Gardens and Munster Square. The photo below outlines their routes around the estate.

Figure 2 Places and routes



Most of young people we spoke to use all the routes around the estate and take advantage of the many shortcuts within the estate. When asked 'what do you think would help improve the estate for young residents and why?' their responses were:

- Football pitch should be astroturf [near Bucklebury and Cumberland Market]
- Funding for trips
- There's plenty to do on the estate.
- It's a good area.
- Would be good if the youth club was open earlier.
- Make it clean (there are rats)
- A Nando's (restaurant)

Samuel Lithgow Young person's workshop (younger group 8-12)

This session was for younger residents on the estate, so it was thought a different approach would be more suitable. We focused on a model-making workshop, which explored ideas for the Newlands play space and where play elements should be along a route/path. The themes we explored in the workshop were:

- scale
- narrow spaces
- paths [straight/ meandering/ loops]
- ideas for vertical / horizontal play
- natural/ landscape play features
- sound/ shadows / movement
- colour/ texture / pattern
- sun and shadow

Children took part in the model making with enthusiasm and they were excited about the idea of proposing something for their future playground. They had clear and precise ideas about what they wanted to have included in their playground.

The children's models featured many places to hide and climb. A tree house was the most popular proposal.

Figure 3 Children's models



The proposals showed the children's desire for a dense, colourful, expressive, sculptured play environment. The play equipment that the group would like to see in the park included tree houses, swings, slides, sandpit, maze, pool, zip wire, benches and a climbing frame.

3.3 Children's centre drop in

Camden Council officers attended the Regent's Park Centre to chat with parents as they collected their children. We spoke with ten residents, making them aware of what is taking place on the estate.

3.4 Public Workshops

Two workshops were held on Saturday 7 March and Tuesday 10 March. The second event was attended by members of Camden Council's Allocations team who were available to answer resident questions on how the replacement flats would be allocated.

71 residents attended the events and the feedback from these is in the site summary below.

Residents were given the opportunity to provide feedback through a variety of methods including Post-It notes, a feedback form and conversations during the day.

3.5 Online survey

Information about the proposed sites was displayed online on www.wearecamden.org for six weeks, from 2 March 2015 to 10 April 2015.

The number of online participants was fairly low, although there were a good number of residents who attended our two week series of events. In total there were 28 respondents (14 online respondents and a further 14 feedback forms). Residents were able to return a feedback form by free-post or email officers directly with their comments.

3.6 Door knocking

Camden Council officer's door knocked at the housing blocks where there had previously been a low turnout. This helped to engage with hard to reach groups. These residents posted back completed surveys to us.

3.7 Working group

We contacted key stakeholders in the local area and invited them to form a working group to participate in the consultation to take an active part in the construction process. Residents were also invited to take part.

The suggestion has been well received and we will continue to work with stakeholders and interested residents to establish this group in the coming months. This will be taken forward during the construction of the sites so residents can be made aware of the progress and any issues which arise during the building programme.

4. FEEDBACK FROM SURVEYS

This section summarises the feedback we received at the consultation events on the designs for the replacement homes on each site, from Post It notes and completed questionnaires.

4.1. Varndell Street Corner

Eight new homes are proposed at the corner of Varndell Street and Stanhope Street. The new building is made up of two connected blocks, of three and six storeys tall. A small pocket square will be created on the corner of the site. Most of the existing open space is retained.

60% of respondents thought the building proposals were good or excellent. They liked its modern appearance and thought it would not block views. A resident said "*the suggestions are not too bad as it's not too close to neighbouring blocks*". Another resident said they 'liked the proposals as they include modern buildings, which they do not block their views'.

71% of respondents thought the landscape proposals were good or excellent. They thought the public space special could be made special by creating areas for seating and making the area the area greener, including trees and planting that would encourage nature areas to thrive.

The shared garden should be used to allow residents to sit, relax and chat with their neighbours in a friendly environment and as a place for children to play. The feedback on whether this garden should be for the whole community or limited access was mixed. The number who thought it should be limited access was slightly greater but not by a significant amount. The idea of growing food in this area was positively received, although concerns were raised about the potential for attracting more rats.

4.2. Robert Street Car Park

The new block will have 13 new homes, plus a new tenants and residents' association centre on the ground floor. The scheme will be five storeys tall with the fifth storey set back at the top to allow more light into adjacent properties. The building will be pushed to the east side to create a small square. A garden space for use by the hall and residents is proposed to the north side, which will incorporate the existing green space.

The residents indicated they liked the idea of building proposals, such as two-bedroom maisonettes. Over half of those who commented thought the proposals were good or excellent (60%). However, they raised some concerns about the layout of the new building site.

At the exhibition residents had an opportunity to comment on the proposed layout for the community centre. The proposed new layouts were seen positively as they allowed more flexibility for the space.

A resident pointed out *'I liked the idea of families being together as they are more tolerant of one and other'*

The provision of a child-minding facility was seen positively although it was noted the safety of children leaving the community centre on to Robert Street should be considered more thoroughly.

One resident felt it was too close to existing buildings while others liked the design and the amount of storage provided within the new properties.

As with Varndell Street, the landscape proposals were largely seen as good or excellent (63%). People again thought that the square should be welcoming and reduce blind spots. It should have good lighting and residents felt reassured that the square would be overlooked by other residents. Parking was seen as an important issue for this site and some residents felt that providing parking here may deter others from using it.

One resident said *'at the moment the space is an unused green with no access and used to dump rubbish. So anything in its place will be a vast improvement and the community being able to use it will make it special'*.

Residents felt the garden could be used for a number of purposes including food growing, a space for the young to play and generally a place for residents to sit and relax.

A resident said *'I will not go to the garden because I do not have children, but it would be a nice place for families to bring their children'*.

4.3. Dick Collins Hall

The Dick Collins Hall will be moved to the Robert Street site and the site will be used to provide 12 new homes. The building is made up of two blocks and is proposed to be between three and five storeys high.

A new square is created on Redhill Street relating to the listed church building opposite. The existing courtyard and terrace area to the flats in Rothay will be re-landscaped as part of the project and made more useable.

The majority of residents thought the proposals for the building on this site were good or excellent (70%).

A resident commented about the proposed square stating *'it is already a quiet area and it would be nice to have a community feel'*. Another said a square would be a safe space for the kids whereas another resident said that *'I would not feel comfortable using the square'*.

A concern was raised about giving resident's balconies and the noise this may create for neighbouring residents. One resident also asked why a larger building was not being proposed here as it does not overlook other flats. Another thought this site was a better use of space.

The majority of respondents thought the landscaping proposals for this site were good or excellent (68%). Residents would like the square to have a community feel and be safe for

residents to use. The courtyard space would be used for relaxing, kids playing and maybe for a garden.

4.4. Camden People's Theatre

We're proposing to convert the upper floors of Camden People's Theatre to homes and potentially add two storeys on the roof. This will be accessed at the rear via the existing courtyard. This will provide up to seven flats, most of which will be one bedroom homes. It may be possible to improve the entrance to the theatre at the same time.

63% of respondents thought the proposals for this site were good or excellent.

A couple of residents felt this was an excellent potential site as it does not overlook any existing residential blocks. One resident said: *"I don't mind this suggestion either as this building doesn't overlook other buildings"*. Another said *"I agree this is a good idea and can provide more housing."*

Some respondents felt that a communal amenity space would be beneficial. Access through the courtyard was seen positively, providing this was well lit and safe for residents. It was suggested the courtyard area be landscaped or additional green area be added.

The theatre group attended the exhibitions and gave useful feedback on the day to day operations of the theatre. They felt the proposals for the foyer/entrance were a massive improvement.

4.5. Newlands Plot

32 replacement homes proposed for this site at the corner of Hampstead Road and Varndell Street. The new building could be up to 11 storeys high, with a commercial space at ground floor, and will provide a mixture of flats with family homes within a new landscaping and play space.

64% of respondents thought the proposals were good or excellent and a resident commented they 'liked the project'. One resident from Silverdale said *'I am excited about the proposed larger and better flats'*.

Residents suggested a number of uses for the ground floor commercial space such as a community café, convenience store, pop up shop or newsagents.

Some residents felt that there should not be any retail here as this could help provide more homes. However, if HS2 does proceed, the construction work to raise Hampstead Road will result in the ground floor not being suitable for residential use as it will then look out onto a blank retaining wall.

A resident said *'do not have a café or shops on the ground floor then the block can be just ten stories'*. Other residents responded with positive comments about alternative uses of the ground floor. One other resident suggested there be a 'community café with internet access and newspapers to share'.

Concerns were raised about the height of the building and its impact on the neighbouring residents. A couple of residents from Newlands block commented the corridor in their block

is already dark and this may make it worse. The loss of open space, height of the proposed building and trees was also a concern for some.

Residents had mixed views on whether the area behind the new building should be a residential garden. Residents were generally happy with the proposed play area position but some concerns were raised about generating noise close to nearby buildings.

4.6. Former One Stop Shop

Up to 24 replacement homes are proposed at the corner of Hampstead Road and Robert Street. The new building will be seven storeys high, with commercial spaces at ground floor, and will provide a mixture of flats and family homes. A communal garden will be created between the new and existing buildings, sheltered from Hampstead Road.

62% of respondents thought this is a good or excellent proposal. Residents raised concerns about the proximity of the existing buildings and its impact on privacy and sunlight. One resident felt 'this proposal is too close to Rydal Water and there will be no sunlight for the lower flats'. Another said '*traffic noise and pollution makes this the least pleasant of all the proposed sites*'. Another resident from a neighbouring block raised concerns about the bins facing onto the front of Rydal Water.

Residents liked the provision of storage within the flats and separation of the kitchen and living space. A resident said '*I like the division between the kitchen and living room as shown on the two bedroom model*'.

One resident said 'they like the flat with active corners overlooking the garden'. Another said '*the new building looks fantastic*'.

Residents would like to use the shared garden for meeting neighbours, to sit on benches, grow food and have a safe area for children to play. The space would need to be well lit and overlooked to feel safe.

Generally residents thought the proposal to link the new garden and existing garden to 'The Tarns' was a good idea as it optimised the green space available to residents. One resident was concerned about the potential loss of the Weeping Willows as they break up the views of the buildings.

4.7. The Victory Public House

Ten homes are proposed to replace this public house at the corner of Albany Street and Nash Street. The new building will be between four and five storeys high, with a commercial space on the ground floor to be used potentially as a shop or replacement public house.

59% of the respondents thought the building proposals were good or excellent and 53% thought same about the landscaping proposals.

One resident pointed out: '*this suggestion does not look too bad as it does not overlook existing blocks of flats*'. Another resident said '*this is a better use of the area*'.

Some concerns were raised about the height of the new building in comparison to the surrounding buildings and the impact it would have upon residents across the road while other residents believed this site had the least impact on surrounding flats.

One resident commented *'existing trees should be retained and not just replaced after construction'*. Another said they liked the ceiling height and the large windows proposed for the block.

Residents did express views about the access from Nash Street being useful. There was a mixed response to where the new entrance to any proposed new pub could be. The Victory site is the preferred site for a replacement pub, however, noise and potential nuisance issues would need to be considered. One resident said they find *'the current pub to be intimidating; a family pub which sells food could be a community asset if designed and let appropriately'*.

4.8. Cape of Good Hope

There are 15 homes proposed at this site on the corner of Albany Street and Little Albany Street. The proposed new building will be between five and six storeys high with a mixture of one bedroom flats and larger family homes.

42% of respondents thought the building proposals were either good or excellent. A resident said the *'new building does not look too bad as the block is not very tall'*. A Cobourg Street resident said *'the proposals are a positive departure from the existing situation as it will provide modern living standards'*.

Some concerns were raised about the impact of light into neighbouring Swallowfield block, and it might be too close to the road. A Swallowfield resident said *'this area definitely should not be allowed to go ahead as the building structure will block out the light for Swallowfield residents and will potentially exasperate an already too busy area'*.

Residents were in favour of the trees along Albany Street being preserved. A resident said *'the trees on Albany Street enhance the area, and help counter pollution, we strongly urge you to preserve these'*.

One resident said *'the proposed redevelopment of the Cape of Good Hope site (now the Cavali Restaurant Bar) is a good idea. We also support Camden Council's efforts in attempting to ensure local residents affected by HS2 are rehoused in the local area'*.

Another said *'I live directly opposite the proposed work on Albany Street in Cambridge Terrace. I welcome the removal of the Cape of Good Hope pub site if that is what is intended, as this creates considerable noise and disruption in the evenings to local residents'*.

50% of respondents thought the area in front of Swallowfield should be a communal garden. 53% of respondents felt the landscaping proposals for this site were either good or excellent.

4.9. St Bede's Mews

Three new replacement homes are proposed next to St Bede's Hall on Little Albany Street. The building will be three storeys high and will provide one 1-bed wheelchair home and two 3-bed flats. There will be one wheelchair accessible one bed home on the ground floor, with a dedicated disabled parking space within the new landscaping improvements.

The feedback on the building and landscape proposals for this site was mixed. 45% of the respondents thought the proposals were good or excellent.

One resident reflected on the overall proposal saying *'if the replacement homes have been sourced for all affected tenants on this site then this is a job well done! I know you have worked hard to secure this'*.

Another resident commented on building proposals *'not too bad as the building is not over tall'*. Other some residents thought this was a good site as it did not have a detrimental impact on surrounding properties.

The main concerns raised were parking and access, comments included *'there is not enough room now'* another said *'there is a big parking issue here'*. A concern was also raised about the impact of the building on Troutbeck residents' light and privacy. A resident said *'no natural daylight, invasion of privacy'*. There were also some concerns about the conservation of bats.

Some residents felt the bins located between Troutbeck and Clarence Gardens should remain where they are. Others suggested they should be moved and replaced with an improved public space. Another issue raised was the levels of rubbish seen in the area.

4.10 Materials

Residents were given the opportunity at the workshops to comment on the proposed materials for the replacement homes.

Only a small number of residents commented but those that did liked the idea of the main material being brick and would like to see a warm colour.

Some residents thought the materials should complement what is already on the estate.

4.11 Flat sizes

At the previous consultation in November 2014, residents raised concerns about the size of the replacement homes. All of the HS2 replacement homes will be built, or in the case of the Netley development, have been built, to current London Housing Design Guidelines.

Today's London Housing Design Guide requires larger homes to be built than previous housing standards, including the Parker Morris guidance, which was brought in to improve the living standards and quality of social housing in 1961. This will be a planning compliance condition in line with the London Housing Design Guide.

Figure 4 Model of existing (left) and proposed (right) flat designs



5. NEXT STEPS AND TIMELINE

5.1 Former Albany Street Police Station

In our initial consultations, Albany Street Police station was one of residents' preferred sites for replacement housing. Using this site for housing would provide much needed new homes in the local area and make good use of an existing building. However, the site became unavailable due to the need for continued use by the Metropolitan Police. The site is currently leased to the Mayor's Office for Policing and Crime (MOPAC). The lease has 45 years to run.

Feedback from this consultation was that residents would like to have the security of a police station in the area.

'We have had the police & council security out over 20 times in last 2 years, I'm at the point of breaking because kids are kicking the ball & playing right outside our flat'

In March, we called on MOPAC to release the site to allow this to be used for new housing in the future.

5.2 Replacement Homes Workshop

The feedback from the replacement homes workshop will be incorporated into the next stage of design and development work. The next steps are as follows:

May 2015

During 2015:

- May-June 2015: Submit a planning application for 116 units with a separate application for five units at the Camden People's Theatre.
- 9 June 2015: Public exhibition at the Surma Centre displaying all the plans submitted for planning, with the design team in attendance to discuss these.
- September 2015: Applications scheduled to be considered at Development Control Committee 3.
- Meet the Contractor event will be arranged and they will work with the community to ensure impact is minimised during the construction.
- Late summer 2015: Contractor enabling works scheduled to begin.
- November 2015: Main construction works scheduled to begin..

During 2016:

- We will consult with residents in homes set to be demolished to help them prepare for the move, including help to register on Home Connections.

End of 2016: Royal Assent

- Camden Council will consult with residents Silverdale, Ainsdale, Eskdale, 59-67 Cobourg Street to help them prepare to choose a new home, prepare for the move and register with Home Connections www.homeconnections.org.uk/.
- The HS2 Hybrid Bill is expected to be passed by Parliament at the end of 2016.

Summer 2017: Completion of the Replacement Homes

- Residents in the blocks to be demolished will begin to move into Netley and the new homes.

Early 2018: Red blocks demolished

- HS2 Ltd expect to demolish the red blocks.

6. CONCLUSIONS

The 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, parking, open space, overlooking, daylight and shadowing, community safety, the importance of retaining open spaces and amenities are all key themes raised by the respondents. Other comments raised were the desire to enhance the local area as part of HS2 housing replacement regeneration, such as improved public spaces and more amenities.

The feedback received from this consultation was a useful summary of key issues. This will be used in the next stage of the design element.

Issues raised by residents:

- Residents want shared gardens/squares to be friendly spaces where they can grow vegetables, sit with family and friends.
- Spaces need to be well lit.
- The young people’s workshop confirmed they used the whole of the estate and there were few areas they do not go.
- The children’s workshop showed play areas with a tree house and climbing equipment was the most popular proposal.
- Questions about the impact on existing blocks, such as sunlight and day light and availability of parking spaces
- The proposal for the new community centre was seen positively as it provided a more flexible space.
- Camden’s People Theatre felt changes to the entrance were a massive improvement
- One resident said the *‘proposals are a positive departure from my existing situation’*.
- Replacement of the pub was seen as a good idea and the Victory Public House site was the preferred location.
- Concerns were raised about the increase of new housing on the estate
- One resident said they *‘support Camden Council’s efforts in attempting to ensure local residents affected by HS2 are rehoused in the local area’*.

The feedback received throughout this consultation has been really helpful to understand residents’ priorities which have helped shape the replacement homes project. This feedback will be used as the basis for further improvements to the estate in the future.

We will continue to engage with the residents by providing updated information through further consultation activities.

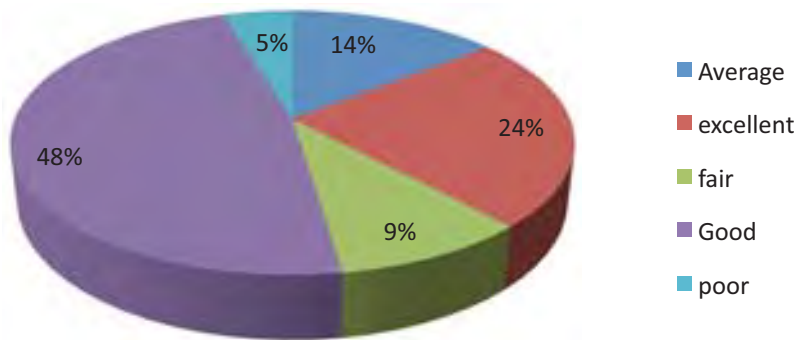
7. APPENDICES

Analyses of the consultation responses for landscape and building proposals

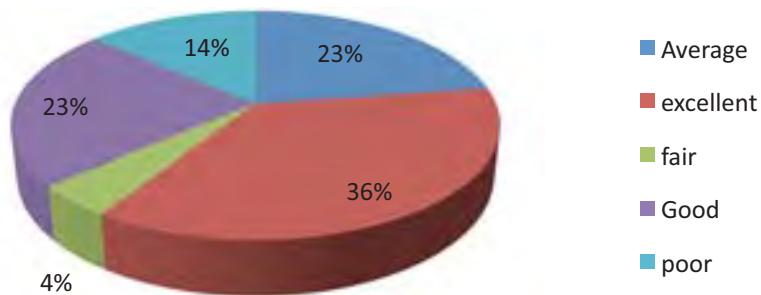
APPENDIX 1. VARDELL STREET

	landscape proposals	%	building proposals	%
Average	3	14	5	22
Excellent	5	24	8	36
Fair	2	9	1	4
Good	10	48	5	23
Poor	1	5	3	14
Total	21		22	

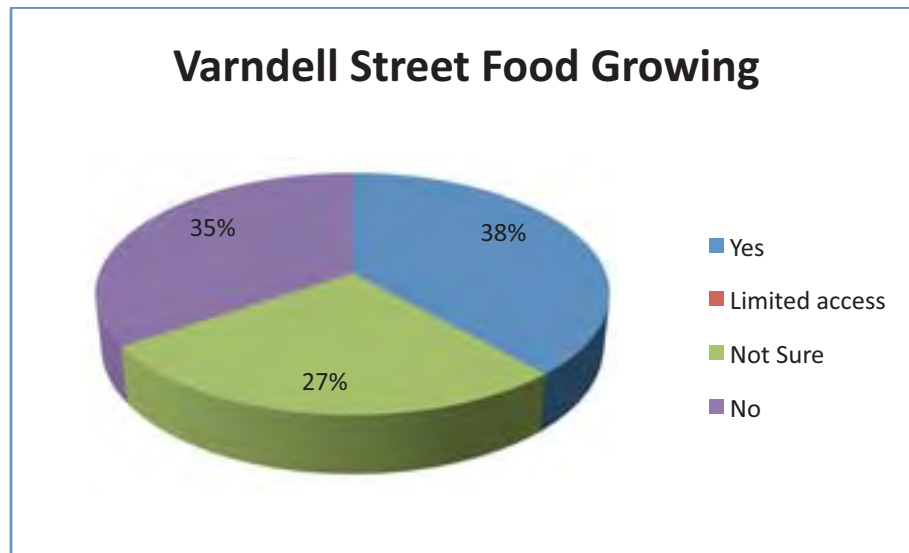
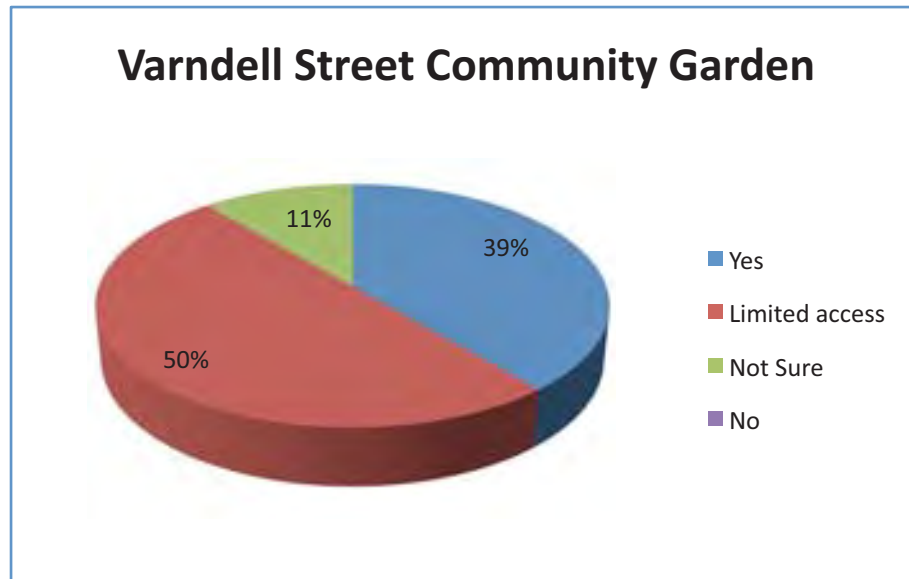
Varndell Street lanscape proposals



Varndell Street building proposals



	Community Garden	%		food growing	%
Yes	7	39	Yes	10	33
Limited access	9	50	Limited access		
Not Sure	2	11	Not Sure	7	23
No			No	9	30
Total	18		Total	26	13

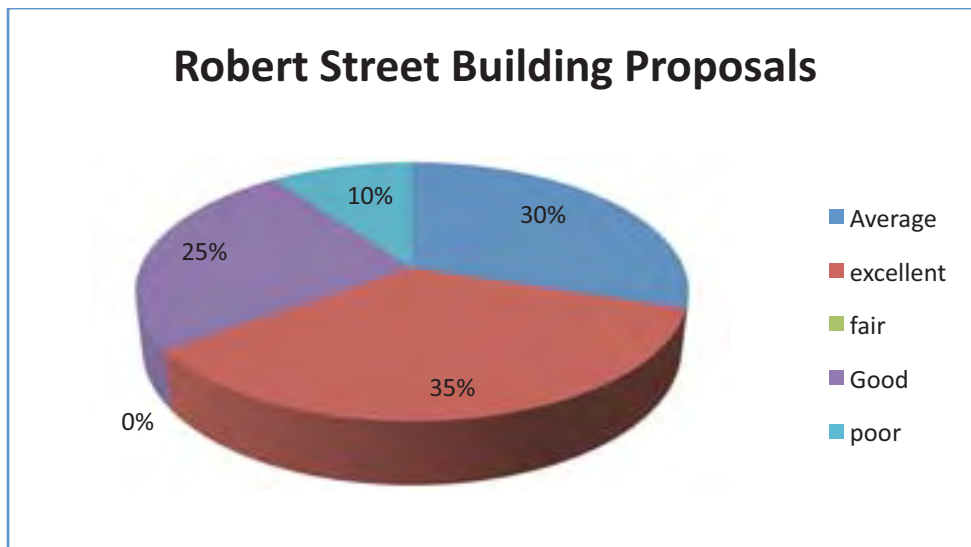
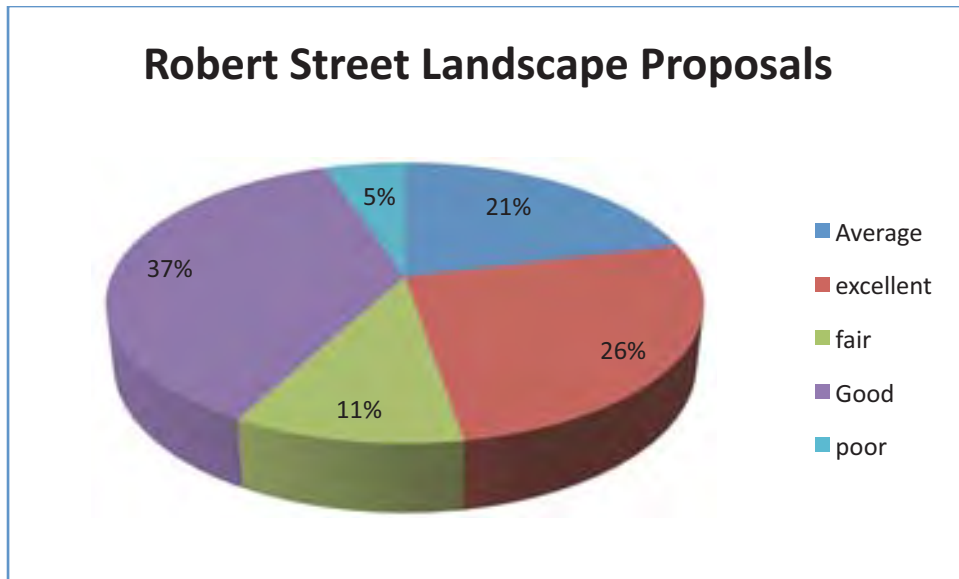


APPENDIX 2 ROBERT STREET

	Landscape proposals	%	Building proposals	%
Average	4	21	6	30
Excellent	5	26	7	35
Fair	2	11	0	0
Good	7	37	5	25
Poor	1	5	2	10

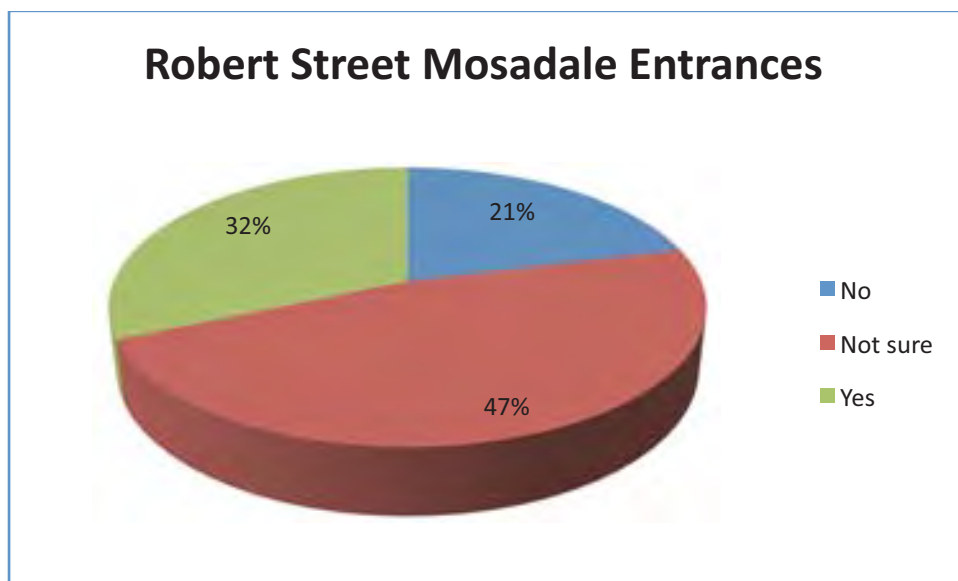
	Mosadele	%	Parking space	%
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Total	19		20	
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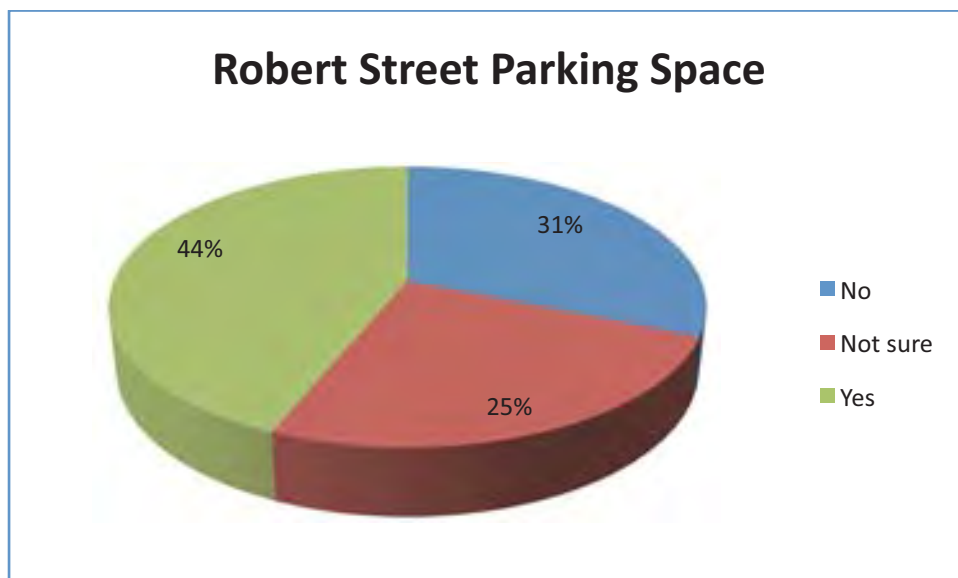


	entrances			
No	4	21	5	31
Not sure	9	47	4	25
Yes	6	32	7	44
Total	19		16	

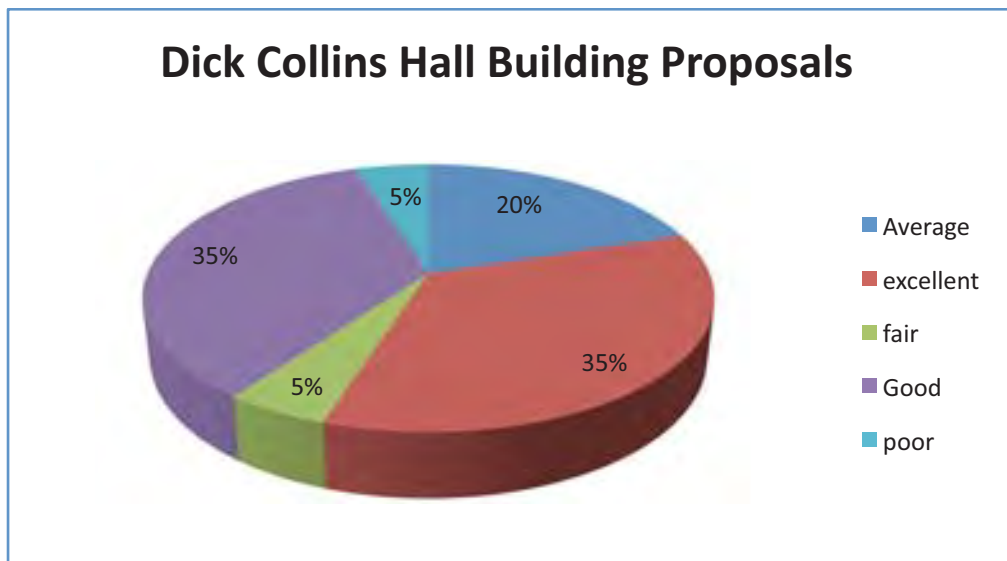
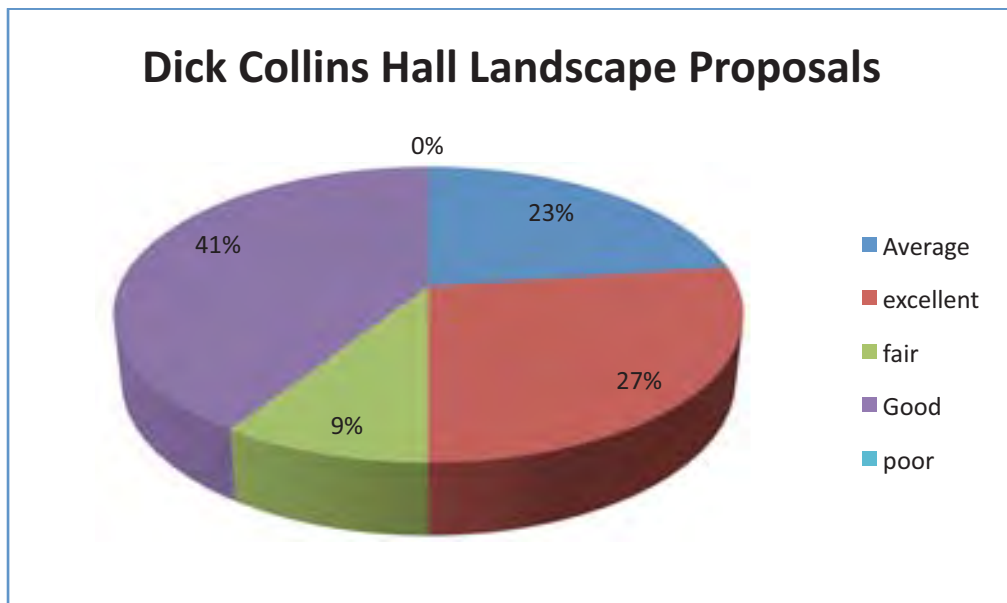
The existing entrances to Mosedale will be enclosed within the garden. Will this encourage you to use the garden?



Is parking on the public space needed?

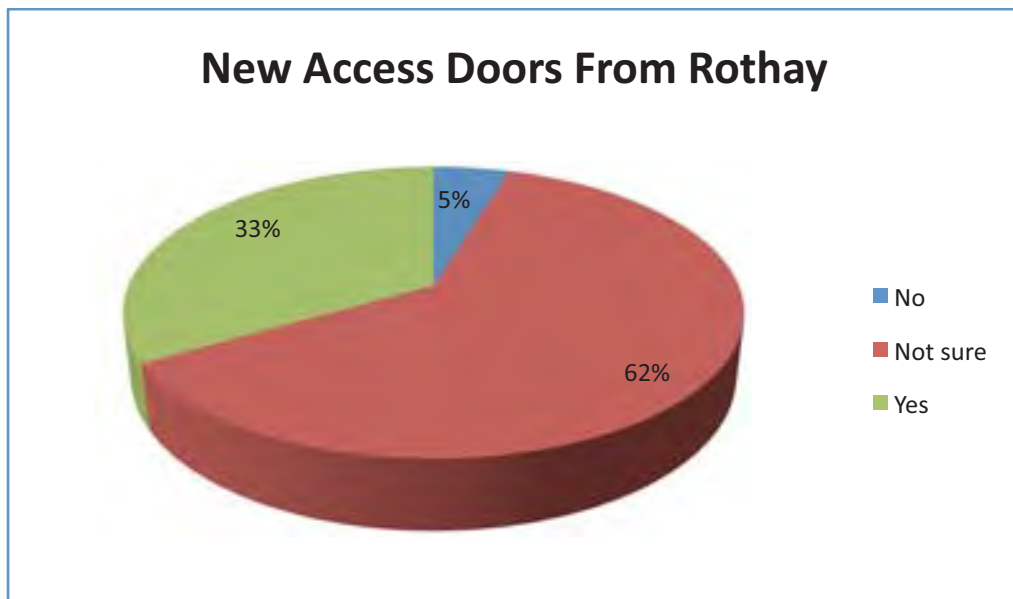


	Landscape proposals	%	Building proposals	%
Average	5	23	4	20
excellent	6	27	7	35
fair	2	9	1	5
Good	9	41	7	35
poor	0	0	1	5
Total	22		20	

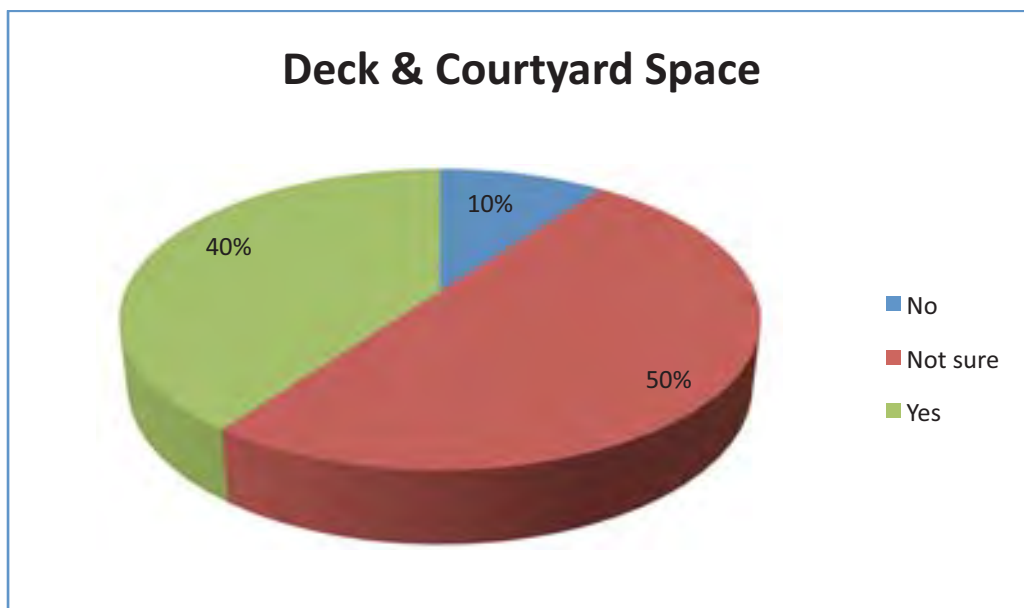


Dick Collins Hall				
	New access doors	%	Deck & Courtyard	%
No	1	5	1	31
Not sure	13	62	5	25
Yes	7	33	4	44
Total	21		10	

Do you agree with the proposal for new access doors from Rothay onto the deck area for the use of existing residents?

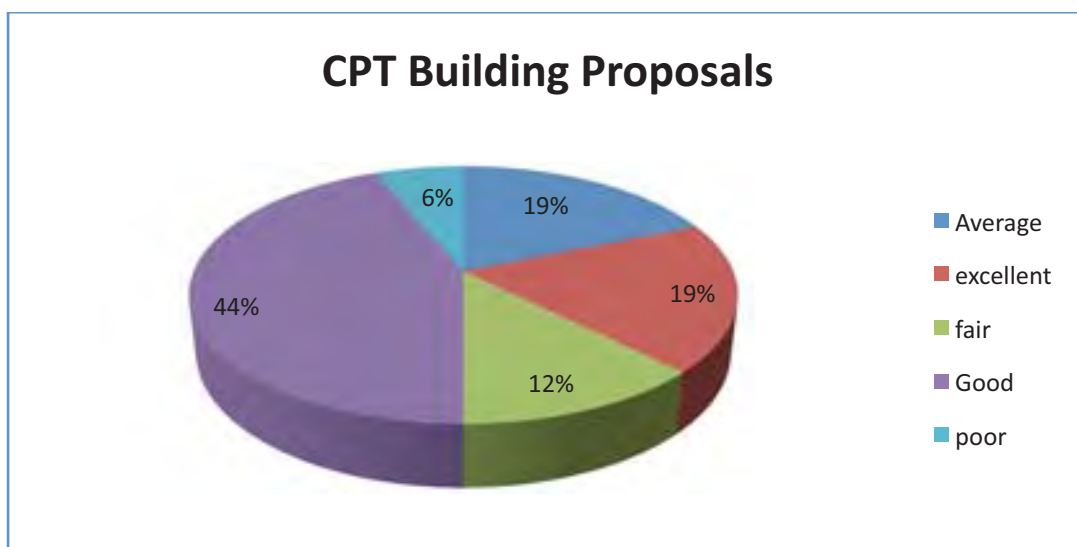
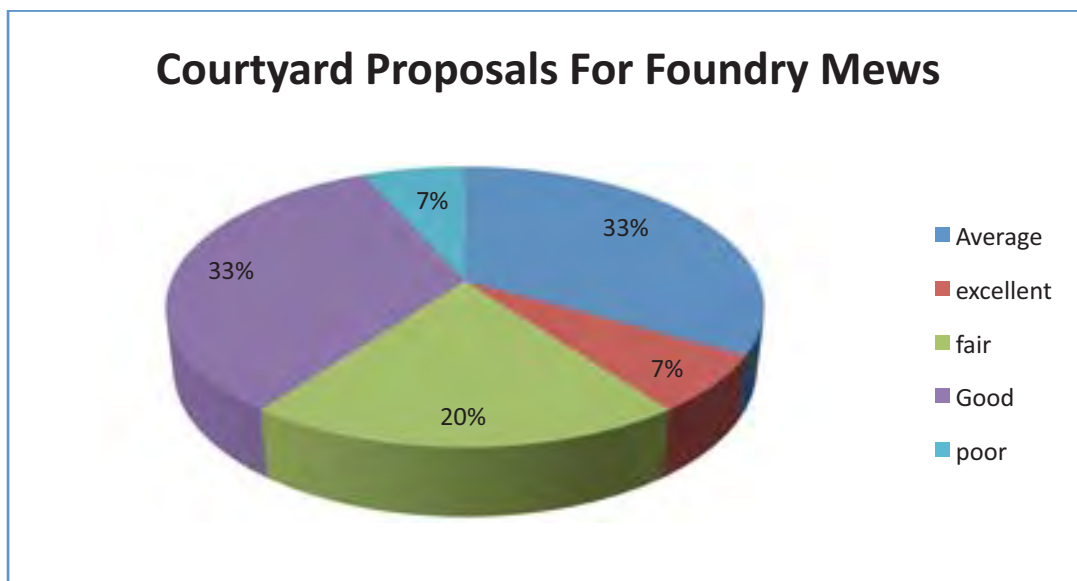


Do you think the deck and courtyard space should be connected?



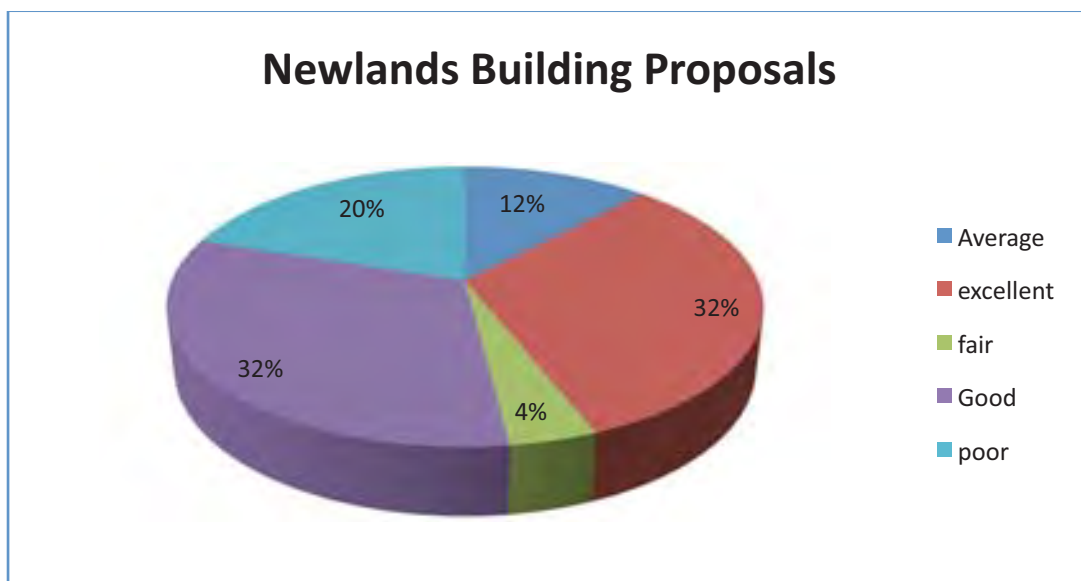
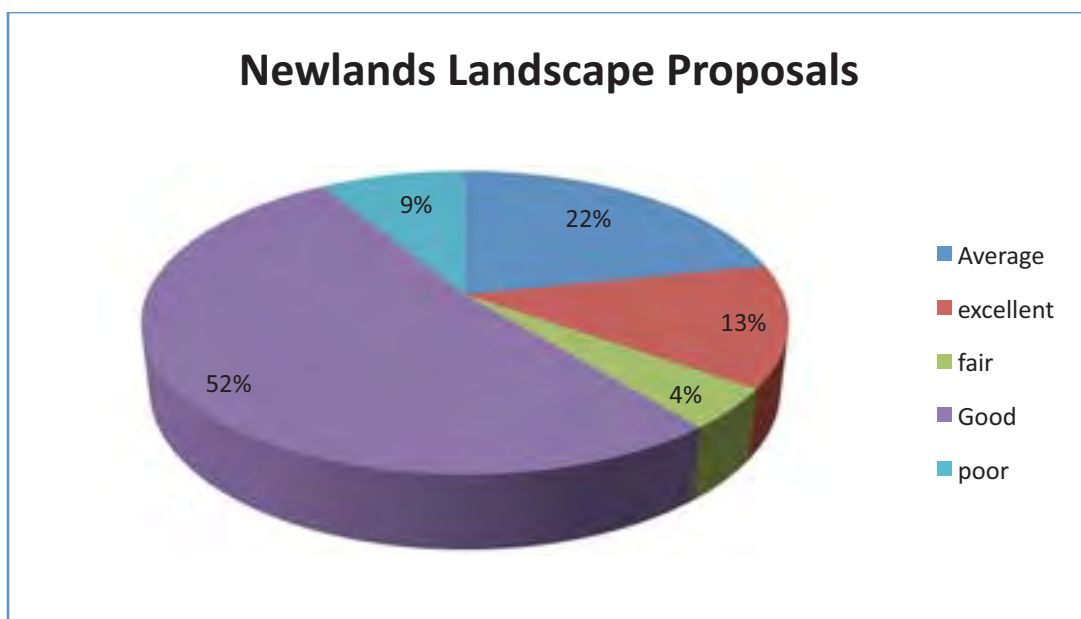
APPENDIX 4. CAMDEN PEOPLE'S THEATRE

	Courtyard proposals	%	Building proposals	%
Average	5	33	3	19
Excellent	1	7	3	19
Fair	3	20	2	12
Good	5	33	7	44
Poor	1	7	1	6
Total	15		16	



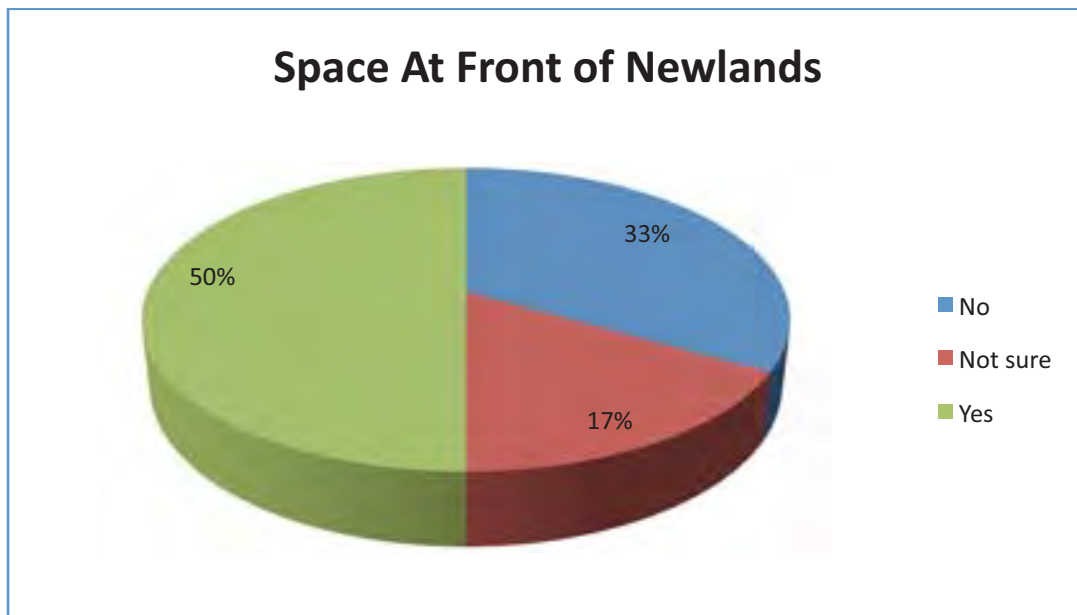
APPENDIX 5. NEWLANDS

	Landscape proposals	%	Building proposals	%
Average	5	22	3	12
Excellent	3	13	8	32
Fair	1	4	1	4
Good	12	52	8	32
Poor	2	9	5	20
Total	23		25	

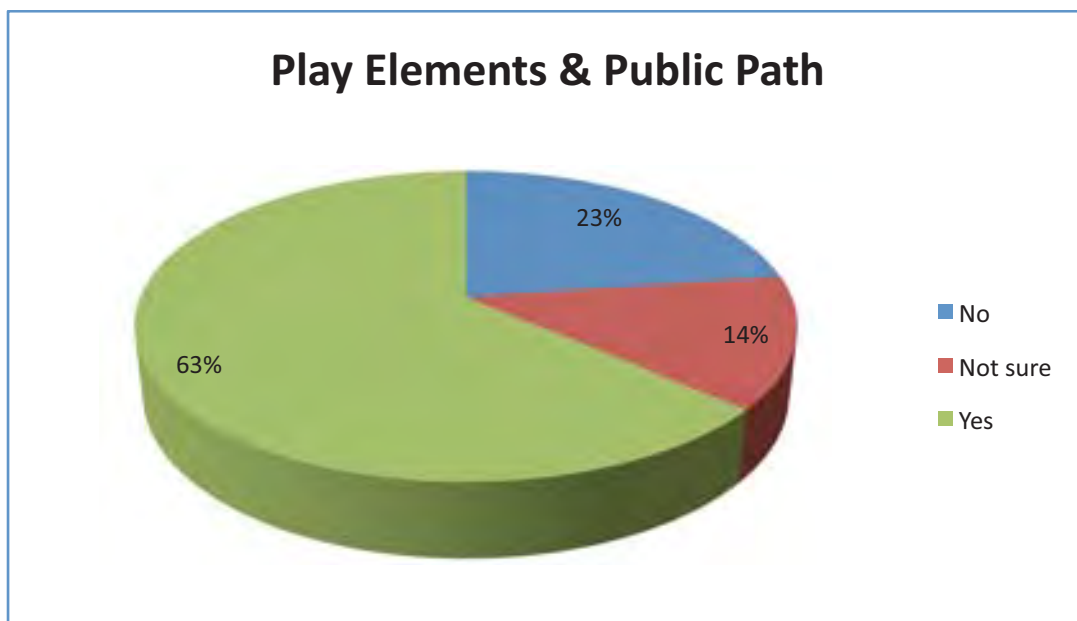


Newlands				
	Space in front	%	Play elements & path	%
No	8	33	5	23
Not sure	4	17	3	14
Yes	12	50	14	63
Total	24		22	

Should the space in front of Newlands become a residential garden?

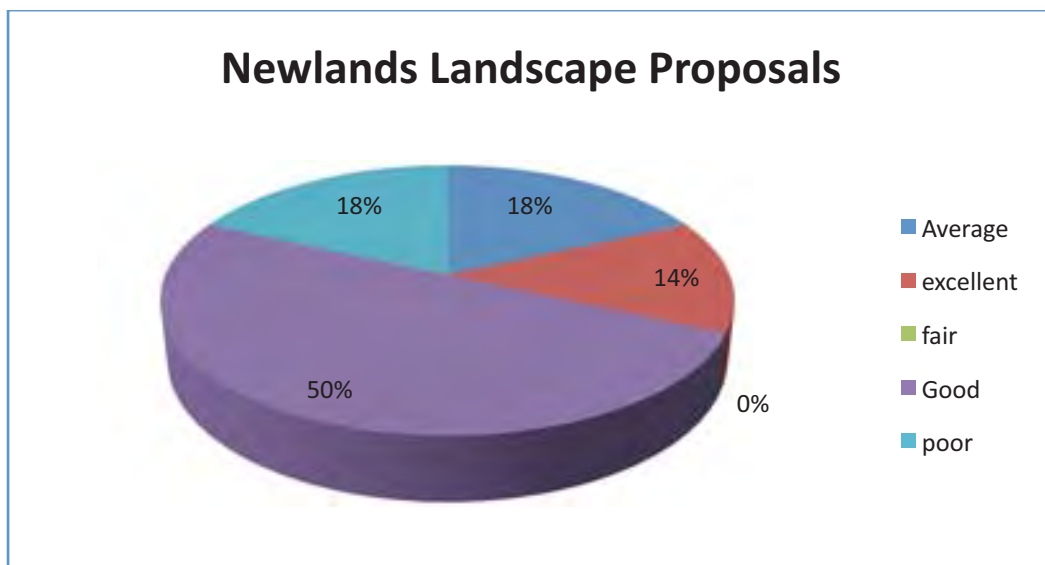


Are you happy with the proposals for play elements along the new public path between Vardell Street and Cartmel?



APPENDIX 6 FORMER ONE STOP SHOP

	Landscape proposals	%	Building proposals	%
Average	4	18	2	9
excellent	3	14	6	29
fair	0	0	0	0
Good	11	50	7	33
poor	4	18	6	29
Total	22		21	



APPENDIX 7. THE VICTORY PUBLIC HOUSE

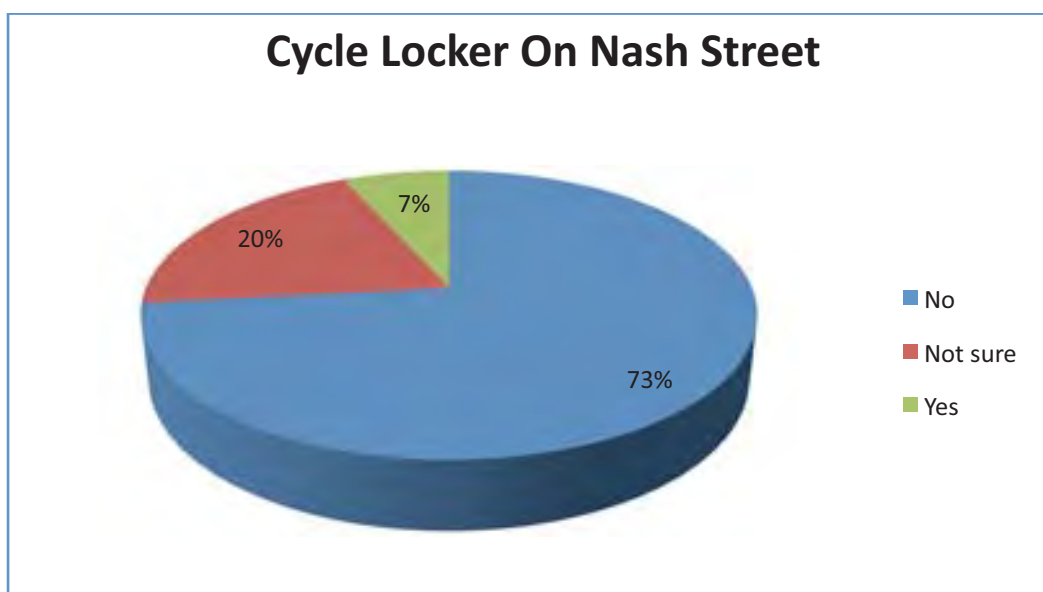
	Landscape proposals	%	Building proposals	%
Average	6	40	5	29
Excellent	2	13	4	24
Fair	1	7	2	12
Good	6	40	6	35
poor	0	0	0	0
Total	15		17	



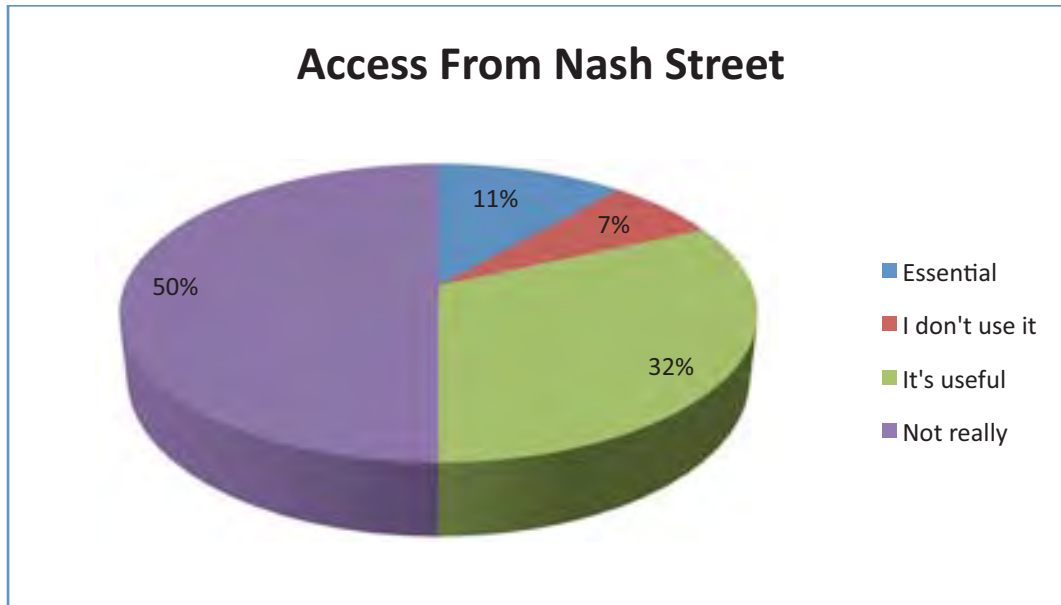


	Cycle locker	%		Access from Nash street	%		Entrance to the pub	%
No	11	73	Essential	1	11	Albany street	6	43
Not sure	3	20	I don't use it	1	7	Don't know	6	43
Yes	1	7	It's useful	10	32	Nash Street	2	14
			Not really	22	50			
Total	15			34			14	

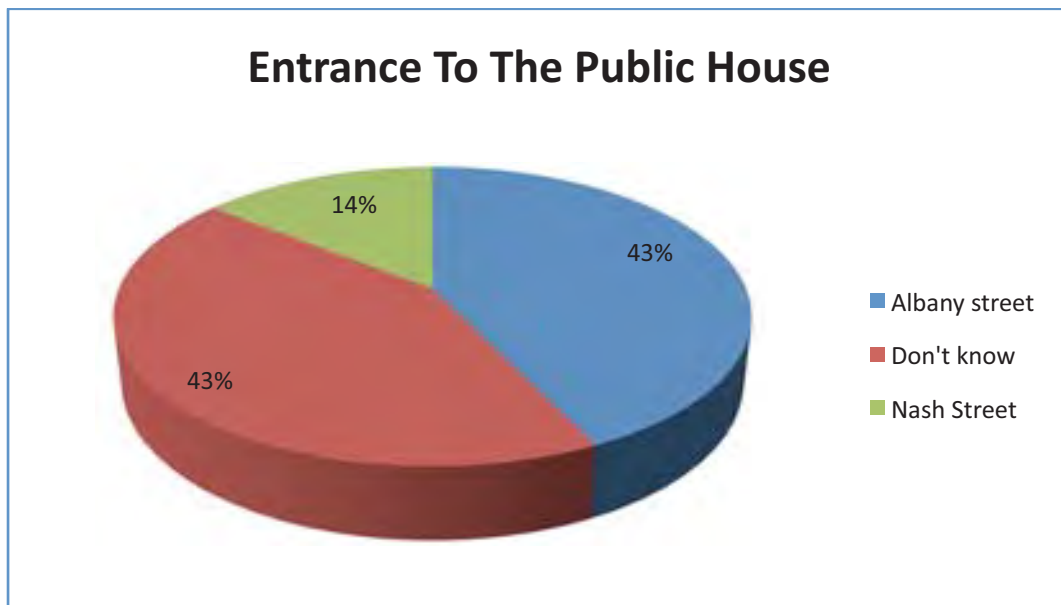
Would you use a cycle locker on Nash Street?



Do you think the entrance to the pub on the corner would be better on Albany Street or Nash Street?



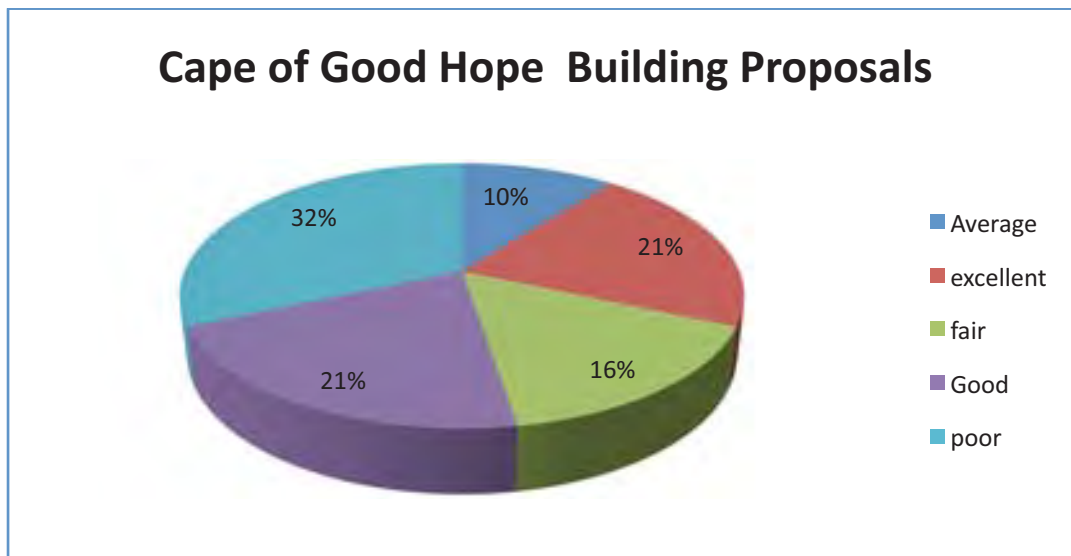
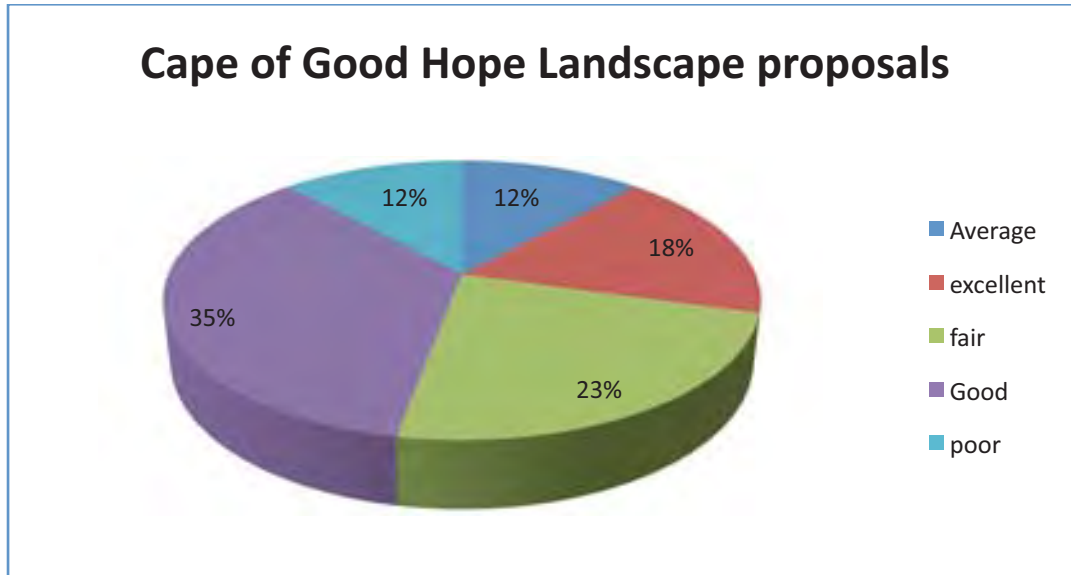
Do you think the entrance to the pub on the corner would be better on Albany Street or Nash Street?



APPENDIX 8. CAPE OF GOOD HOPE

	landscape proposals	%	building proposals	%
Average	2	12	2	10
Excellent	3	18	4	21

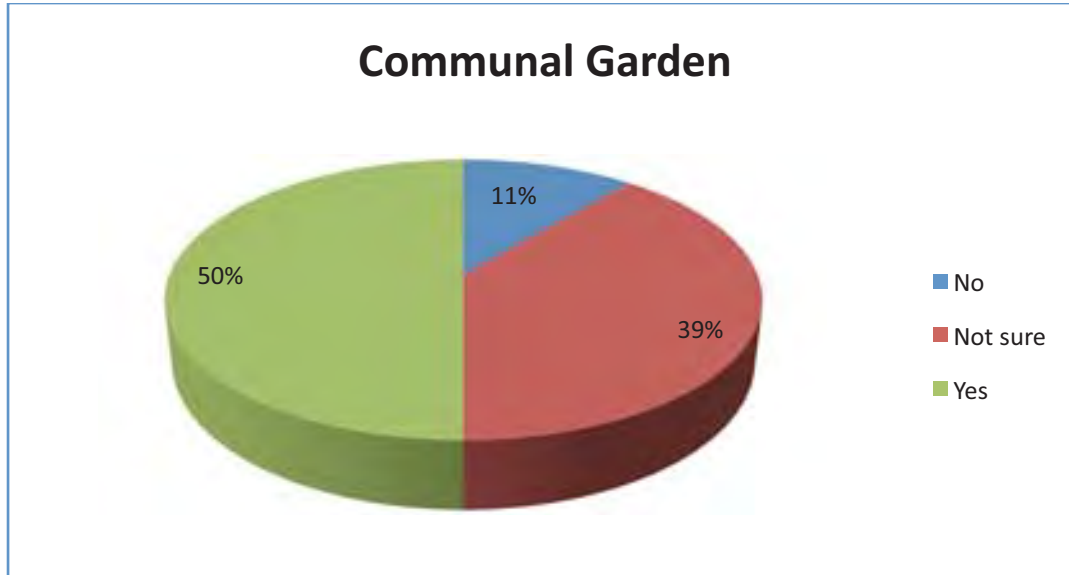
Fair	4	23	3	16
Good	6	35	4	21
Poor	2	12	6	32
Total	17		19	



Cape of Good Hope	Communal garden	%
No	2	11
Not sure	7	39
Yes	9	50

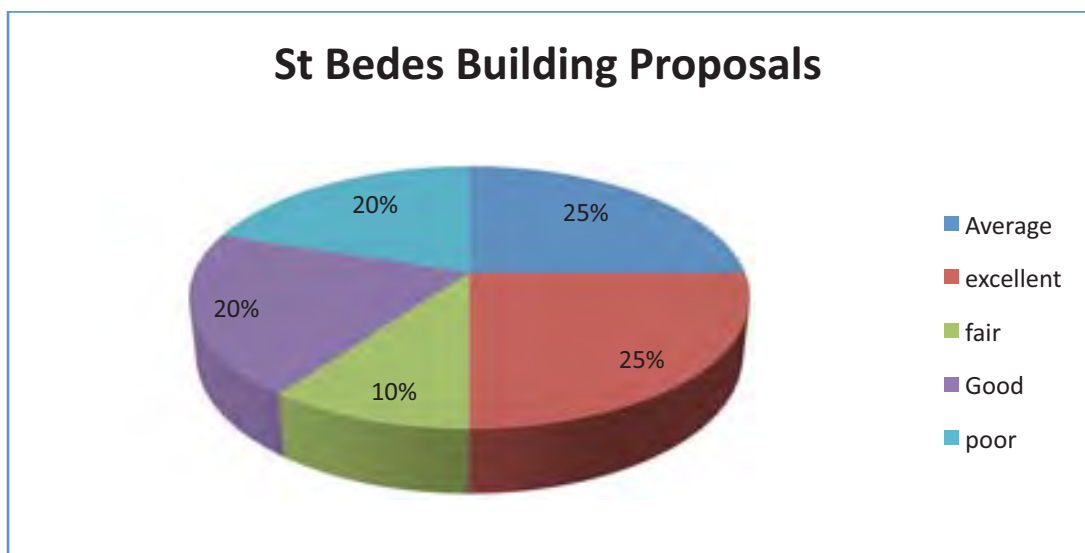
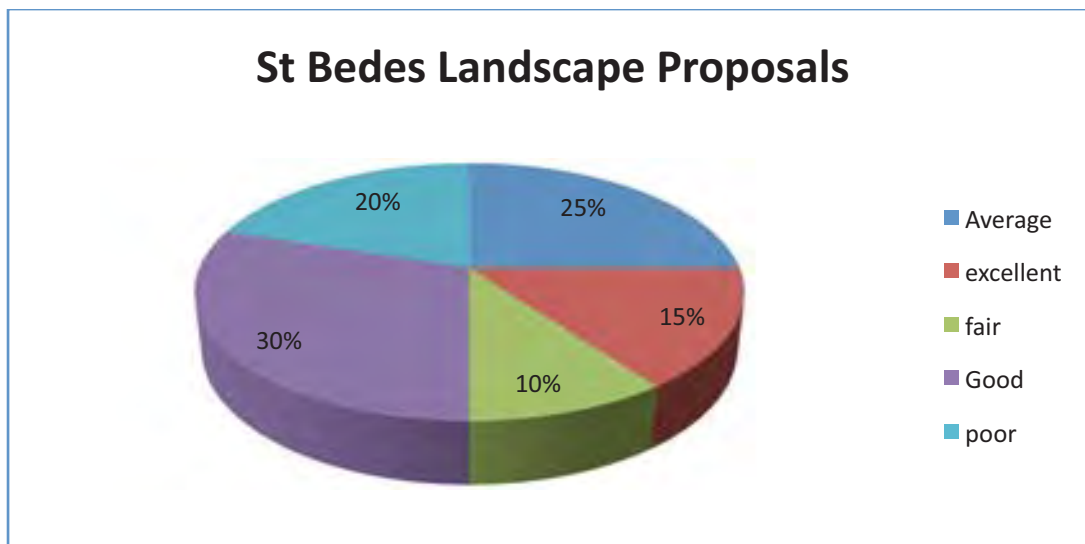
Total	18	

Do you think the area in front of Swallowfield should become a communal garden?



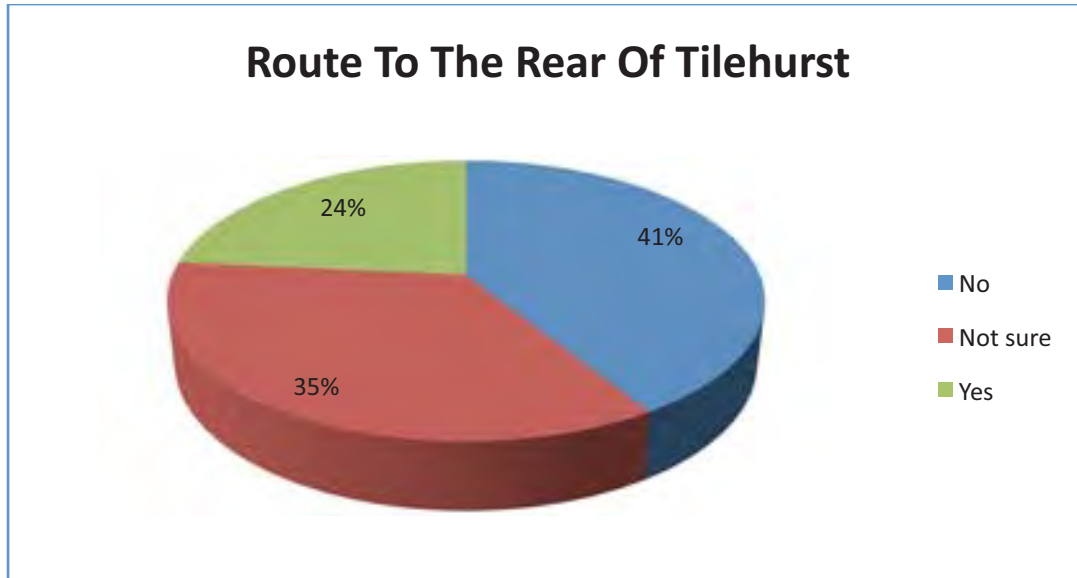
APPENDIX 9. St. BEDES

	landscape proposals	%	building proposals	%
Average	5	25	5	25
Excellent	3	15	5	25
Fair	2	10	2	10
Good	6	30	4	20
Poor	4	20	4	20
Total	20		20	

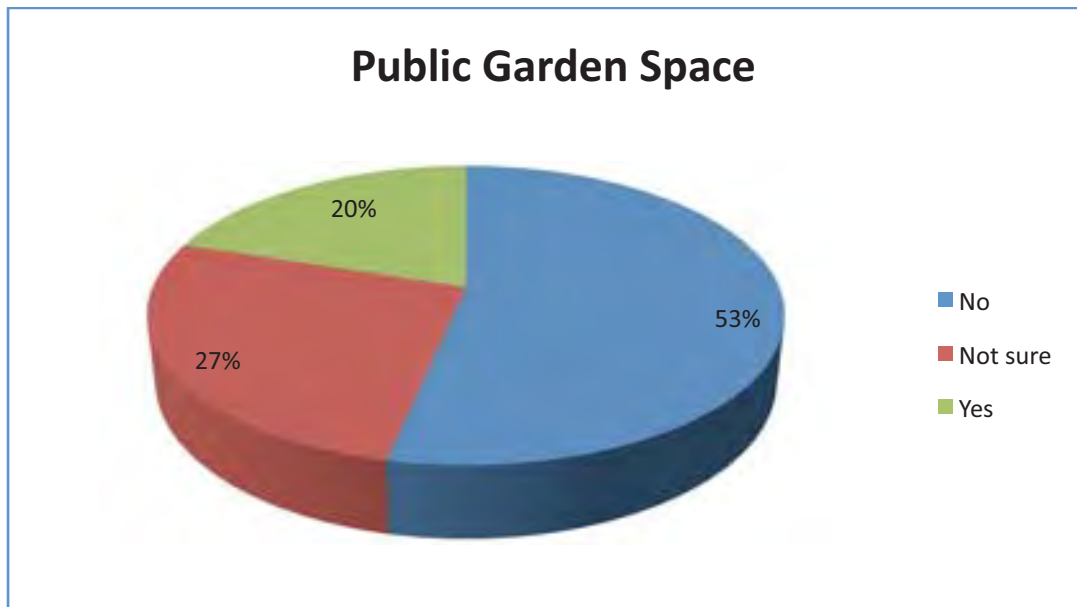


	Route to the rear of Tilehurst	%	Public garden space	%
No	7	41	8	53
Not sure	6	35	4	27
Yes	4	24	3	20
Total	17		15	

Would it make a difference to you if the route to the rear of Tilehurst was moved to go between St Bede’s Hall and the new building?



Would you prefer to have a public garden space where the bins and sheds are located?



May 2015