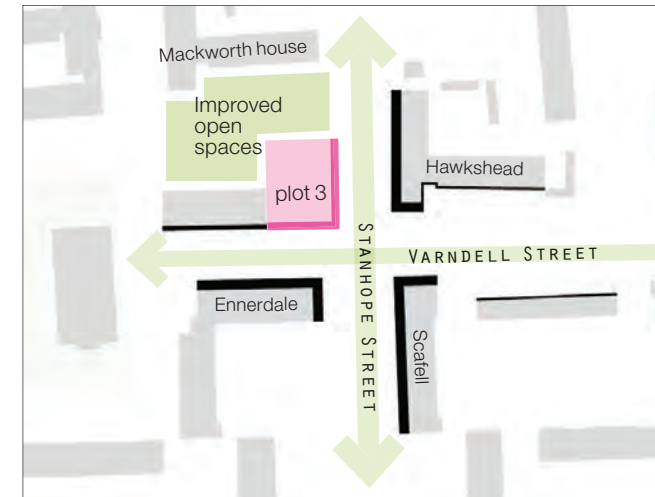


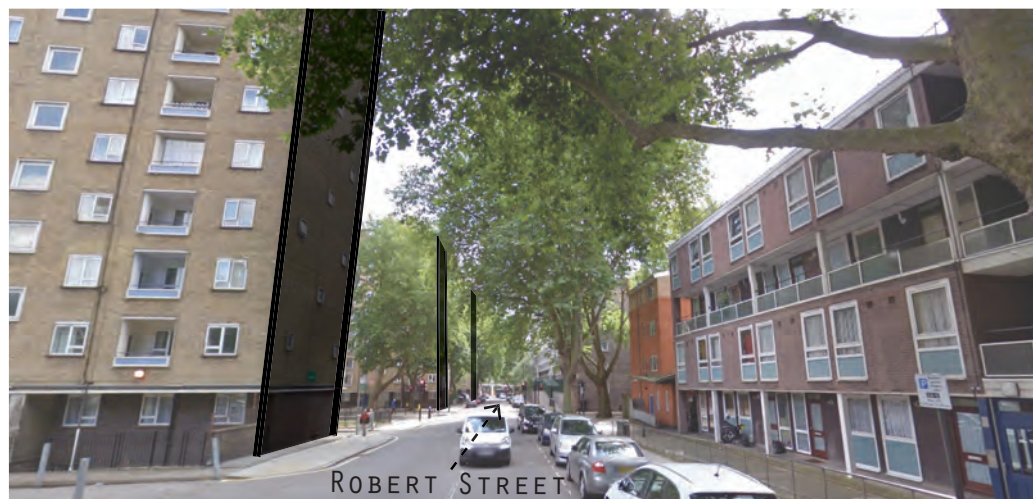
Diagram assessing the pattern of buildings and street edges surrounding Plot 1 and 3



The pattern of edges and buildings around plot 3

The plot on Robert Street sits within a line of 5 eleven-storey north-south blocks running perpendicular to Robert Street. The view down Robert Street with the blocks meeting the edge of the north side of the road is quite striking and development in between them should not compete with this unique perspective. However, Robert Street does lack an active edge on its north side and this would significantly improve this street from an urban design point of view.

Plot 3 on the crossroads of Varndell Street and Stanhope Street is an empty site where the other three corners facing the crossroads contain taller 5 - 8 storey buildings. Here the proposal needs to respond to these other neighbouring buildings at this node point and also include an active frontage at ground level, which the other blocks currently fail to provide. Features such as front doors, windows and carefully positioned desire lines will allow this part of the estate to work better on a human and domestic scale.



View along Robert Street looking east showing the regular rhythm of building 'ends' to the north



View facing east along Varndell Street showing the existing block corners addressing the junction



Two of the Robert Street blocks create a strong entrance into Stanhope Street looking north



View south along Stanhope Street showing the existing block corners addressing the junction

What does this tell us?

- Active frontages should be promoted on the interior sites.
- A focus on human-scale architecture will allow the estate to work better.
- The street edge should be defined, where possible.
- The proposals should not take away from the unique urban pattern but sit sensitively within it.
- New buildings should front onto improved open space to improve the pattern of buildings and space.

Area 3: Albany Street

A road rich in architectural heritage



- Surrounding buildings
- 1 Storey
- 2 Storey
- 3 Storey
- 4-6 Storeys
- 7-11 Storeys
- Tower Blocks

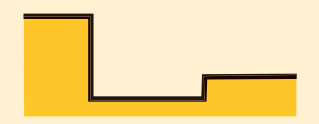
Albany Street presents an interesting contrast between the existing Regent's Park Estate and the remains of the original Regent's Park development, initiated in the 1810s. Much of this original development was cleared after WWII but the remains are rich in architectural detailing and urban design quality. Two unique Listed Buildings also provide an opportunity for the proposals to connect more meaningfully to the historic context.

Albany Street is smaller in scale to Hampstead Road. Traffic levels are much lower because this is not a primary north-south route within Camden, there are less bus routes, the street width is smaller and the typology of the buildings are predominantly modelled on residential terraces. These factors therefore make it more domestic in scale with a greater focus on detailing.

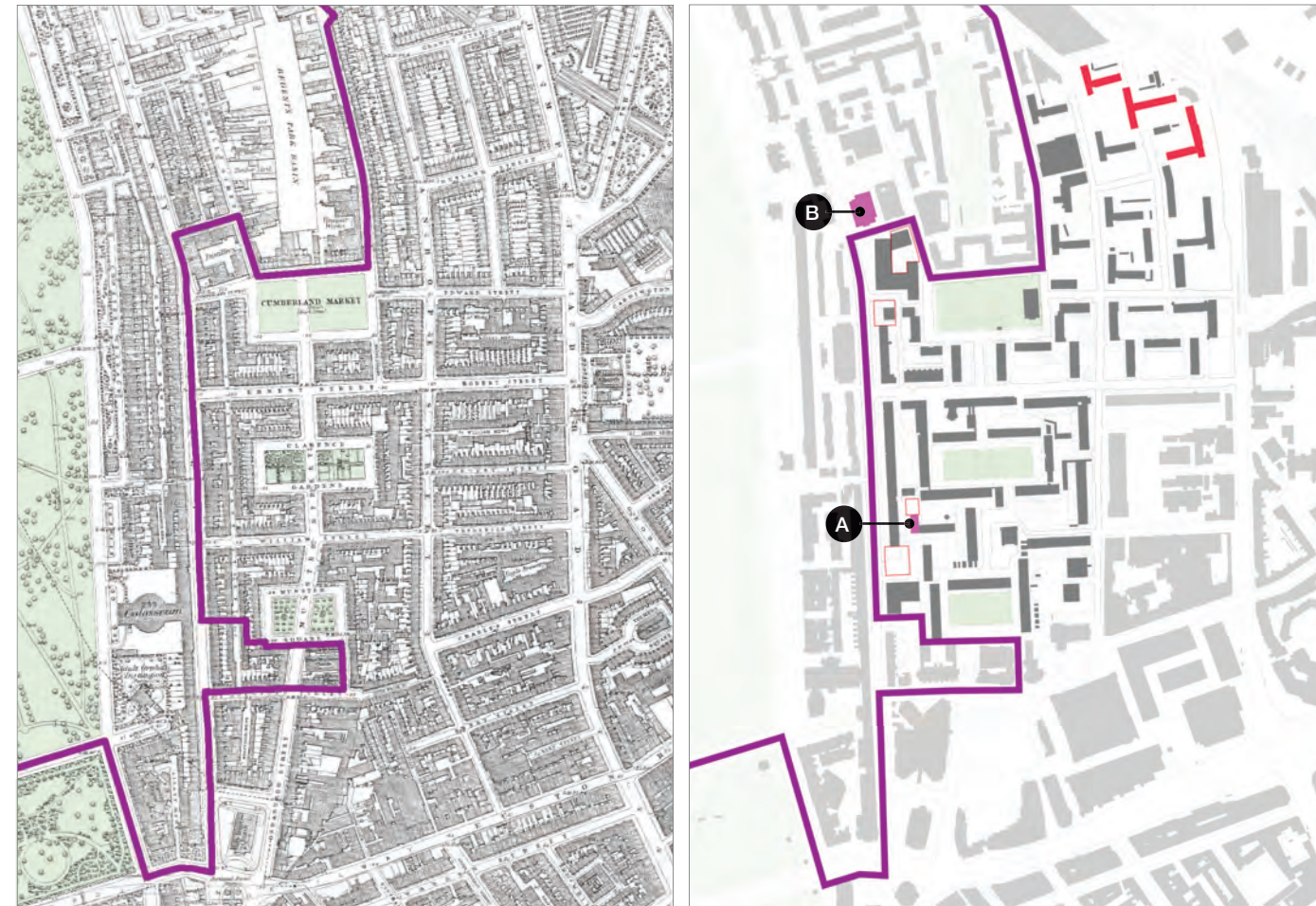
The diagram on this page illustrates that although front garden treatments are varied along Albany Street, there is a consistent street section with buildings of predominantly 4-6 storeys fronting the street. The exception is at the Plot 6 and 8 sites where the existing buildings are set back from the street and only 2 storeys in heights. Here the street edge and formality of this historic street is broken.



Plot 8: The Victory Pub



Plot 6: Cape of Good Hope



Above: Plans to show the Conservation Area boundary, indicated on a 1871-1878 map and as existing. The Listed buildings are shown in pink.

Left: Images of the various house styles on Albany Street. From top: Chester Court, Windemere and Rothay blocks in Regent's Park Estate, Colosseum Terrace, 63 - 85 and 55-61 Albany Street.



A. St Bede's Hall B. Saint George's Antiochian Orthodox Cathedral, the 2 Listed Buildings within or facing onto the site boundary.

The Regent's Park Conservation Area Appraisal and Management Strategy was adopted in July 2011 and its boundary is indicated in purple on the plans opposite.

It shows that there are four sites that face the Conservation Area boundary or a Listed Building. These include the Cape of Good Hope, The Victory pub, the Dick Collins hall and St Bede's Mews.

The two nearby listed buildings are also indicated. These are St Bede's Hall and St. George's Cathedral and they are shown below.

The images of the various housing types on the far left illustrate the various types and qualities of residential building designs that currently exist on Albany Street.

What does this tell us?

- There is an eclectic mix of architecture on Albany Street.
- The building line is consistent on the street edge and so the street section has a defined edge and 4-6 storey facades throughout. The proposals for plot 5 and 8 should match this.
- Front garden types are varied along the street.
- Successful parts of the street have an active ground floor with front doors. This should be matched.

3.6 How do the proposals support a long-term Vision for The Estate?

The HS2 replacement homes in the context of a longer-term Vision for the Regent's Park Estate

The brief for this project is to ensure that enough homes are provided to replace the homes lost for the proposed HS2 project. However, there are aspirations for the estate beyond HS2 and the Regent's Park Estate presents an opportunity to provide high quality residential accommodation whilst simultaneously delivering wider regeneration objectives.

Alongside plans for the HS2 replacement housing, LBC have also been reviewing the longer term potential of the estate. A number of areas have therefore been identified that are also being considered to accommodate additional housing and these are being considered together to ensure that a holistic and strategic approach is taken for all new housing developments.

Whilst the estate has some pleasant spaces and buildings there are areas where space is inefficiently organised and redundant spaces are not used effectively. New development could:

- create a more logical series of routes and connections through and around the estate;
- make improvements to the public realm and existing open spaces;
- design out areas of anti-social behaviour and crime hotspots; and
- upgrade ancillary uses on the estate such as the nursery, shops and community facilities.

The whole estate has been reviewed for its potential to add new homes. In looking for the development opportunities a number of factors have been taken into consideration, these include:

- the relationship to the Euston Area Plan (EAP) and wider strategic objectives for the area such as improving movement and access through parts of the estate;
- the existing quality of spaces and buildings around the estate;
- the occupancy of existing parking areas on the estate;

- potential for sunlight and daylight impacts on existing residential accommodation; and
- the ability to achieve high quality residential accommodation that is in keeping with the existing character and scale of the estate.

Diagram 1 illustrates the estate as it stands today. The north of the estate is more legible in its pattern and relation to the surrounding streets. The south is harder to navigate with direct routes being broken by residential blocks, several dead ends and a sense of disconnection to the surrounding streets and urban layout.

There is a desire set out in the EAP for the three historic squares; Cumberland Market, Clarence Gardens and Munster Square, to be reconnected, operating as a series of public open spaces. Additionally, direct permeability through the estate from east to west is poor and would be improved by a direct link along Varndell Street, across Cumberland Market and across to Albany Street.

Diagram 2 illustrates the potential positive impact of the HS2 replacement homes proposals within this application on the estate. Edges that were inactive or undefined now have purpose and presence and open spaces between blocks are used to reinforce residential blocks. Pedestrian links are also activated where possible and some community and commercial facilities are incorporated into the masterplan. The sites on the edges of the estate act as gateways to reinforce the access points to and across the estate, encouraging permeability and activity.

Diagram 3 sets out ideas for a longer-term vision for the future of the estate. This looks at other opportunities that would provide additional housing alongside other estate-wide benefits. These would include improving permeability into and across the estate, improving wayfinding, activating streets, enhancing open space use and improving public and community facilities such as childcare, health care and local shops and cafes. These opportunities have been consulted on with residents at high level only and whilst they are supported as sites, further work and consultation will be needed to understand how they could work and whether they would be deliverable. None of these sites are suitable as HS2 replacement homes because they are not available or deliverable in the tight timescales required.



Diagram 1: Regent's Park Estate - The existing situation

#2 Proposed



Diagram 2: Regent's Park Estate - With the HS2 replacement homes and new housing set out in this application

#3 Longer Term Opportunities?

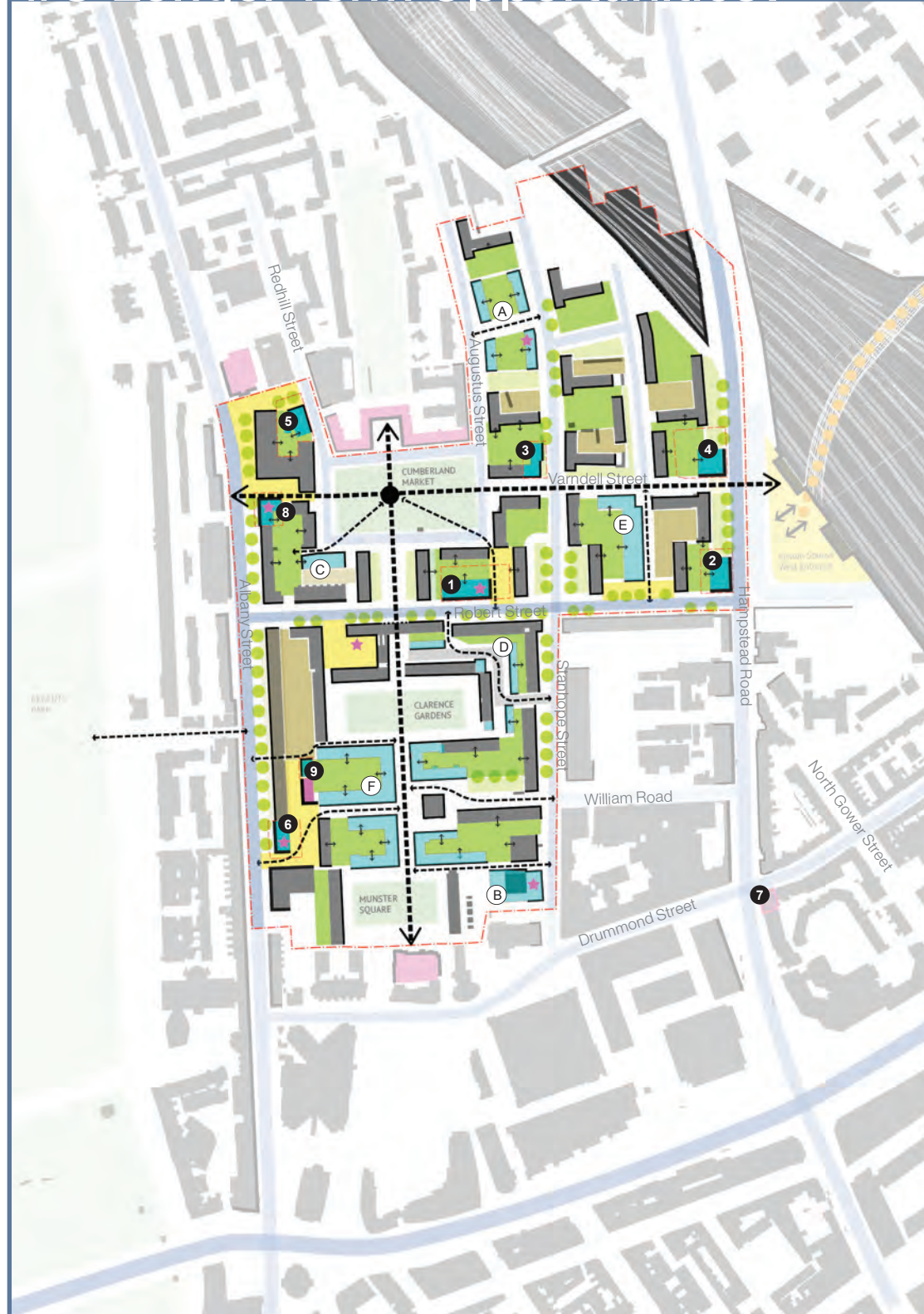


Diagram 3: Regent's Park Estate - In the longer-term showing initial ideas for further new homes. This diagram is for illustrative purposes only and does not reflect any agreed or confirmed plans for development. It does not form part of this application.

Key

Building layer

- CIP housing: longer term redevelopment sites
- HS2 replacement housing developments
- HS2 replacement housing site boundaries
- Positive historic buildings
- Community facility
- Active frontage

Urban landscape layer

- Public green open space
- Public/ communal gardens
- Communal green open space
- Community-focused public squares
- Car parks
- Hard landscaping
- Trees

Connection layer

- Desire lines for pedestrians and visual connection
- Pedestrian links
- Pedestrian bridge
- Main Road
- Branch Road
- Residential blocks connected to communal green space

HS2 Replacement Home Sites

- 1** Robert Street car park
- 2** Former One Stop Shop
- 3** Vardell Street Corner
- 4** Newlands plot
- 5** Dick Collins Hall
- 6** Cape of Good Hope site
- 7** Camden People's Theatre - (dealt with in a separate application)
- 8** St Bede's car park
- 9** St Bede's Mews

Longer Term opportunities

- (A)** Stanhope Street Parade - up to 108 new homes and retail units
- (B)** Buckleberry Podium - a new childcare facility
- (C)** Wasdale - up to 33 new homes
- (D)** Englefield Mews - up to 25 new homes
- (E)** Newby/Stavely - up to 48 new homes
- (F)** Marlston Area - up to 87 new homes



Establishing the Brief

The HS2 Replacement Housing project will affect many families and individuals who currently live on the estate, both within the red blocks and also adjacent to plots where new buildings are proposed. Consultation events have been carried out with the residents and community since the outset of the project and their input has been key in developing designs for the new buildings and spaces.

Events have been held both to establish the brief for the project and also to ensure that residents have had the opportunity to input into the detailed proposals for the estate and been kept informed on progress.

Below is a brief description of the various events that have been held. The following pages outline the purpose and outcomes of each event in more detail and supports the content of SD5 Pre-Application Consultation Statement.

Housing Needs Survey, 2013.

The Housing Needs Survey was undertaken to establish the make up of the existing community within the red blocks. This was to ensure that the impacts of HS2 were fully understood by LBC so that they could be prepared to rehouse those families that were affected. The survey was updated at the end of 2014 and early 2015 by reviewing any tenancy changes and undertaking a telephone survey of current tenants. Resident leaseholders were also surveyed at this time to discuss their ambitions and requirements to stay on the estate.

Housing the Euston Area - July to September 2013.

Following the Housing Needs Survey an architectural feasibility study was commissioned that explored the capacity of the existing estate to accommodate the housing need of the red blocks. Six initial sites were identified that had the capacity to reprovide the identified housing need of the tenants from the red blocks. A staffed exhibition was held on the estate to explain initial design ideas and explain to residents the Council's strategy for rehousing affected residents.

Additional Sites – March 2014

After the initial feasibility study was undertaken, one of the larger sites, the Albany Street Police Station site became

unavailable for redevelopment due to it being required for ongoing operational purposes. This site had been identified to have capacity for a large quantity of replacement homes. At this point more sites within the estate were identified to make up the shortfall. Feasibility proposals for the additional sites were drawn up and presented to residents of the estate to gather their feedback on them.

The outcome of the Housing Needs Survey established the brief in terms of the housing mix required for replacement homes. The initial sites consultation events identified sites to be taken forward and gathered some buy-in from residents early in the process.

Architectural competition - September 2014

An architectural competition was held to select architects to develop detailed proposals for the replacement homes and take them forward to a planning application.

An exhibition of the competition entries was held on the estate and residents were invited to comment on the design proposals inputting to their section.

Design development - November 2014

Following the competition workshops were held to discuss various aspects of the developing proposals and to inform residents on progress.

During this stage a 'Community Vision' consultation event was held with a key aim of ensuring that the community were involved in the future of the estate beyond HS2 and that a set of key principles were used to shape and guide the proposals for the HS2 replacement housing.

Detailed Design workshop - March 2015

Before designs became finalised a series of workshops and exhibitions were held to share the latest design proposals with residents. Residents were asked more detailed questions about key parts of the buildings and landscape.

In addition, the project team have met regularly with the Regent's Park Estate Tenants and Residents Association (TRA) from the outset of the project.



Housing Needs Survey, 2013

A Housing Needs Survey was undertaken in early 2013 to establish the household composition of the red blocks. The survey was sent out to all households of the red blocks and door knocking was undertaken to ensure a good level of response. The survey asked residents key questions to establish whether people would like to stay on the estate or move elsewhere in the Borough.

The survey reached a representative sample of the population affected by HS2 and the following key points were established from the survey:

1. A greater social need for less bedrooms in the local areas;
2. Homeowners housing need is subject to affordability;
3. The majority of households want to remain in their areas (within a ten minute walk of where they are now); and
4. People are concerned about the short term and want to be proactive in helping shape future plans.

The survey has been updated since it was undertaken to inform the preparation of the planning application and to establish a more accurate housing need of these blocks. The survey results have been used to inform the brief for the replacement homes. The housing need for the new homes has been established using the current households assessed housing need against Camden's emerging housing allocations policy.

The composition of the households and subsequent housing need of the red blocks will most likely change prior to the completion of the new housing but this point in time has been taken to develop the design proposals.

This process was updated in 2014 / 2015 to get a better understanding of what had changed about residents housing need in the intervening time.

Housing the Euston Area - July to September 2013

The housing need survey established a brief for the requirement for replacement homes on the Regent's Park Estate. Following the survey an architectural feasibility study was commissioned and Tibbalds were appointed to identify sites and review the capacity of the estate to accommodate the housing need of tenanted properties in the red blocks.

The study identified a number of sites, six in particular were looked at in detail as they had the capacity to accommodate all of the tenant housing need from the red blocks. The sites identified were:

- Former One Stop Shop;
- Newlands Plot;
- Robert Street Car Park;
- Dick Collins hall;
- Cape of Good Hope pub; and
- Albany Street Police Station.

A series of exhibitions and online events were held that displayed initial design ideas for these six sites. The overarching objectives of the events were to:

- Display information on
 - 1) housing mitigation work with HS2;
 - 2) housing needs survey results;
 - 3) housing investment in the area; and
 - 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.

Outcomes

- Most concerns were raised by those tenants and leaseholders who were in or very close to the safeguarded area.
- Concerns generally related to the need to move and how this would work and be managed by the Council.
- Concerns were voiced from directly affected tenants for finding suitable replacement housing in the area in time.
- Overall there were positive views on the replacement housing sites proposed and the strategy for re-provision of lost homes;
- Leaseholders enquired about immediate costs and service charge increases due to the potential improvement works
- Questions were raised about the allocation process in providing the new homes.

Regent's Park Estate

HS2 replacement homes: Introduction

The Council's plan for HS2 is to build a new line through the Regent's Park Estate. This will mean that some of the existing homes in the area will be lost. The Council is committed to providing replacement homes for these residents.

Key facts:

- 70% of residents in the area would prefer to move to a new home in the area.
- 50% would prefer to be rehoused in 1-2 years, 60% would prefer to be rehoused in 3-5 years.
- 80% of residents in the area would prefer to move to a new home in the area.
- 41% have special requirements, including 8% being disabled.
- 74% of respondents were aware of HS2 but only 25% have responded to HS2 formal consultations.

Community investment programme

Tibbalds Camden

Regent's Park Estate

What you've told us so far

Housing Needs Survey

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

Feedback from resident consultation - 18th July 2013

Headlines:

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

Suggested areas for rehoming:

- Police station Albany St
- New homes in Harley
- Green spaces in front of Rydal Water
- Address Lee, Spadewalk St
- One stop shop/ Hamstead Rd
- Old police garage near Churchgate
- Old houses in Tushnet and around Swallowfield
- Angel's Square
- Space next to B&B building
- New homes in Bishop Lane
- George St, Tottenham Court Rd

Community investment programme

Tibbalds Camden

Regent's Park Estate

Site 1: Robert Street Car Park

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

- The site is a car park and is currently used for parking cars.
- The site is located in a busy area and is close to the railway tracks.
- The site is currently used for parking cars and is not suitable for residential use.
- The site is currently used for parking cars and is not suitable for residential use.

Community investment programme

Tibbalds Camden

Regent's Park Estate

Site 2: Rydal Water open space

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

- The site is an open space and is currently used for recreation.
- The site is located in a quiet area and is close to the railway tracks.
- The site is currently used for recreation and is not suitable for residential use.
- The site is currently used for recreation and is not suitable for residential use.

Community investment programme

Tibbalds Camden

Regent's Park Estate

Site 3: Vardell Street

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

- The site is a residential area and is currently used for housing.
- The site is located in a quiet area and is close to the railway tracks.
- The site is currently used for housing and is not suitable for residential use.
- The site is currently used for housing and is not suitable for residential use.

Community investment programme

Tibbalds Camden

Regent's Park Estate

Site 4: Newlands open space

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

- The site is an open space and is currently used for recreation.
- The site is located in a quiet area and is close to the railway tracks.
- The site is currently used for recreation and is not suitable for residential use.
- The site is currently used for recreation and is not suitable for residential use.

Community investment programme

Tibbalds Camden

Regent's Park Estate

Site 5: Rothay/Dick Collins Community Hall

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

- The site is a community hall and is currently used for community activities.
- The site is located in a quiet area and is close to the railway tracks.
- The site is currently used for community activities and is not suitable for residential use.
- The site is currently used for community activities and is not suitable for residential use.

Community investment programme

Tibbalds Camden

Regent's Park Estate

Site 6: Albany Street police station

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

- The site is a police station and is currently used for police activities.
- The site is located in a quiet area and is close to the railway tracks.
- The site is currently used for police activities and is not suitable for residential use.
- The site is currently used for police activities and is not suitable for residential use.

Community investment programme

Tibbalds Camden

Six site specific boards displaying the site locations and initial ideas for the sites. A general introduction board was also displayed (not shown here).

Additional sites - March 2014

Following the Housing the Euston Area consultation, it became apparent that one of the sites was no longer available for redevelopment. The Albany Street Police Station site is still required for operational uses by the London Metropolitan Police and as such is not available for housing development.

The Albany Street Police Station site had the capacity to accommodate a large number of replacement homes and as such there was a need to revisit the strategy for re-providing homes on the estate.

Five additional sites were identified that could make up the shortfall, these sites were:

- Troutbeck rooftop homes;
- Staveley redevelopment and Newby rooftop extensions;
- The Victory Pub;
- St Bede's mews houses; and
- Refurbishment of the upper floors of the Camden People's Theatre.

Initial design ideas for the sites were displayed to residents to gain their feedback. An introductory board was displayed providing background to the Replacement Homes project. The remaining five sites from the previous consultation were also displayed for those who had not been to the first exhibition. The proposals for these sites were not amended for this event but were simply re-displayed for information.

Outcomes

- Generally the sites were received well with more positive views received than negative;
- Concerns and questions mainly related to Troutbeck rooftop homes, which helped the team to identify that more investigative work was needed for this site; and
- Camden's People's Theatre and redeveloping the Victory pub received the most positive responses.

Following this exhibition and online consultation it was decided that all of the sites consulted on as feasibility studies and initial proposals were worthy of further investigation to establish their development potential.

The feasibility proposals were used to form the basis of a brief to select a project team to take the project forward.

The sites that were to be investigated further for their ability to deliver the replacement homes were:

- Former One Stop Shop;
- Newlands Plot;
- Robert Street Car Park;
- Dick Collins hall;
- Cape of Good Hope pub;
- Troutbeck rooftop homes;
- Staveley redevelopment and Newby rooftop extensions;
- The Victory Pub;
- St Bede's mews houses; and
- Refurbishment of the upper floors of the Camden People's Theatre.

Regent's Park Estate
HS2 replacement homes: Introduction

The map shows the layout of the Regent's Park Estate, highlighting several key sites for redevelopment. The sites are color-coded: green for 'New', yellow for 'Existing', and red for 'Proposed'. The map includes labels for 'Regent's Park Station', 'Newlands Plot', 'Troutbeck', 'Cape of Good Hope', 'St Bede's', 'Victory Pub', and 'Camden People's Theatre'. A legend at the bottom right explains the color coding.

Regent's Park Estate
Sites 6 and 7: Troutbeck rooftop homes and the Cape of Good Hope

This section features architectural drawings and photographs for Sites 6 and 7. It includes a perspective view of the Troutbeck rooftop homes, a site plan, and a section drawing. The text describes the proposed developments and their integration with the existing building fabric.

Regent's Park Estate
Site 8: Staveley / Newby rooftop extensions

This section features architectural drawings and photographs for Site 8. It includes a site plan, a section drawing, and a perspective view of the proposed rooftop extensions. The text describes the development and its potential for creating new living spaces.

Regent's Park Estate
Site 10: The Victory

This section features architectural drawings and photographs for Site 10. It includes a site plan, a section drawing, and a perspective view of the proposed development. The text describes the development and its potential for creating new living spaces.

Regent's Park Estate
Sites 9 and 11: Camden People's Theatre and St Bede's mews houses

This section features architectural drawings and photographs for Sites 9 and 11. It includes a site plan, a section drawing, and a perspective view of the proposed developments. The text describes the development and its potential for creating new living spaces.

Choosing the Design team

In order to engage residents on the estate in the development process it was decided to hold a limited architectural competition to select architects to develop detailed proposals for the site. Due to the number of plots identified in the feasibility stages it was decided to separate the sites into three lots due to the mixed complexities of the proposals and to provide variety in architectural approach.

The 'Lots' were:

Lot 1: Cape of Good Hope, St Bede's and Staveley/Newby

Lot 2: Former One Stop Shop, Newlands plot and The Victory

Lot 3: Dick Collins hall, Varndell Street Corner, Robert Street car park

With three lots identified, eight architects were shortlisted following a pre-qualification process 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.
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, and particularly how they responded to community issues.

The Design Competition and Exhibition

17th and 18th September 2014

The competition entries were displayed at a public exhibition and representative from each firm alongside Camden officers and other members of the team were present to answer questions from residents. Residents were invited to complete a feedback form commenting on each of the proposals and a summary of the responses was collated and used by the selection panel to help assess the proposals.

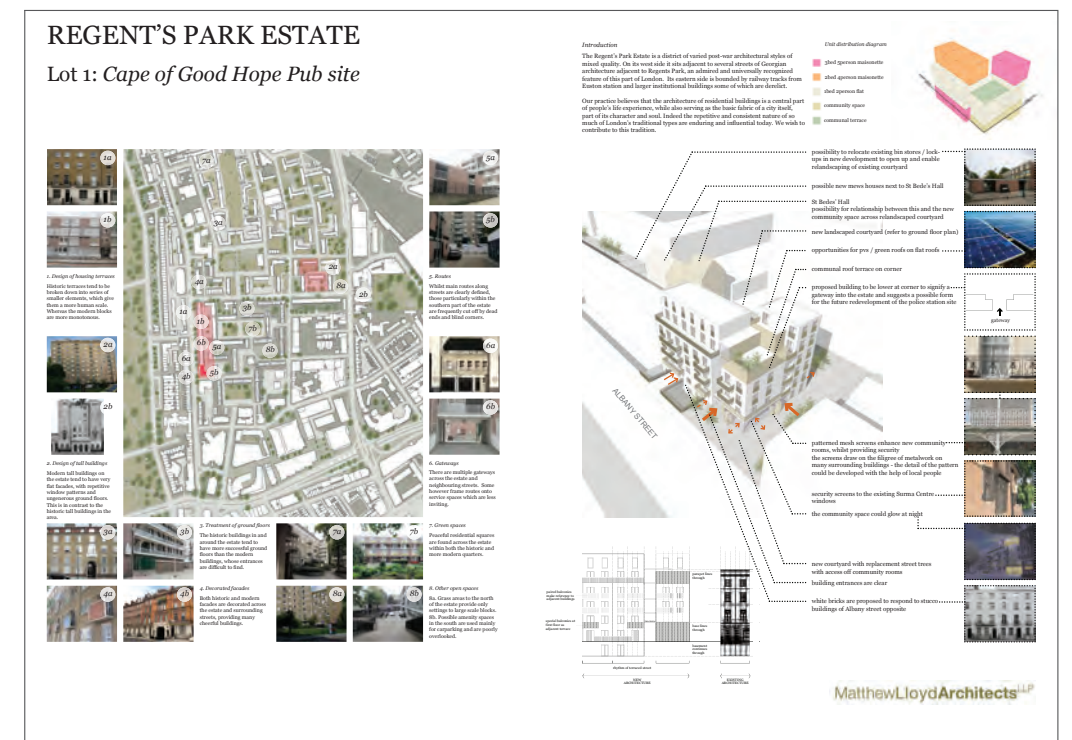
Key points raised by residents included:

- Generally, respondents liked building designs that complemented its surroundings, particularly the Georgian designs reminiscent of its origins.
- Balconies and shared terraces were also liked by residents.
- Open space designs that were integrated with the proposed buildings were also favoured.

Following the architects competition it was decided that the Staveley and Newby site could be developed more efficiently if both blocks were redeveloped. Further feasibility work was undertaken looking at a wholesale redevelopment option and it was decided to take this plot out of the Replacement Homes project and explore it as a longer term option for due to the time constraints associated with having to move residents from the existing housing blocks.

Lot 1 Winning Competition Entry: Matthew Lloyd Architects

Matthew Lloyd were appointed to design the Cape of Good Hope, St Bede's and Staveley/Newby sites. They were selected for their contextual approach, responding sensitively to the Nash terraces opposite.



Lot 2 Winning Competition Entry: Matthew Lloyd Architects

Matthew Lloyd were appointed to design the Former One Stop Shop, Newlands plot and The Victory sites. They were selected for their contextual approach, responding sensitively to the surrounding buildings. Their proposal of the building typology of a mansion block, appropriate for Hampstead Road was also favoured.

REGENT'S PARK ESTATE Lot 2: Rydal Water open space

Introduction
The Regent's Park Estate is a district of varied post-war architectural styles of recent origin. On the west side is an alignment of traditional Georgian architecture adjacent to Regent Park, an elevated and nationally recognised feature of the capital of London. Its central site is bounded by historic streets from Queen Anne's time. The Regent's Park Estate is a district of varied post-war architectural styles of recent origin. On the west side is an alignment of traditional Georgian architecture adjacent to Regent Park, an elevated and nationally recognised feature of the capital of London. Its central site is bounded by historic streets from Queen Anne's time. The Regent's Park Estate is a district of varied post-war architectural styles of recent origin. On the west side is an alignment of traditional Georgian architecture adjacent to Regent Park, an elevated and nationally recognised feature of the capital of London. Its central site is bounded by historic streets from Queen Anne's time.

Our practice believes that the architecture of residential buildings is a central part of people's life experience, which also serves as the basic fabric of a city itself, part of the character and soul, behind the operating and movement nature of a city. We wish to contribute to the building.

End-use diagram

- 2nd-5th floors: residential
- 6th-7th floors: commercial

Key features:

- new Regent's Park proposals also identify secure courtyard for community garden beyond possible use development of Rydal Water open space to protect Rydal Water ground and frame some of the time
- opportunities for pre / green roofs on flat roofs
- new residential use based on improved London housing typology
- central building focus attention on the ground floor entrance and provide conditions for planting to enhance the entrance
- new through entrance to community garden beyond adjacent commercial level
- clear entrance to street level
- National Temperance Hospital opposite
- buildings out step to address street corners

Other notes:

- new Regent's Park proposals also identify secure courtyard for community garden beyond possible use development of Rydal Water open space to protect Rydal Water ground and frame some of the time
- opportunities for pre / green roofs on flat roofs
- new residential use based on improved London housing typology
- central building focus attention on the ground floor entrance and provide conditions for planting to enhance the entrance
- new through entrance to community garden beyond adjacent commercial level
- clear entrance to street level
- National Temperance Hospital opposite
- buildings out step to address street corners

MatthewLloydArchitects

REGENT'S PARK ESTATE Lot 2: Rydal Water open space

Context for this site on Hampstead Road is comparatively grand and the central street of Hampstead Road itself is large and architecturally very rich. The most substantial building here is the National Temperance Hospital opposite, with its terraced towers and elegant iron balconies, and its impressive fragment of the original Victorian street. Both in scale, it was almost in step and has stood empty ever since, although its historic architecture will surely form a central part of the emerging context of the future site.

The notable architecture of the hospital and the taller buildings on this side of the street impact the feeling of a more traditional urban building scale, appropriate to a capital city as well as the particular locality. Coupled with the development of the Regent's Park, the site use therefore has an impressive contrast to Robert Street and towards the water Regent's Park Estate.

We have combined our efforts to produce a residential contemporary building with the desire to create a stand-alone apartment building here, that has dignity and even a touch of grandeur. The proposed building's form and scale therefore reflects the formality of the Victorian hospital building to create a mansion block. This essentially elite proposal rightly sits best against the pavement line. A symmetrical elevation enhances the clarity and visibility of the residential entrance and reflects the clarity and symmetry of the grand elevation opposite. The choice of brick cladding reflects the material of the street, while the colour of the bricks further refers to the height and historic building and landscaping/setting reflects the historic residential or surrounding traditional models.

The building's southern corner set away to reflect the street corner and to mirror the Regent's Park development over the road. To give formal symmetry to the whole the southern corner is also landscaped. The ground floor entrance to shops, residences, and community spaces are designed to maximize activity at street level. This arrangement also works around the Robert Street, in response to the opportunity to develop a shopping street. The central and ground floor residential is in the building above their site to have a relationship with the community garden beyond, with a possible attractive community use on a corner. High ceilings for the garden create a sense of light and open space. The flat roofs to the building with high parapets allow opportunities for the installation of photovoltaic solar panels on within a green roof.

Ground Floor and Landscape Plan
1st to 4th Floor Plans
5th Floor Plan

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

We work within the world, private, and charitable sectors for a diverse variety of clients. Our work frequently involves resolving difficult planning constraints 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.

Contributors to 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, residential architecture that contributes to the regeneration of London's vibrant and historic neighbourhoods.

MatthewLloydArchitects

Lot 3 Winning Competition Entry: Mae Architects

Mae were appointed to design the Dick Collins Hall, Varndell Street corner and Robert Street car park sites. They were selected for their conceptual approach, considering the bigger estate picture to integrate important urban design gestures within the site proposal.

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

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-scape square at Varndell Street junction.

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

Apartment buildings are often closely adjacent to well-lit public landscape affording open aspect and generous elevated gardens.

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

Buildings on the estate present fine elegant proportional facades to the street affording generous public realm and elevated views through site.

The locality supports a diverse, historic buildings around the public garden and around the street.

Our proposed building masses are separated and set back to maintain a generous public realm and views into the garden.

Corner site to corner of site allowing neighbouring flats and houses and open view into community garden.

Lot 3 plots include three corner conditions and a street frontage plot. The estate is overall, 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'. Permeability is afforded a variety of routes through the estate. We believe that these are important qualities to take forward and within our entry, we 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 gates that frame a new square and gateway into the existing garden. The landscape links up to the building in a similar manner to their context.

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

- Bright, 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

REGENT'S PARK ESTATE: PROPOSED DWELLINGS AT VARNDELL STREET

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 bedroom house and one two bedroom house.

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 a 4 or 5 bedrooms

Our checkerboard facade takes reference from the existing estate

The composition is interpreted to create generous windows in inset balconies

Light materials palette with varying tones in building facade

REGENT'S PARK ESTATE: PROPOSED DWELLINGS AT VARNDELL STREET

Developing the Design

Design Development Consultation

20th November 2014

A consultation event was held to allow residents from the local area to view the design development of the HS2 replacement housing. Residents had the opportunity to give overall feedback on the proposals on sticky notes and by talking to the project team.

General feedback included:

- The architects initial ideas and approach to the plots were well received.
- The ideas for the landscape and play areas were considered to be positive and something that surrounding resident could also benefit from.
- Open plan living and kitchen spaces were a concern for some residents.
- Residents wanted to know about any impact on their light in current blocks.
- Loss of parking spaces was raised as an issue for some residents.

Landscaping feedback:

- Play opportunities within shared gardens or within short walk of homes were considered a good idea.
- Residents reported that there are lots of existing open space/ gardens on the estate but that they are not used due to poor access to these spaces at the moment.
- Woodland and natural play was liked as offers play for range of different age groups.
- Dogs [dog-fouling] in open spaces is a problem.
- Shared gardens for meeting neighbours and growing food were seen as a positive feature.
- Support for 'Homezone' spaces, but location would need careful consideration to not negatively impact on existing residents from a noise perspective.

There was also widespread feeling that the Troutbeck overbuild proposal was unsuitable and would cause too much disruption for current residents. With this information, alongside further investigation that had been undertaken by the project team looking at the structure of the existing block it was decided to remove this site from the scheme.

MAY 2015



A selection of display boards used for the Design Development consultation events

The Community Vision and long term plans for the estate

At the same time as the design development events we also consulted on the long-term vision for the estate. Feedback had been given to officers and the team at previous events that the focus for the estate is always about HS2 and the impact it will have on the estate and that the community were keen to consider issues and ideas about the estate beyond HS2.

A number of longer term development opportunities were identified by both residents and the team during previous consultation events and it was decided to identify these sites clearly and to present them to the wider community. No proposals were shown for the identified areas but residents were asked to provide their feedback and views on each site.

At the same time residents were asked to contribute towards establishing a 'Community Vision' for the estate. The idea being that the feedback received would be used to guide and shape future development on the estate. Feedback from previous events and surveys was consolidated and used to prompt residents about key issues and ideas that had been raised previously.

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

1. More new affordable homes should be provided.
2. Open space should be enhanced across the estate to meet local needs.
3. New buildings and spaces should be designed with community safety in mind.
4. Regeneration should minimise impacts of construction on air quality, noise and traffic.
5. Homes should be well designed and sustainable / A local lettings policy should be in place so that local people benefit from new homes

Regent's Park Estate Board 1

Introduction

This exhibition and workshop is being held to get your input into the design of replacement homes on the Regent's Park Estate and to help establish a community vision for the future.

What we're looking at today:

HS2 Replacement Homes

- Meet the architects who are designing the HS2 replacement homes.
- See the latest design ideas and tell us what you think.

Your Community Vision

- Contribute towards establishing a community vision and tell us about your priorities for the area.
- See early ideas of possible locations for new homes for local people.

What you can do today:

- Talk to the architects about the more detailed design ideas for replacement homes and the open spaces around them.
- Give us your views on the community vision and fill in a feedback form. Tell us if we're on the right track or if we've missed anything important to you.
- Give us your views on possible opportunities for new homes on the estate.

Camden

Regent's Park Estate Board 2

HS2 Replacement Homes

Following the design competition in September architects have been selected to design the replacement homes for those that may be lost due to HS2. The architects that have been selected are:

- Mae
- Matthew Lloyd Architects

They are looking at 11 locations for the delivery of replacement homes.

Camden

Regent's Park Estate Board 3

Your Community Vision

Please tell us about your priorities.

From previous consultations many of you told us there should be a longer term plan for the Regent's Park Estate. This consultation is the first step in the process and we will continue to include you in making decisions along the way. You have told us these are some of your priorities for the estate. Please confirm if we are on the right track and tell us which ones are most important to you.

Your Priorities	Which are your top five?
HOUSING	<ul style="list-style-type: none"> • More new affordable homes should be developed. • A local lettings policy should be in place so that local people benefit from new homes. • Homes should be well designed and sustainable.
COMMUNITY & SAFETY	<ul style="list-style-type: none"> • Improve the quality of community spaces. • Encourage all people to make good use of facilities. • New buildings and spaces should be designed with community safety in mind.
OPEN SPACE & PLAY	<ul style="list-style-type: none"> • Open spaces should be enhanced across the estate to meet local needs. • Spaces should be well designed and easy to maintain. • Better pedestrian routes should be provided.
QUALITY OF LIFE	<ul style="list-style-type: none"> • Promote healthy active lifestyles, especially for young people and the elderly. • Create attractive places where people can feel safe, come together and relax. • Minimise impacts of construction on air quality, noise and traffic. • Provide opportunities for people to learn and develop their skills.

Anything else? Have your say by completing questions on the feedback form.

Community Investment Programme

Tibbalds Camden

Regent's Park Estate Board 4

Possible Opportunities for New Homes

From previous consultations we understand people want more affordable homes in the local area. Here are some early ideas of locations for you to consider. We also welcome your suggestions for alternative sites.

Stanhope Street Parade has been identified as somewhere that could potentially be used to deliver a large amount of housing. Bucklebury Podium could be the site for a new children's centre. Construction of the new children's centre could start from 2016.

Do you think Stanhope Street Parade would be a good location for new homes?

Do you think Bucklebury Podium would be a good location for the replacement Children's Centre?

Have your say by completing questions on the feedback form.

Community Investment Programme

Tibbalds Camden

Regent's Park Estate Board 5

Possible Opportunities for New Homes

From previous consultations we understand people want more affordable homes in the local area. Here are some early ideas of locations for you to consider. We also welcome your suggestions for alternative sites.

These areas between existing buildings could be used to provide new homes. Construction could start from 2018.

Do you think the area around (Stable) would be a good location for new homes?

Do you think Englefield Meadows would be a good location for new homes?

Have your say by completing questions on the feedback form.

Community Investment Programme

Tibbalds Camden

Regent's Park Estate Board 6

Possible Opportunities for New Homes

From previous consultations we understand people want more affordable homes in the local area. Here are some early ideas of locations for you to consider. We also welcome your suggestions for alternative sites.

Longer term redevelopment opportunities. These areas of the estate could be redeveloped to provide a series of better quality spaces and more new homes. Construction could start from 2019.

Do you think Stanhope and Newby would be a good location for new homes?

Do you think the area around Marston would be a good location for new homes?

Have your say by completing questions on the feedback form.

Community Investment Programme

Tibbalds Camden

A selection of display boards used for the Community Vision consultation

Design Development Consultation

7th and 10th March 2015

The main focus for the consultation was to update residents on the progress of the project and to allow them to input on key issues as the schemes were moving forward. These included:

- Gathering input into the detailed development of play areas on the estate from children and young adults;
- Answering queries raised at previous events such as queries regarding space standards; and
- Presenting the current designs for all plots for residents to comment on.

The work presented included:

- a summary of the design development carried out to date;
- an explanation of the site selection process and removal of Troutbeck and Newby / Staveley from the replacement housing proposals;
- more detailed information on parking, sunlight and daylight studies and internal flat designs.

Additionally some focused workshops were held which included:

- 2 youth workshops for children focusing on their favourite parts of the estate and designing a communal garden.
- An update at the HPOD Community Centre to update older people about the proposals for the estate.

Regent's Park Estate

Introduction

If High Speed 2 (HS2) goes ahead it will have a major impact on housing in Camden, with over 200 homes set to be demolished in and around the Regent's Park Estate and to the west of Euston Station.

Camden Council is opposed to these plans and determined to support residents due to lose their homes to stay within the community that they know and love. We identified eleven sites on the Regent's Park Estate where replacement homes could be built and have been consulting residents on designs for these sites.

Over the last 6 months we have carried out further surveys and developed the designs for each site. Following the investigations we have decided not to take forward the Troutbeck overbuilds, Newby overbuilds and replacement of Staveley as part of the replacement homes project. You told us that Staveley and Newby would be excellent proposals in the longer term and they may be considered and consulted on as sites for development in the future.

This leaves 8 sites that we will apply for planning permission for in May 2015 (see map below).

The Sites

Camden

Regent's Park Estate

Timeline

2013

- February - April 2013:** Housing Needs Survey
- July - September 2013:** Consultation

2014

- February - March 2014:** Consultation on additional sites
- September 2014:** Architects Competition
- November 2014:** Consultation
- March 2015:** Consultation

2015

- May 2015:** Planning Application
- Summer 2015:** Pre-construction preparations
- Autumn 2015:** Construction begins

2016

- During 2016:** Construction continues
- End of 2016:** Royal Assent

2017

- Summer 2017:** Completion of the Replacement Homes

2018

- Early 2018:** Red blocks demolished

Camden

Regent's Park Estate

Your Questions Answered

Homes

- Flats above the ground floor will have a balcony (see example of its size in the well-being).
- The new homes will be built to meet the most recent London Housing design guidelines. Today's guidelines require larger homes to be built than previous housing standards. Guidelines including the Parker Morris guidance, which was brought in to improve the living standards and quality of social housing in 1961.
- All family homes (2+ bedrooms) as well as some smaller flats will have a separate kitchen and living room.

Gardens

- Some gardens will be open to all residents, like the proposed Newlands gardens.
- Other spaces will be just for the use of residents of neighbouring blocks.

Light

- I live in a red block. How will my view be affected from where I live now?
- I live next to a site and I'm worried it may be darker inside my flat.
- We have expert sunlight and daylight consultants advising the team on how to minimise the impact on neighbouring buildings.

Security

- Will the new buildings and gardens feel safe and secure?
- Some of the new buildings will have shops and cafes on the ground floor to create activity on the street.
- Gardens are overlooked by new and existing homes.
- Planting will be used to keep people away from sensitive areas.

Parking

- What is going to happen to my parking space?
- All affected estate parking spaces will be replaced within the estate.
- Close to the new buildings, we will provide new disabled units.

Camden

Vandell Street Corner Landscape

You Said:

- Vandell Street corner garden does not work well because there is no access.
- The new shared gardens to be planned for residents to meet their neighbours, have play provision for families, space to grow.

We propose:

Camden

Robert Street Car Park

Key Facts:

- The new block has 12 new homes, plus a community centre on the ground floor. The scheme is a 3 storey tall, but is stepped back at the top to allow more light into adjacent properties. The building is pulled back at the East side to create a small square. A garden space for cars is included and would incorporate the existing green space.

You Said:

- The spaces should not be just a car park, it should have a pavement floor and benches.
- You are in favour of an outdoor space for kids, as this will make the space a used more often.
- You would like more disabled accessible flats.
- The community centre should be a flexible space, with dividing partition doors.

We did:

- We have included patterned paving, benches and planters in the square.
- The community centre plans include space for a canteen with direct access to the communal garden.
- We have included a disabled accessible flat and all units will be designed to Lifetime Homes Standard.
- Homes have been designed to meet and exceed the current space standards, which are larger than the flats in the red blocks, (eg Silverdale etc).

Camden

Newlands Plot Landscape

You Said:

- That would be a very good idea. Opportunities for climbing trees are uncommon.
- It's good to spread play spaces out so they are close to people's homes.

We propose:

Camden

Cape of Good Hope

Key Facts:

- Up to 15 replacement homes are proposed at the corner of Albany Street and Little Albany Street. This new building will be 3 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.

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 appreciated use of 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 not included 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).

Camden

Dick Collins Hall

Key Facts:

- The Dick Collins Hall will be moved to the Robert Street site and the site will be rebuilt to provide 12 new homes. The building will be 3 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.

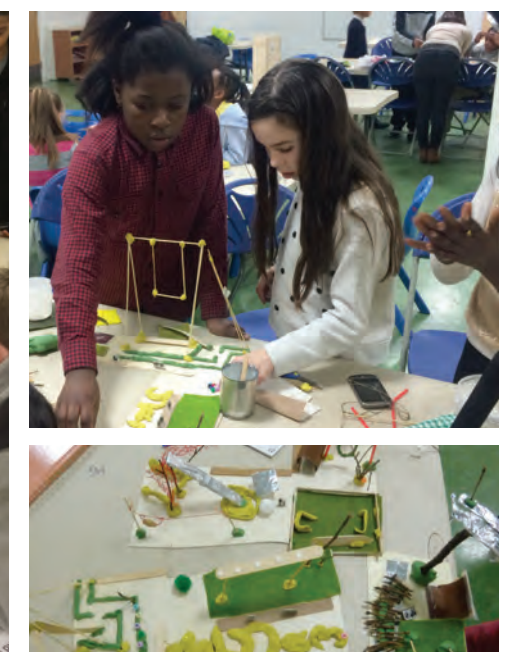
You Said:

- You liked the square, and how it opens up the street.
- You liked the windows and balconies overlooking the open square.
- You were concerned that the flats would be dark inside.
- You would like to keep the garage parking, but make better use of the ramp and deck.

We did:

- We have kept the square and the existing trees in this space.
- We have positioned balconies so that they overlook the square, we have also increased living spaces to increase overlooking.
- An area adjacent to the building will be landscaped with trees and shrubs, which will be landscaping courtyard and terrace area for the flats in the red blocks, (eg Silverdale etc).
- We have kept the garage parking and access route, and have been developing the designs for the ramp and deck area.
- Homes have been designed to meet and exceed the current space standards, which are larger than the flats in the red blocks, (eg Silverdale etc).

Camden



OPEN SPACE AND LANDSCAPE STRATEGY



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4.1 Open Spaces

Regents Park Estate - Place Today

The planning of the estate reflects the attitudes and principles of post-war mixed development adopted by the LCC with low houses set between rows of high density taller slab blocks.

The sequence of historic squares of Cumberland Market, Clarence Gardens and Munster Square are important assets to the estate and retain the historic city pattern although their character has changed from city scale squares to interior spaces of the estate.

Large plane trees line the main streets and screen and visually soften the built edges of the estate. The stature of these now mature trees bring a more formal quality to the main routes through and at the edges of the estate. The trees within the interior of the estate are more varied and smaller in scale with some recent street tree planting along Stanhope Street to introduce variety and change in scale.

Although Cumberland Market remains a large open space within the estate this was historically a hardscaped area, a working market space in the city and so the trees planted after the market closed in the early 20C are not as grand in stature as those on Munster Square and Clarence Gardens.

Albany Street and Hampstead Road form the main edges to the estate and act as thresholds along the north-south estate edges at the scale of the city. Robert Street, the main east-west road, divides the estate into distinct character areas.

A sequence of open spaces and gardens creates the linear green edge to the estate along Hampstead Road. Albany Street is also the eastern boundary to the Regent's Park Conservation Area with the attractive Georgian terraces which extend just beyond the junction with Chester Gate. The street profile is asymmetrical with the western edge of the post-war estate blocks screened by large mature Plane trees lining the footways up to St George's Cathedral, originally an Anglican Church built for the working classes of Cumberland Market, it's unusual steeple provides a focal point along Albany Street where the geometry of the road shifts.

There are no public transport links through the estate with transport links along the main roads at the edges of the



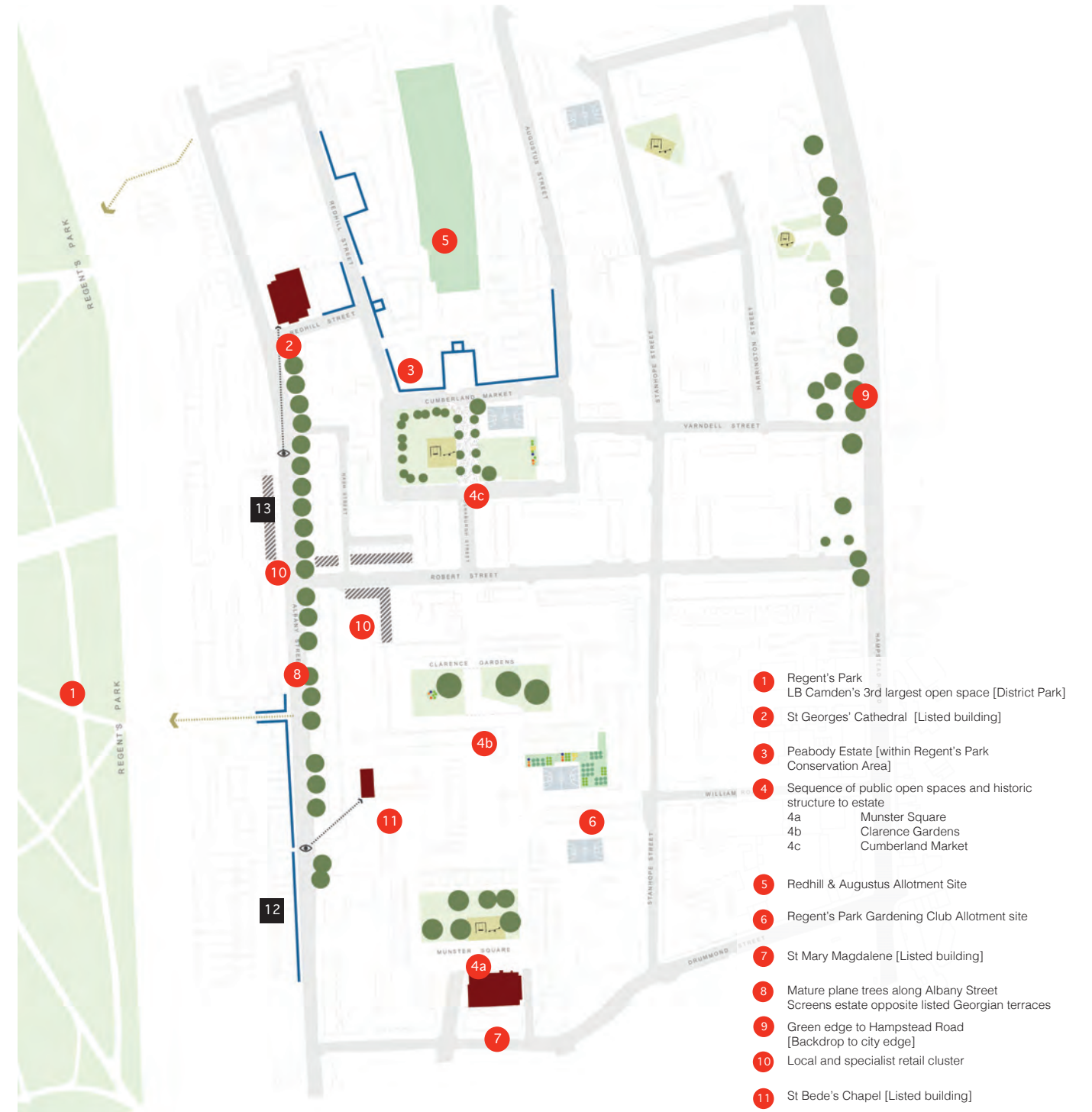
Clarence Gardens - old Plane trees



Linear green estate edge to Hampstead Road



Plane trees define estate edge on Albany Street



Regent's Park Estate Assets

- 1 Regent's Park
LB Camden's 3rd largest open space [District Park]
- 2 St Georges' Cathedral [Listed building]
- 3 Peabody Estate [within Regent's Park Conservation Area]
- 4 Sequence of public open spaces and historic structure to estate
 - 4a Munster Square
 - 4b Clarence Gardens
 - 4c Cumberland Market
- 5 Redhill & Augustus Allotment Site
- 6 Regent's Park Gardening Club Allotment site
- 7 St Mary Magdalene [Listed building]
- 8 Mature plane trees along Albany Street Screens estate opposite listed Georgian terraces
- 9 Green edge to Hampstead Road [Backdrop to city edge]
- 10 Local and specialist retail cluster
- 11 St Bede's Chapel [Listed building]
- 12 View of Chapel from Albany Street
- 13 View of St Georges at key moment along Albany Street

estate. The proximity of the estate to Central London, within a short walking distance, can be easily forgotten when within the quiet interior of the estate.

The historic street pattern has been erased from the south of the estate, but some tie to the past retained in the re-use of old kerbs and cobbles/setts in new hardscape extents around the modern slab blocks. The layout is described as a “marriage of modern planning and tradition of the London Square”.

The overall difference in quality of the public realm and landscape is that the north feels more open and part of a neighbourhood with clear roads following the historic road pattern more closely with pavements and large blocks set within gardens, the south is a varied mix of housing typologies set within a hard landscape with a mixed scale and typology of garden and public green spaces and pedestrian links/short-cuts, level changes and built edges which can be uninviting and intimidating with those unfamiliar with the internal road and path network.

This has the overall effect of giving the estate a quality of calmness and an abundance of green which is all the more surprising when reminded of the estates proximity to Central London and the busy Euston Road with its large scale developments.

The perception of the north of the estate is also that there is an abundance of green open space that displays little evidence of active use in contrast to the private and more hidden shared garden spaces. Shared gardens are enclosed with fences. Gate access is not direct from the circulation core and residents need to go onto the street to enter into the gardens. Many of the gates are locked and therefore gardens underused. The gardens main purpose is to provide privacy to the flats set back from the street edge and visual amenity to the residents overlooking the spaces and pedestrians at street level.

The estate edges along Robert Street have a depth, which is highly permeable to the north with dual fronted blocks on N-S orientation. This creates a pattern of narrow blocks with wide spaces between the blocks and streets and these spaces contain a mix of garden, car parking and service roads with more routes for pedestrians. These are often compromised by refuse bins and service routes lowering



South of Robert Street - growing space between mixed density housing



North of Robert Street - large blocks within garden setting



Green spaces audit diagram. Pattern and texture of the green spaces shows the difference between the north and south areas of the estate

the quality of the public realm and lack of clarity over what is front and back, private and public.

The buildings on the south side of Robert Street are orientated parallel to the street which reduces the permeability into the south of the estate.

Most vehicular, cycle and pedestrian activity is along the busy north-south edges of the estate, Hampstead Rd and Albany Street, which connect into the busy A4/M4 corridor link of Euston Rd.

City or wider area uses create active edges to the estate with the consequence of the interior being quiet and feeling semi-private for residents only. It is notable that there are some specialist retailers located on the small commercial and local civic centre at the junction of Robert Street and Albany Street, which relate to the wider scale of the city and has the character of a local city street with active frontages.

Stanhope Street is the main north-south route through the estate and provides a quieter cycle route into the city. A small commercial parade is located on Stanhope Street within the interior of the estate.

There is steady, but relatively low pedestrian movement across the estate. This is predominantly residents and those familiar with the estate road and pedestrian route layouts.

East west links are poor and despite the close proximity of Regent's Park to the west, there are few connections through the formal Cumberland and Chester Terraces of the Crown Estate terraces. The only links are at Chester Gate and a short-cut from Albany Street at Cumberland Place.

The future context of Regent's Park Estate is set to change significantly over the coming years as a result of the HS2 development of Euston Station.

The impact is not just the loss of the residential blocks to the north of the estate to widen the railway, but also the densification of the estate changing the context and proximity of the replacement homes sites.

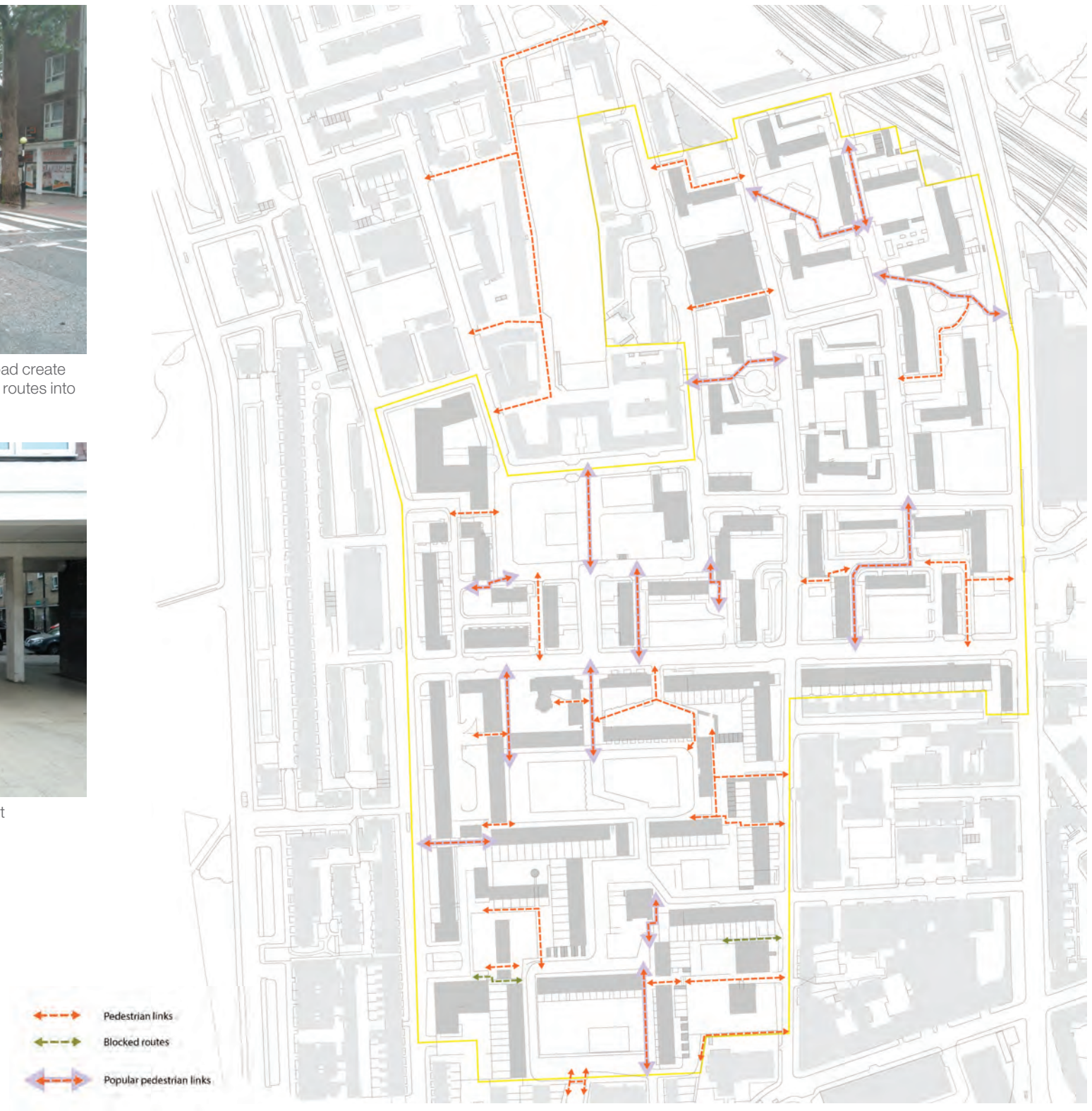
As a new station entrance and taxi rank will be accessed from Hampstead Road the road is likely to become very busy with the Hampstead Road estate blocks becoming the backdrop for arrivals and departures and an opportunity for the estate to engage with the city through a more direct spatial relationship.



Robert Street - 11 storey blocks perpendicular to the road create deep permeable threshold to the north with fewer clear routes into the south of the estate

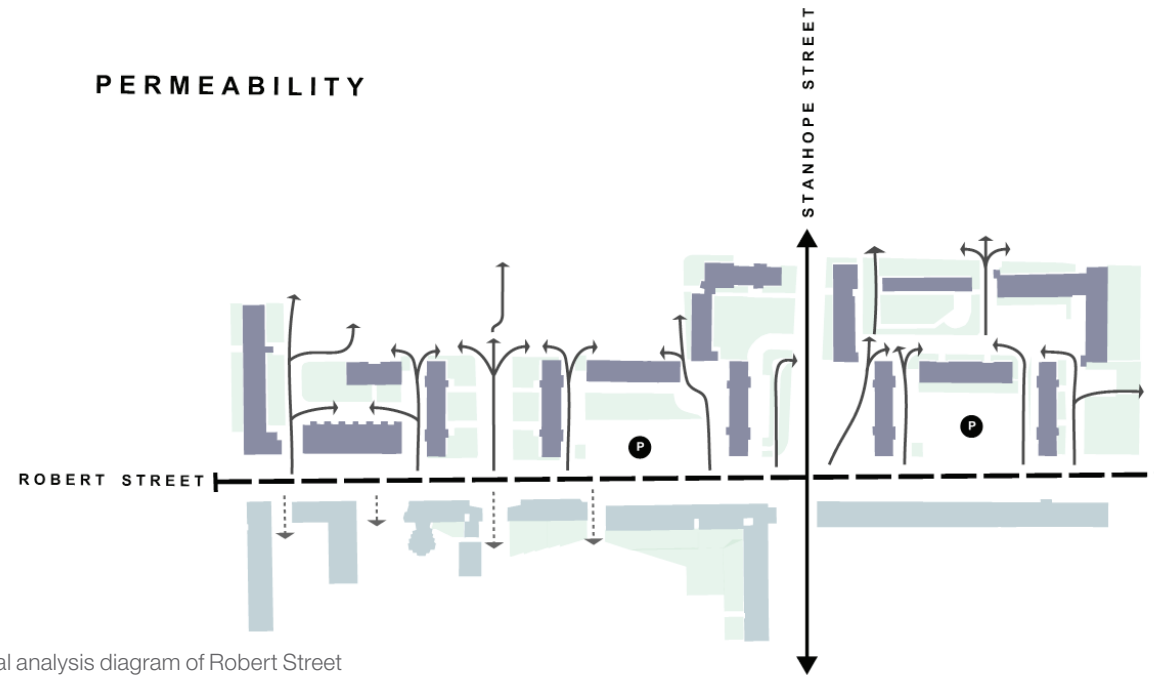


View towards Cumberland Market across Robert Street



Audit diagram of pedestrian routes and links through the estate

PERMEABILITY



Spatial analysis diagram of Robert Street



Pedestrians have a network of levels and routes to negotiate in the south of the estate that are unclear to those unfamiliar with the estate layout with some pinch points



Routes follow main roads or quiet estate roads and are used informally for play in the spaces around the north of the estate

4.2 Landscape and Public Realm Principles

Design Principles

Due to the increased proximity between the new and existing residential blocks the improvements need to bring benefits to both residents of the existing blocks and the new blocks.

The following principles will underpin proposals for the new gardens and improvements to existing open spaces within the public realm.

- Improved access to shared gardens for both existing and new residents of neighbouring blocks to meet;
- Provide clear boundaries to open spaces for residents;
- Removal of railings / barriers where possible;
- improved biodiversity;
- More opportunities for food growing;
- More diverse opportunities for play;
- Creating outdoor rooms which are screened to provide some privacy from overlooking; and
- Strengthen and enhance existing links and routes through the estate as part of mitigation strategy.

Overview of approach

The public realm and landscape strategy aims to enhance existing assets and what is already good about the estate while improving its relationship with the surrounding city.

The landscape and open spaces strategy seeks to bring clarity to what is private, shared and public as part of the development of the replacement homes sites alongside activating the garden spaces for residents of the existing housing blocks.

The strategy seeks to improve the quality of as many of the existing open spaces directly affected by the replacement homes that are currently ambiguous or slack to become more clearly defined in who they are for and how they can be used as part of the building of a stronger community.

In this way the proposed improvements are concerned with preserving, repairing and curating what is already good and adding a new layer to the new public realm and landscape spaces to improve the quality, function and legibility to the estate.

As the estate is not to be completely redeveloped and an 'infill and adjustment' approach has been adopted any new works will need to stitch into the existing fabric.

The ambition for the Regent's Park Estate through the replacement homes sites and associated public realm works is to enhance the legibility of the sequence of existing open spaces and routes through the interior of the estate from the various points of entry along Albany Street and Hampstead Road.

We have observed careful detailing and high quality materials in the 1950-60s architecture and public realm, sometimes recycling earlier materials within new extents. This has defined the specific character of the estate and over time these materials have proven to be robust as well as varying the textures and patterns.

The proposal for the replacement homes sites is to provide a material palette that builds on the character, materiality and texture of the existing public realm across the estate and that be used for the short and longer term proposals to ensure good tie-in and continuity to strengthen the positive spatial relationships and character of the postwar estate.



Community garden Dalston Eastern Curve Garden, London. Enclosed gardens with dense planting with rich mix of species for seasonal interest, improve biodiversity and create spaces for people to meet, play and grow.



Examples of enclosed gardens with dense planting with rich mix of species for seasonal interest



New gardens can provide doorstep wildlife and growing spaces for residents. This could develop into an estate-wide vision to activate the open spaces of the estate into productive spaces with multiple uses which still provide visual amenity. Similar programmes have successfully transformed the open spaces on other housing estates with the support of external agencies and funding.



Play spaces with a distinct character offering a mix of experiences and challenges for all ages

4.3 Ecology, biodiversity and trees

Key principles

The key principles are:

- Keep all mature trees in and around the development sites unless in poor health or unavoidable conflict with building footprint
- Existing trees, where part of the canopy extends over building footprint, to be pruned by specialists to re-shape the tree to an appropriate form for the proposed use /tree species
- Plant new trees to replace removed trees
- Increase the number of different tree and plant species that are attractive to different kinds of wildlife
- Provide spaces for growing food or active use by residents

The trees along the edges of the estate and main streets and key public open spaces are predominantly London Planes with a mix of tree species scattered through the various sites and in other pockets of open space and amenity spaces around the estate blocks.

Trees such as the Indian bean, weeping willow, silver birch, flowering cherry provide visual and spatial delight in their form, detail and seasonal variation on the estate.

Ambitions for planting and improved ecology

The proposed planting aims to be visually attractive to residents whilst also being beneficial to wildlife.

Wildlife will be encouraged to visit by the use of plant species, including those that are attractive to insects and birds. In areas where reduced access is required, low maintenance longer grasses with additional plug plants and spring bulbs will create additional wildlife habitats.

In certain areas, planting will be used to form a threshold between the private and more public spaces, acting as a softer buffer rather than using solid fenced barriers.

These take on different forms, depending on the level of privacy required – formal and evergreen hedges such as Privet or Box are sometimes preferred where space is tight, in other places combined with softer hedgerow with blossom and fruit provide visual screens, and sometimes the two are combined to interweave.

Where a more subtle indication of privacy is required, for example in front of ground floor windows, we are picking up on the moss covered decorative pebbles that are set in concrete around the existing buildings to provide textural interest.

Designated areas will be provided to allow residents the opportunity for growing food. These could be in the form of raised planters for courtyard growing. Where some shelter is provided we are proposing forageable trees with small fruit such as crab apples or juneberries. A sunny space for a future community orchard is provided should residents desire this. More informal areas will include native trees and wildlife hedges; located in the public realm or playgrounds these will be accessible by the community and allow another opportunity to forage and for children to explore.

Community spaces will allow for a range of different uses that can support and improve the well being of residents. Areas will be included for resting and relaxing, socialising and stimulating places in which children can play. The planting and malleable ground surfaces will contribute to the play opportunities, long grasses, small conifers, fragrant climbers and tree trunks for example will provide opportunities for hide and seek, and exploration of sound, smell and scale and shelter.

It is an important consideration that the planting provides a variety of colour and scent reflecting the changing seasons over the year. A variety of plants with different characteristics can create special ‘moments’ such as spring flowers or autumn colour, which will help to create pleasurable spaces that change throughout the year, for example the spring blossom of magnolias and cherry blossom, or the autumn colour of birch leaves.

The proposals for planting introduces at least 10 new plant species to each of the sites, through a mix of native and non native species. Refer to proposed landscape plans in Section 6 for more detail.

Increased foraging opportunities for birds, insects and invertebrates by inclusion of biodiverse roofs to each of the new residential blocks.



Existing Indian Bean Tree [left] and Weeping Willow [right] within Regent's Park estate



Formal and hedgerow hedges



Orchard space with grass underneath



Mix of long grasses and perennials that are attractive to wildlife