


The background of the slide is a faded, low-angle photograph of a street. On the left, a multi-story building with a fire escape is visible. A person is walking away from the camera down the sidewalk. On the right, a car is parked. A tall street lamp stands in the middle ground. The overall scene is brightly lit, possibly during the day.

# Appendix 6

## **Presentation to Camden Town District Management Committee November 2014**

# Camden Town DMC Community Investment Program & HS2 Update

November 2014



Community Investment Programme

# Community Investment Programme (CIP)

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

# Camden Town DMC area CIP schemes



Community Investment Programme



# CIP in Camden Town – Agar Grove

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



## Timescales

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

# CIP in Camden Town – Netley



Community Investment Programme

# CIP in Camden Town – Somerstown



 Community Investment Programme

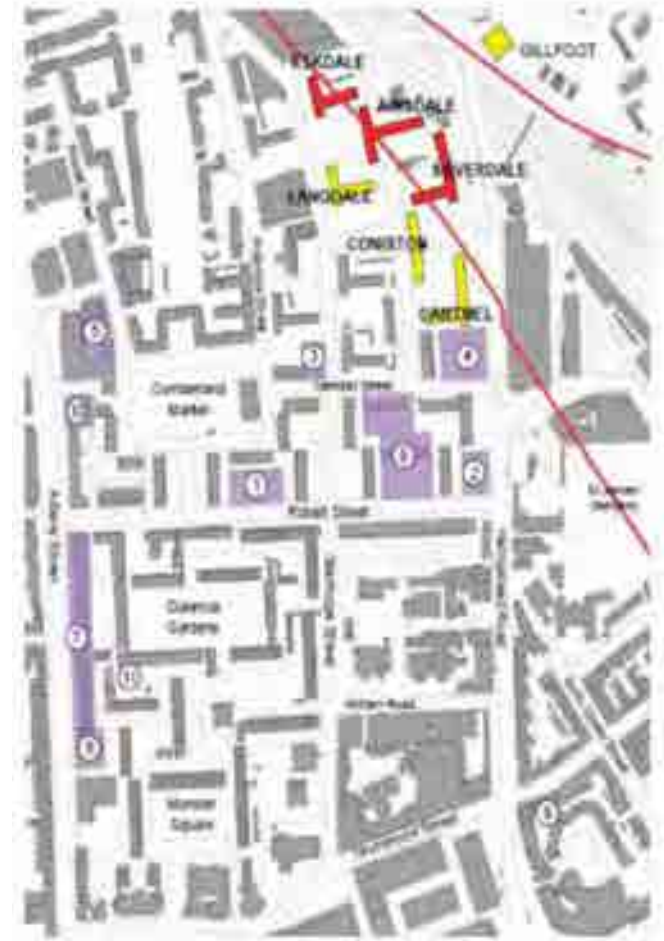
# Regent's Park Estate HS2 replacement housing update

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



# Regents Park HS2 replacement housing consultation so far

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





# Consultation Feedback

## What people said:

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



# HS2 Replacement Housing Timescales

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

# Selected Architects – Lot 1 Matthew Lloyd

## Lot 1 Sites:

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





# Selected Architects – Lot 2 Matthew Lloyd

## Lot 2 Sites:

- Rydal Water
- The Victory Pub
- Newlands



# Selected Architects – Lot 3 Mae Architects

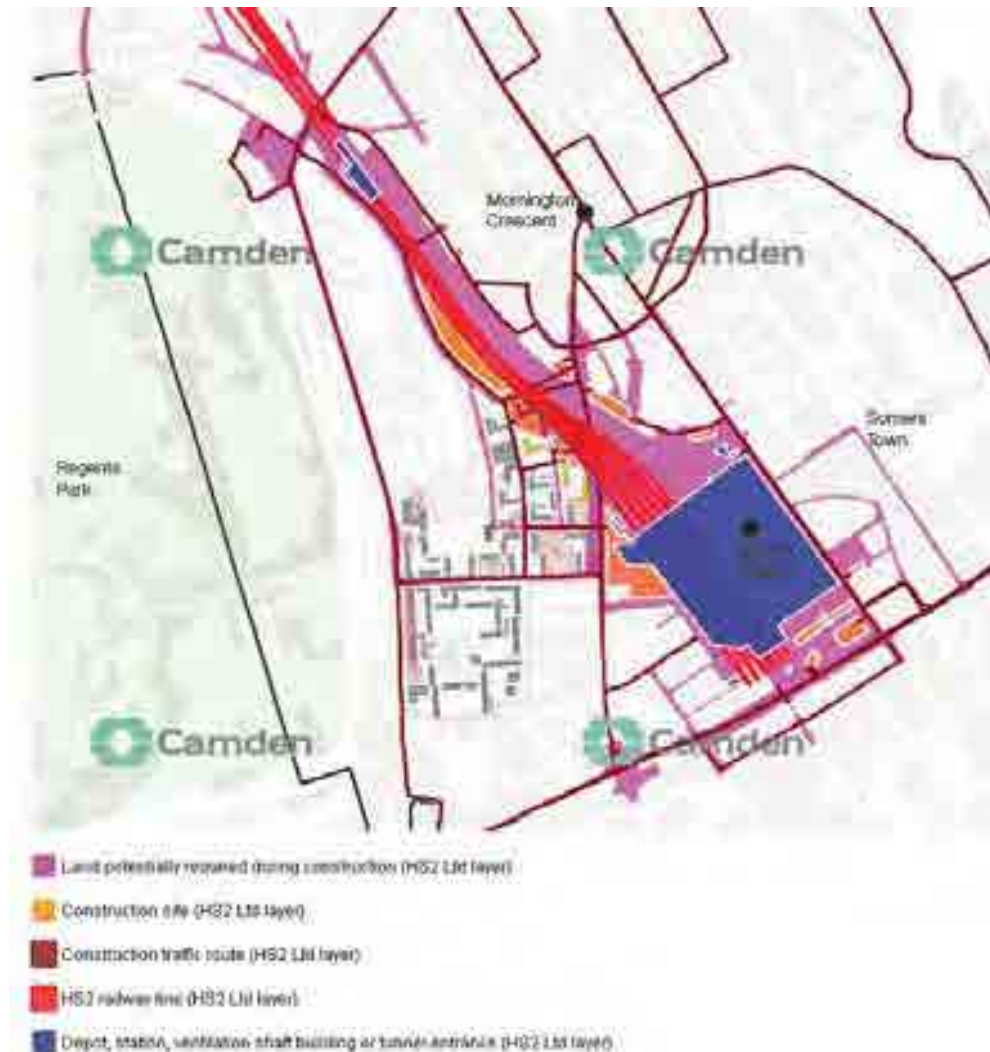
## Lot 3 Sites:

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



# Habitability

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



# Euston Update

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



# Any questions ?



Community Investment Programme





# Appendix 7

## **RIBA Stage 2 Design Consultation March 2015**

Appendix 7a      Presentation boards

Appendix 7b      Report of this consultation



# Camden People's Theatre

## Key Facts:

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



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



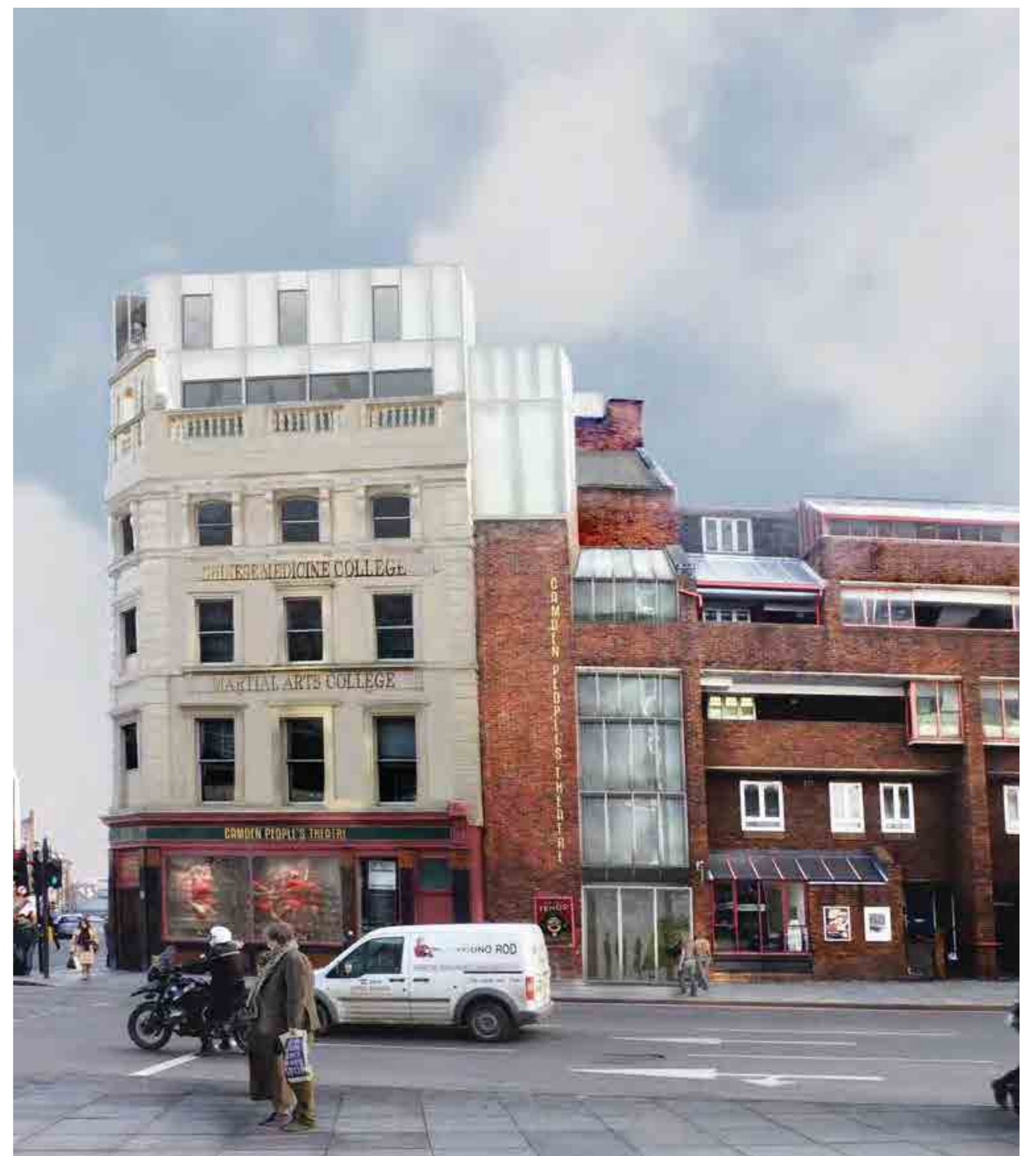
The existing CPT building has its access to the upper floors via the neighbouring building

### You Said:

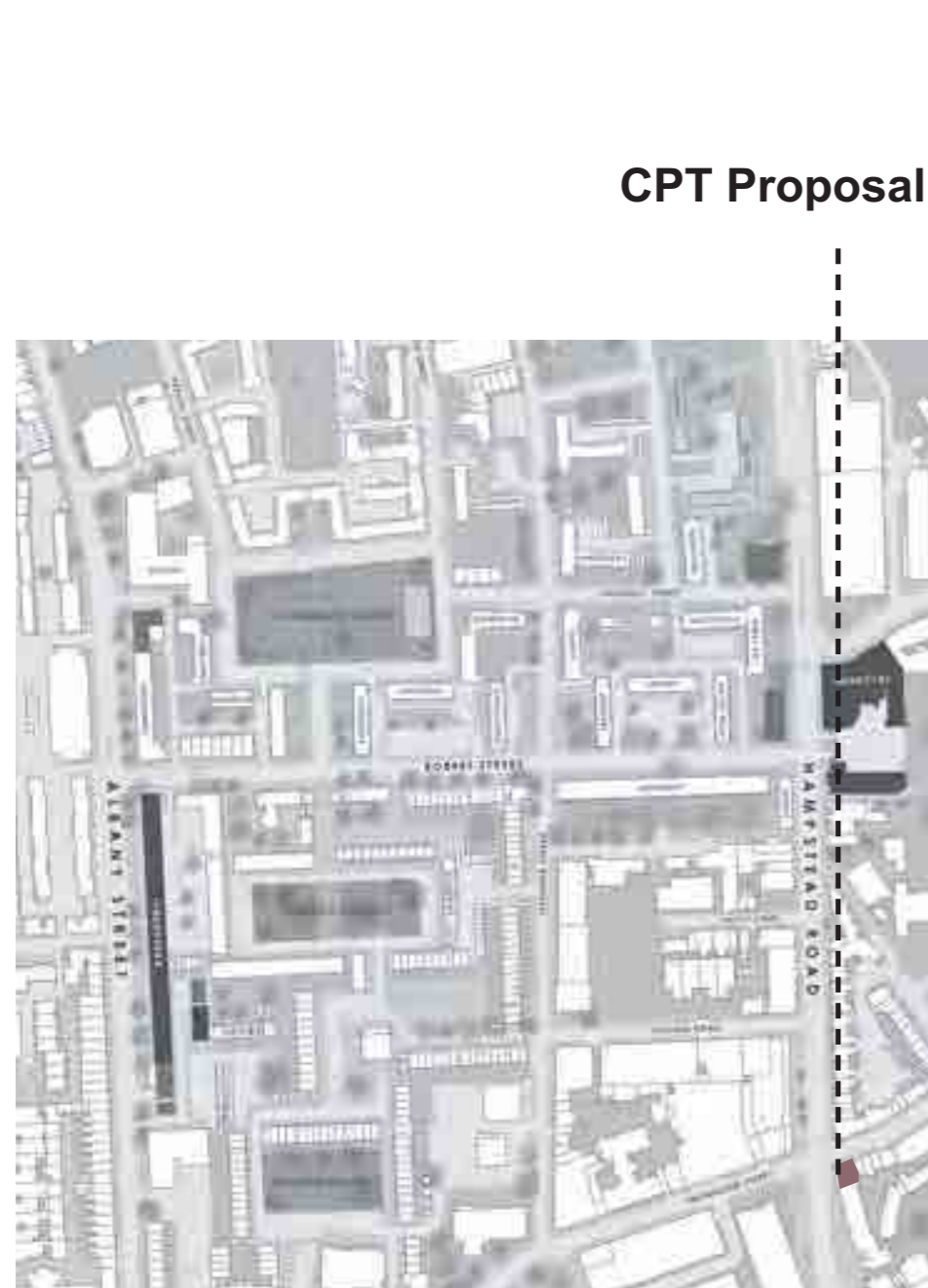
- You don't like the scruffy appearance of the existing building
- You think that the roof extension fits with the local context and neighbouring buildings
- The back of the building is unpleasant due to rubbish, you want the proposal to do more for this space

### We did:

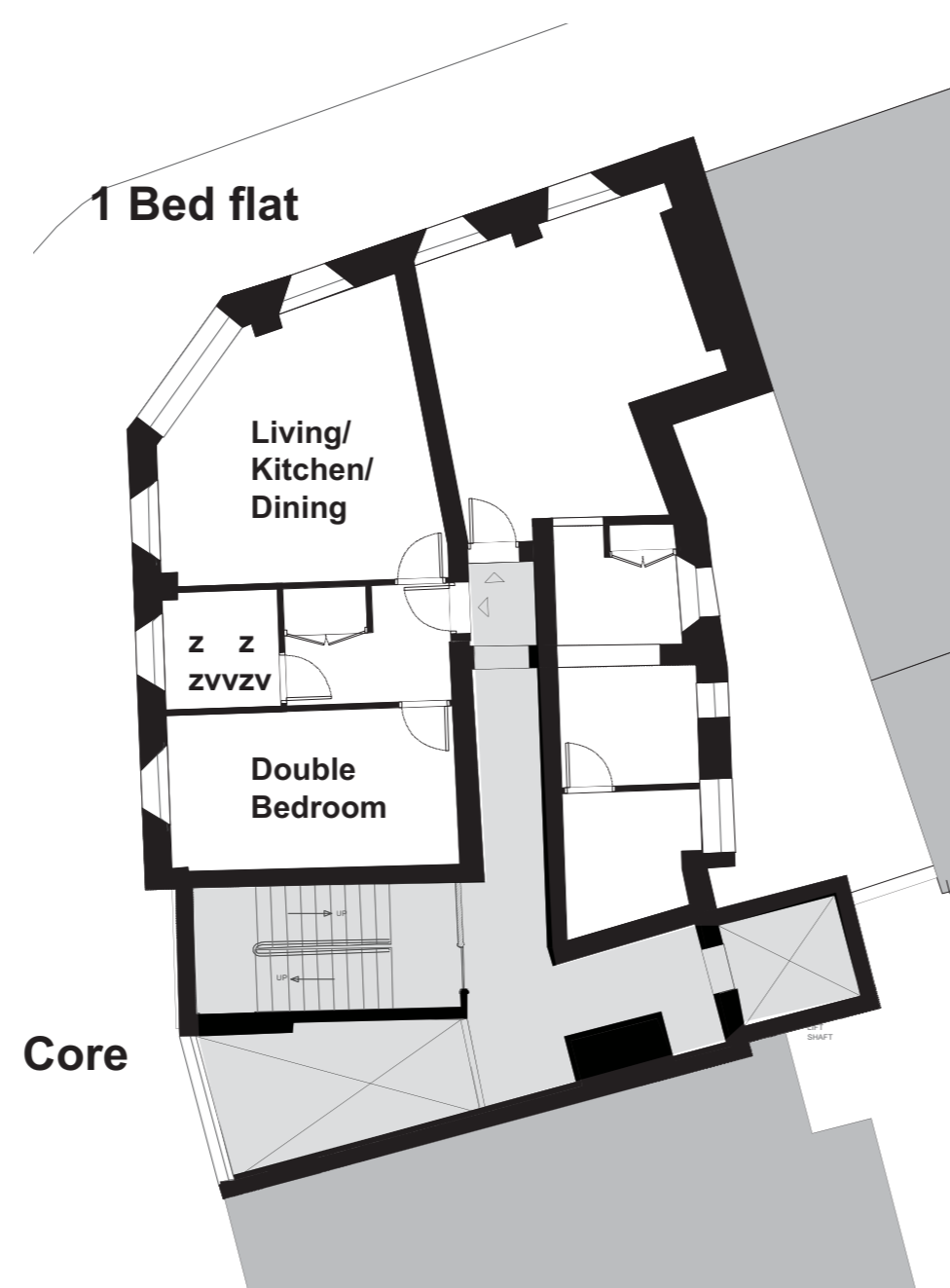
- We propose to smarten up the existing building as part of our proposal, while keeping as many period features as possible
- We are now proposing a 2 storey roof extension, however this requires further development and testing
- We are proposing a separate residential entrance to the rear via Foundry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



Street view of proposal showing the new additions to the building



Key plan



Typical upper floor plan showing studio and 1 bed flats



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



# Victory Pub

## Key Facts:

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



Aerial view of the existing site

## You said:

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

## We did:

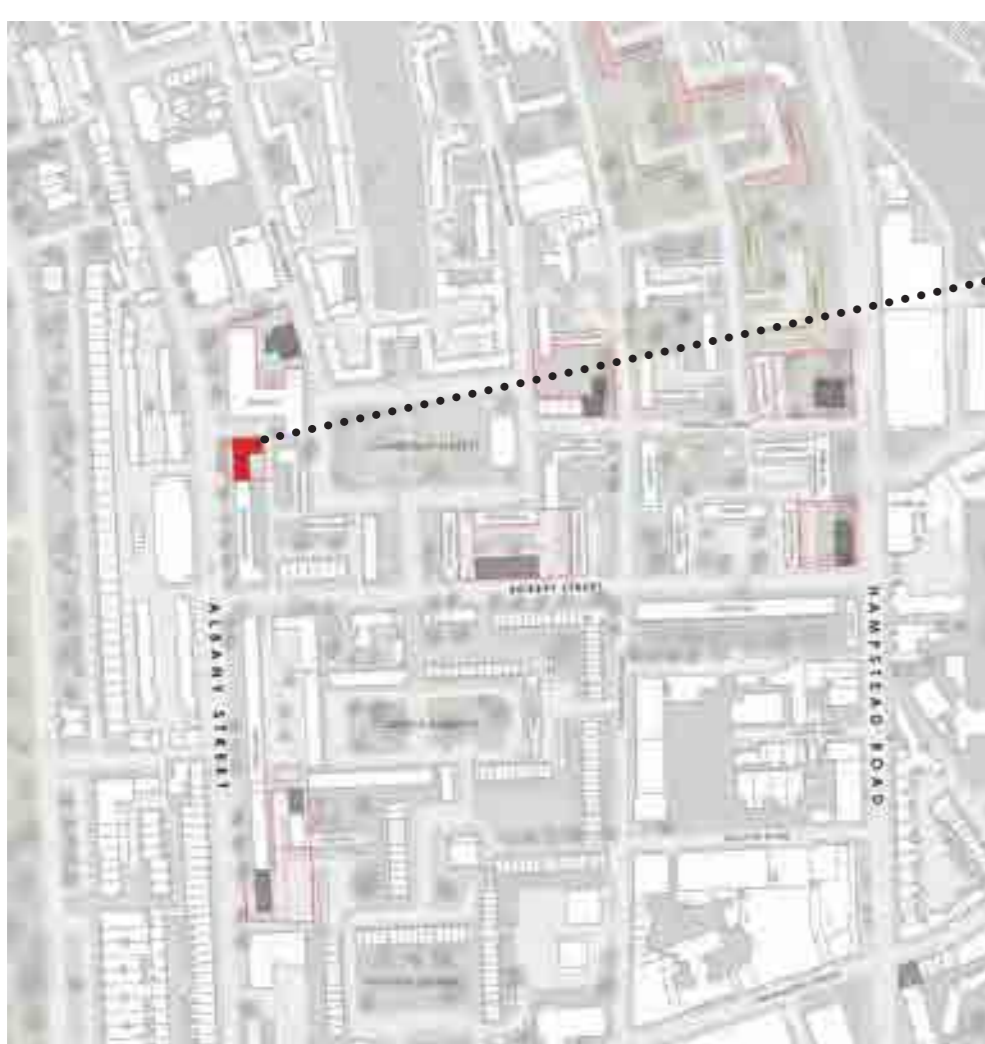
- We have shown a pub at ground floor on the corner, with a garden facing onto Albany Street
- We have shown a shared garden for residents on Nash Street
- Flats have been designed to meet the current space standards, which are bigger than the flats in the red blocks (eg. Silverdale, etc.)
- We have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



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



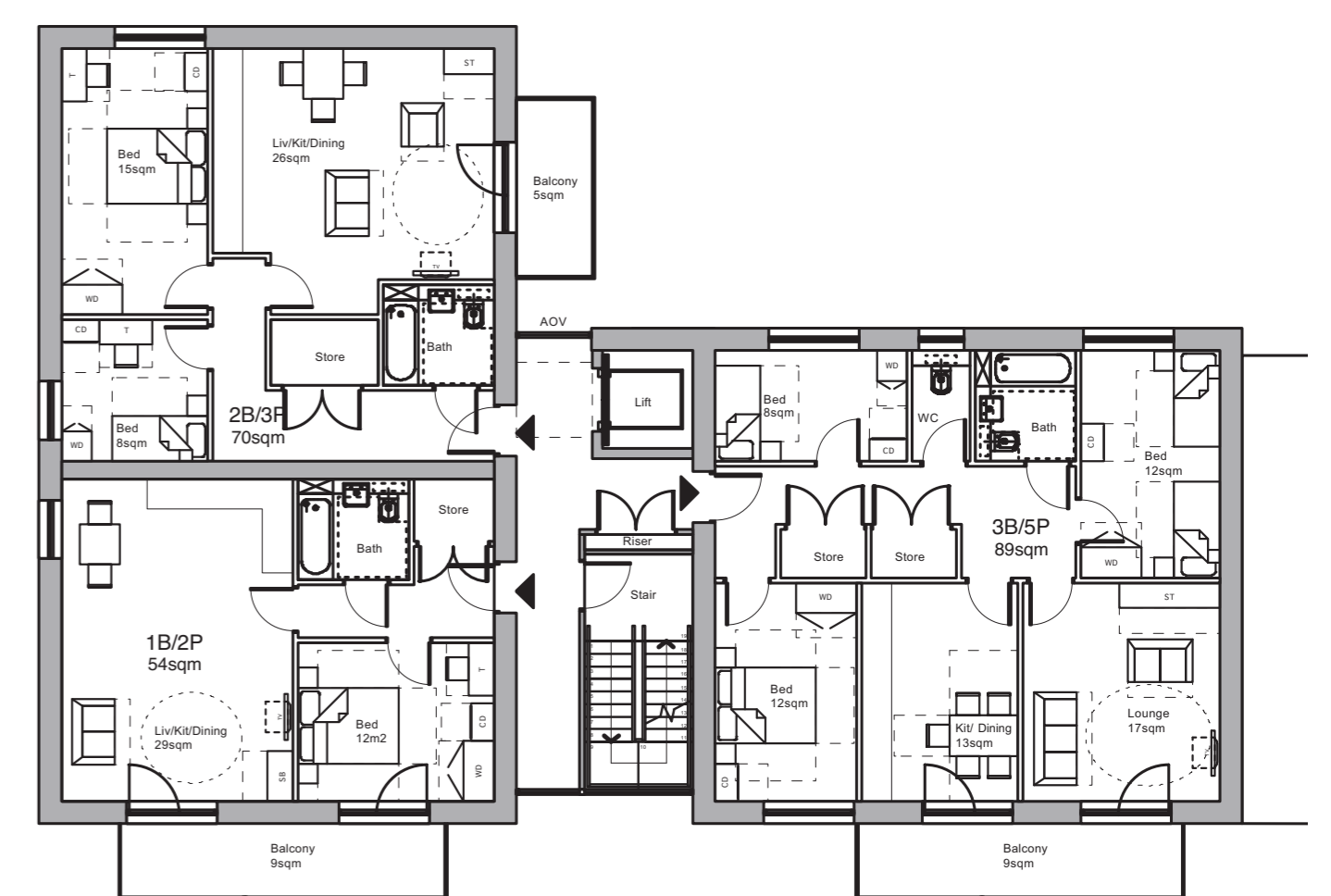
Front view of the new building; creating a strong active corner to Albany Street



Key Plan



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



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



# Newlands Site

Hampstead Road could be re-built 2 to 3 metres higher than Varndell St at this site.

We think this site will be very important: a gateway to the estate from Euston.

This site might be opposite a new public square in front of Euston Station.

## Proposals:

- A taller building of 9 Storeys high.
- In a landscaped open space on the corner of Varndell St and Hampstead Rd.
- Shops or Restaurants at Ground Floor.
- Providing 1, 2, 3&4 bedroom flats.
- Up to 23 flats plus 6 wheelchair homes.

Which buildings do you like in the area?

What do you like about them?

How could the spaces between buildings be improved so you would use them more?



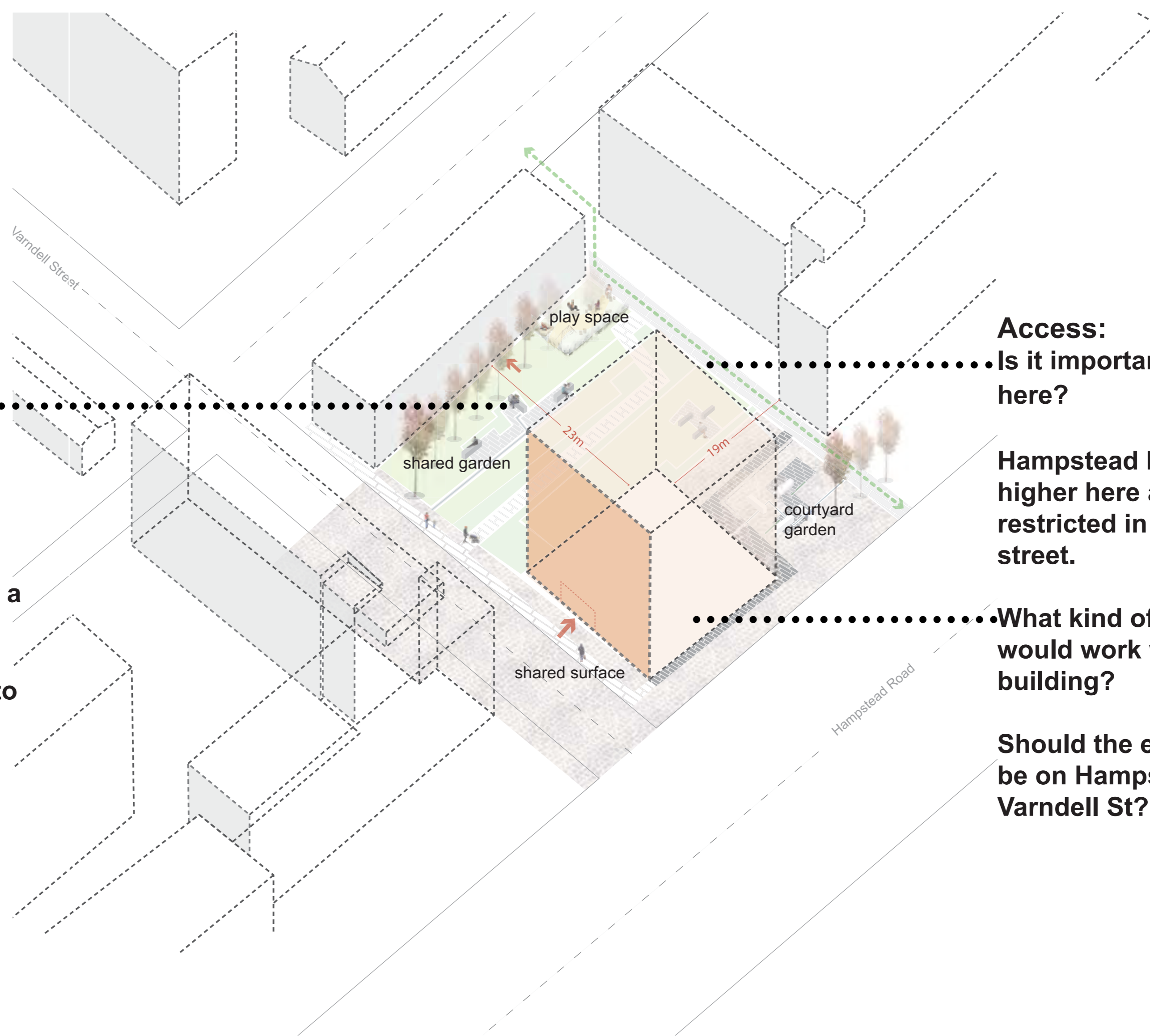
## Open Spaces:

Would you like a shared garden here?

Should this be private or public?

Would this be a good place for a play space?

Could we re-design the roads to increase the garden size?



**Access:**  
Is it important to have a footpath here?

Hampstead Road could be much higher here and cars might be restricted in some of Varndell street.

What kind of shop or business would work well under this building?

Should the entrance to the flats be on Hampstead Road or on Varndell St?





# Rydal Water Site

We think this site will be very important: a gateway to the estate from Euston.

This site might be opposite a new entrance into Euston Station.

This site might be opposite a new public square in front of Euston Station.

## Proposals:

- 7 Storeys high.
- In a landscaped open space on the corner of Robert St and Hampstead Rd.
- Shops at Ground Floor.
- Providing 1&3 bedroom flats.
- Up to 16 flats.

Which buildings do you like in the area?

What do you like about them?

How could the spaces between buildings be improved so you would use them more?

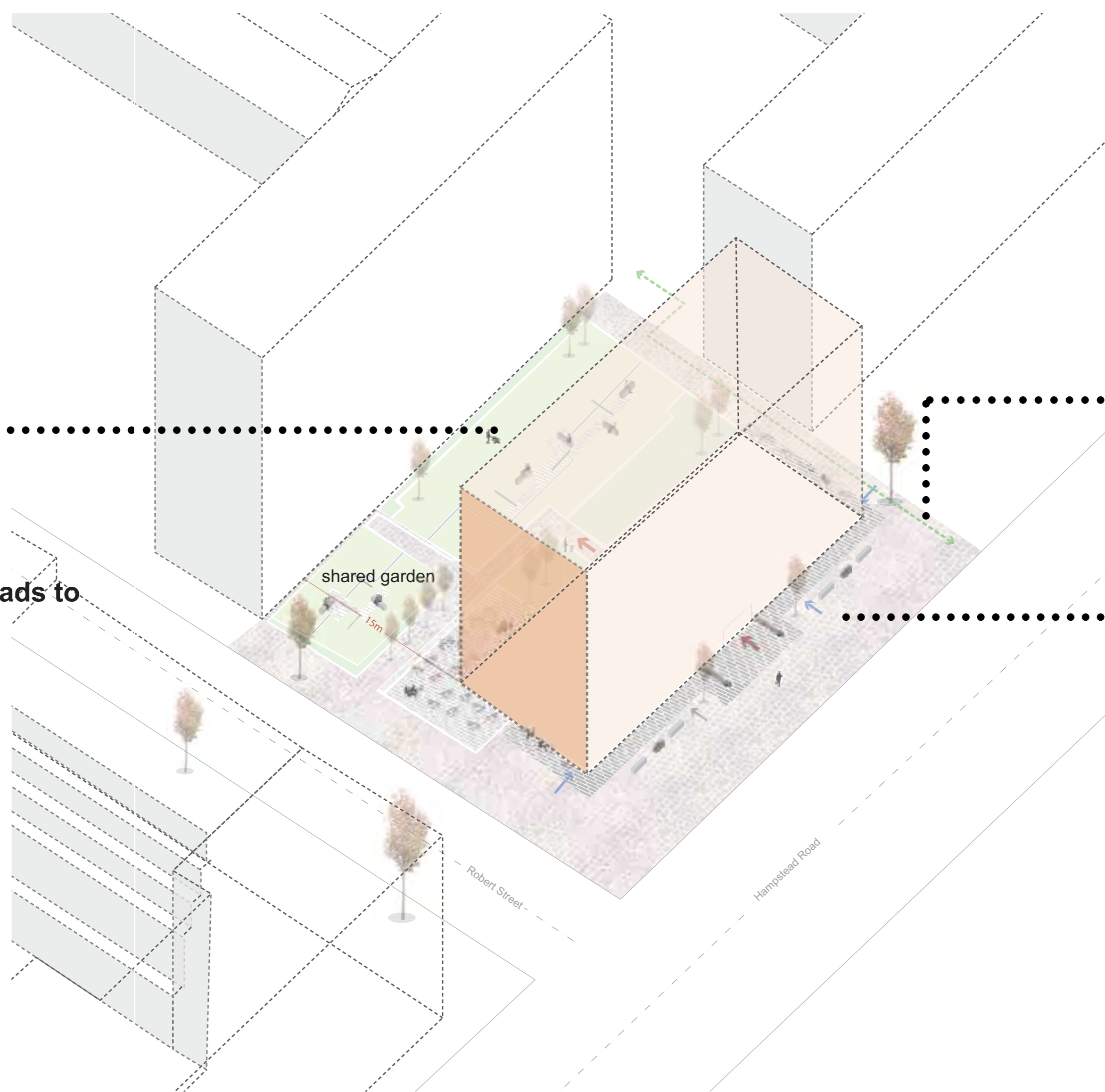


## Open Spaces:

Would you like a shared garden here? .....

Should this be private or public?

Could we re-design the roads to increase the garden size?



## Access:

Is it important to have a footpath here? .....

Should the flats be entered from Hamstead Road, Robert Street or through the garden at the back? .....





# Victory Pub Site

This building could re-provide the Victory pub on ground floor.

This building completes the buildings on Nash St.

The building could enclose the gardens behind the Windermere block better and make a clearer route through to Cumberland Market.

## Proposals:

- 4-6 Storeys high.
- On the corner of Albany St & Nash St
- Pub or Community Centre at Ground Floor.
- Providing 1, 2&3 bedroom flats.
- Up to 12 flats plus 1 wheelchair home.

Which buildings do you like in the area?

What do you like about them?

How could the spaces between buildings be improved so you would use them more?



## Access:

Is it important to have a footpath through to Cumberland Market here?

Could cars be restricted in this area?

Who currently parks here?

Should the new flats be entered straight from Albany Street or around the back in Nash Street?

## Pub or Community Centre:

Would you like a new pub to replace the Victory?

Would it be good to keep the "beer garden"? Should it be on Albany Street or at the back?

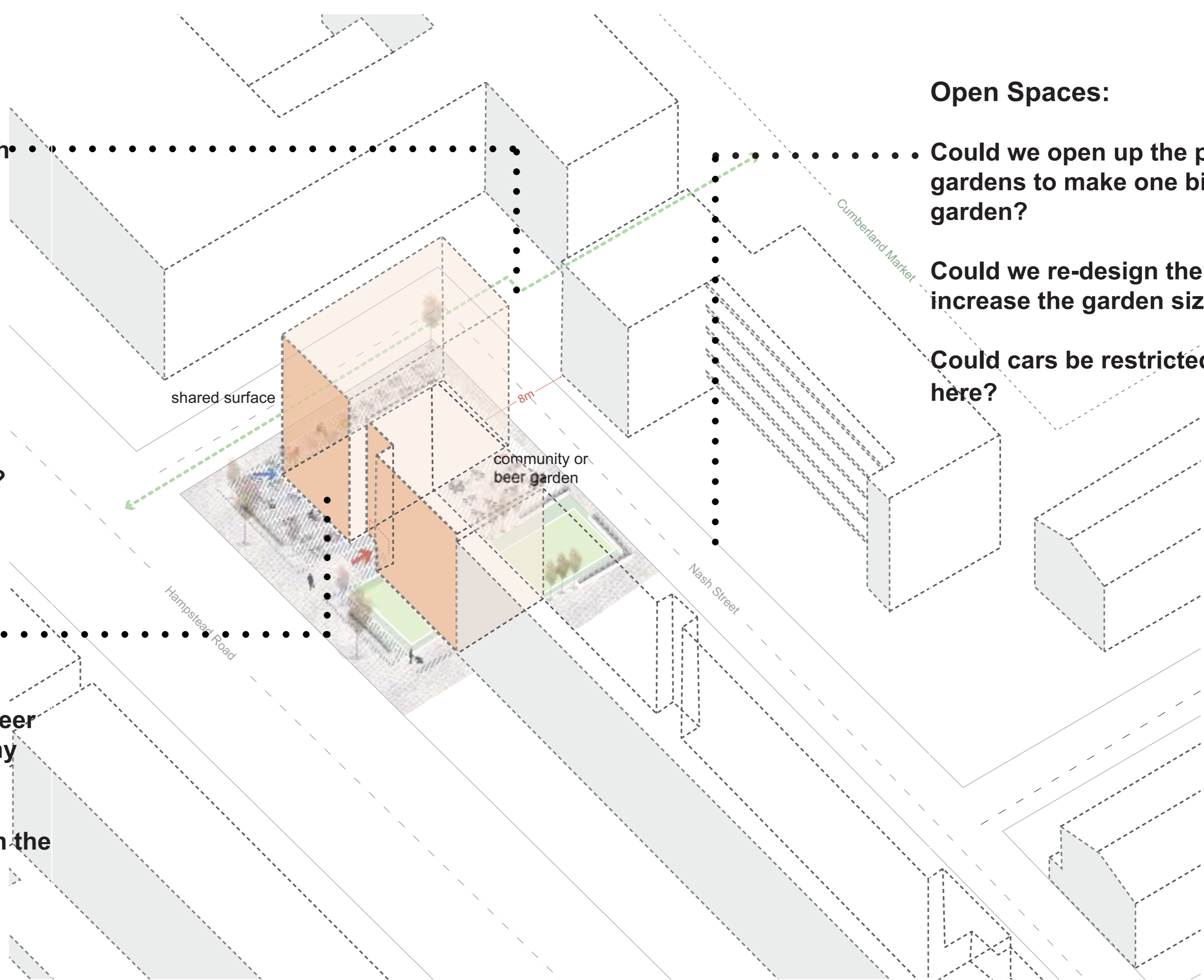
Should this space be entered on the corner?

## Open Spaces:

Could we open up the private gardens to make one big shared garden?

Could we re-design the street to increase the garden size?

Could cars be restricted down here?





# Cape of Good Hope & Troutbeck Sites

This building forms a pair with the Victory Pub proposal.

The building could include an extension to Troutbeck.

The building could help strengthen the route to Clarence Gardens.

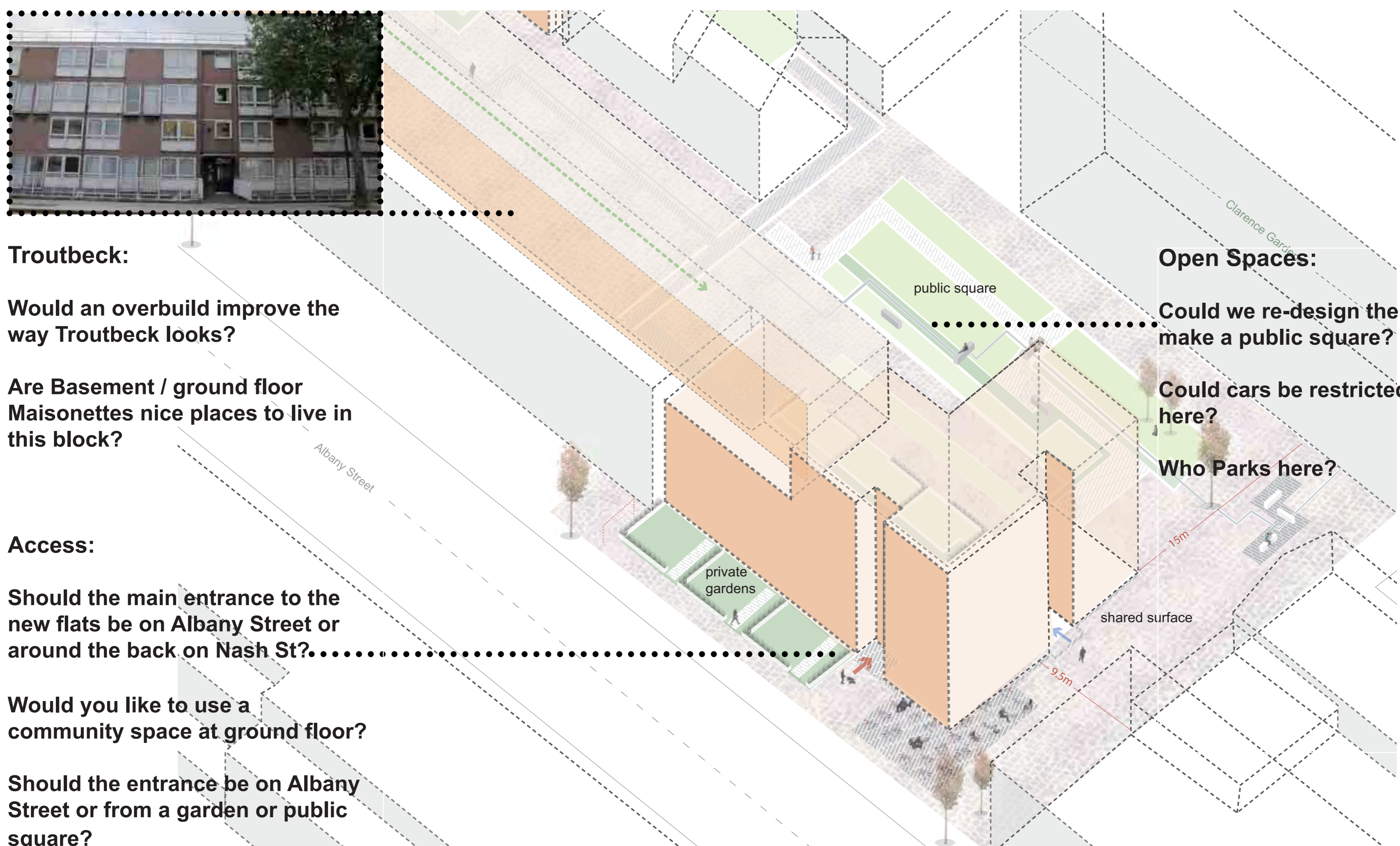
## Proposals:

- 4-6 Storeys high plus basement.
- On the corner of Albany St & Little Albany St
- Community Centre at Basement and Ground Floor.
- Providing 1, 2&3 bedroom flats.
- Up to 16 flats plus 3 wheelchair homes.

Which buildings do you like in the area?

What do you like about them?

How could the spaces between buildings be improved so you would use them more?



### Troutbeck:

Would an overbuild improve the way Troutbeck looks?

Are Basement / ground floor Maisonettes nice places to live in this block?

### Access:

Should the main entrance to the new flats be on Albany Street or around the back on Nash St?

Would you like to use a community space at ground floor?

Should the entrance be on Albany Street or from a garden or public square?

### Open Spaces:

Could we re-design the street to make a public square?

Could cars be restricted down here?

Who Parks here?





# St Bedes Mews Site

This building would complete the end of St Bedes Hall and form a Courtyard with Troutbeck and the flats on Clarence Gardens.

The building could help strengthen the route to Clarence Gardens.

## Proposals:

- 3 Storeys high.
- Next to St Bedes Hall on Little Albany St.
- Providing 3&4 bedroom flats.
- 2 flats **plus** 1 wheelchair home.

Which buildings do you like in the area?

What do you like about them?

How could the spaces between buildings be improved so you would use them more?



## Bin Store:

Could the top floor be removed from this bin store to make an open space?

Where would the bins & buggies go?

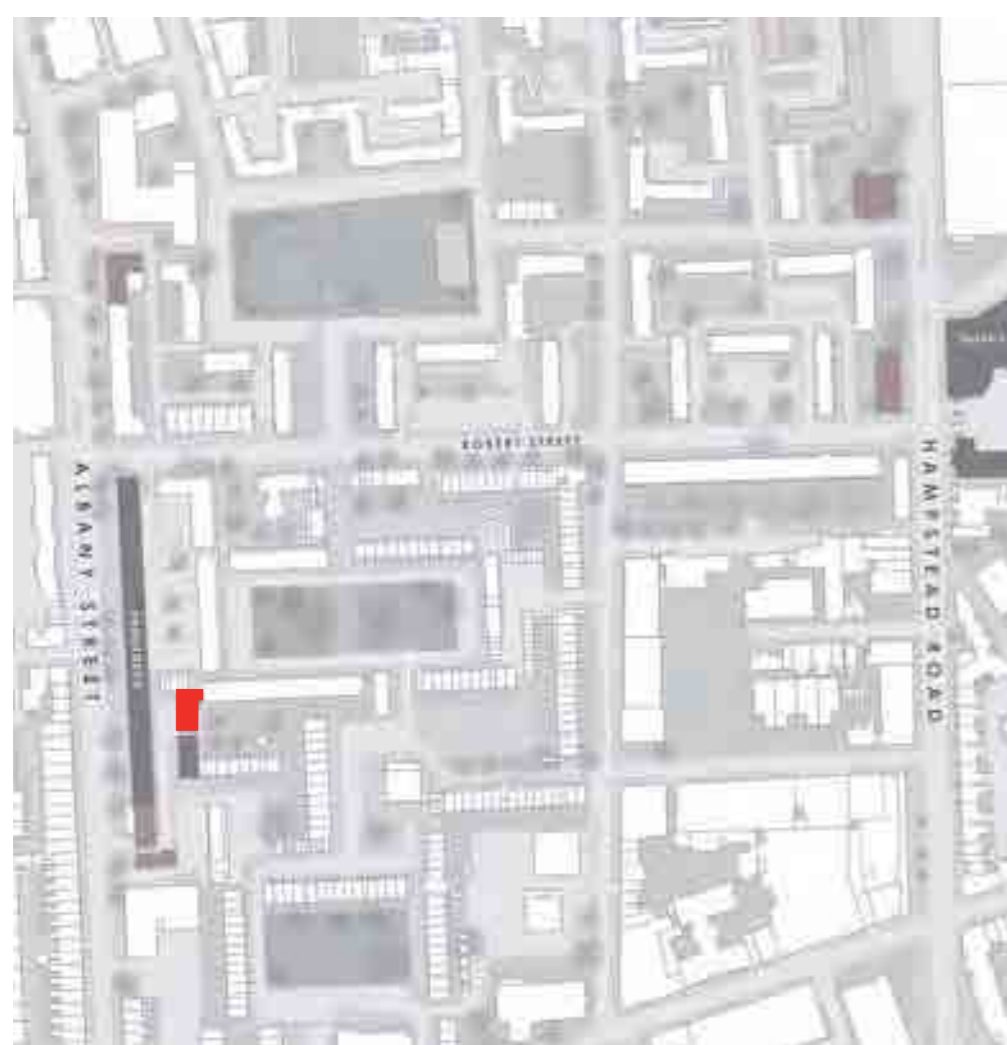
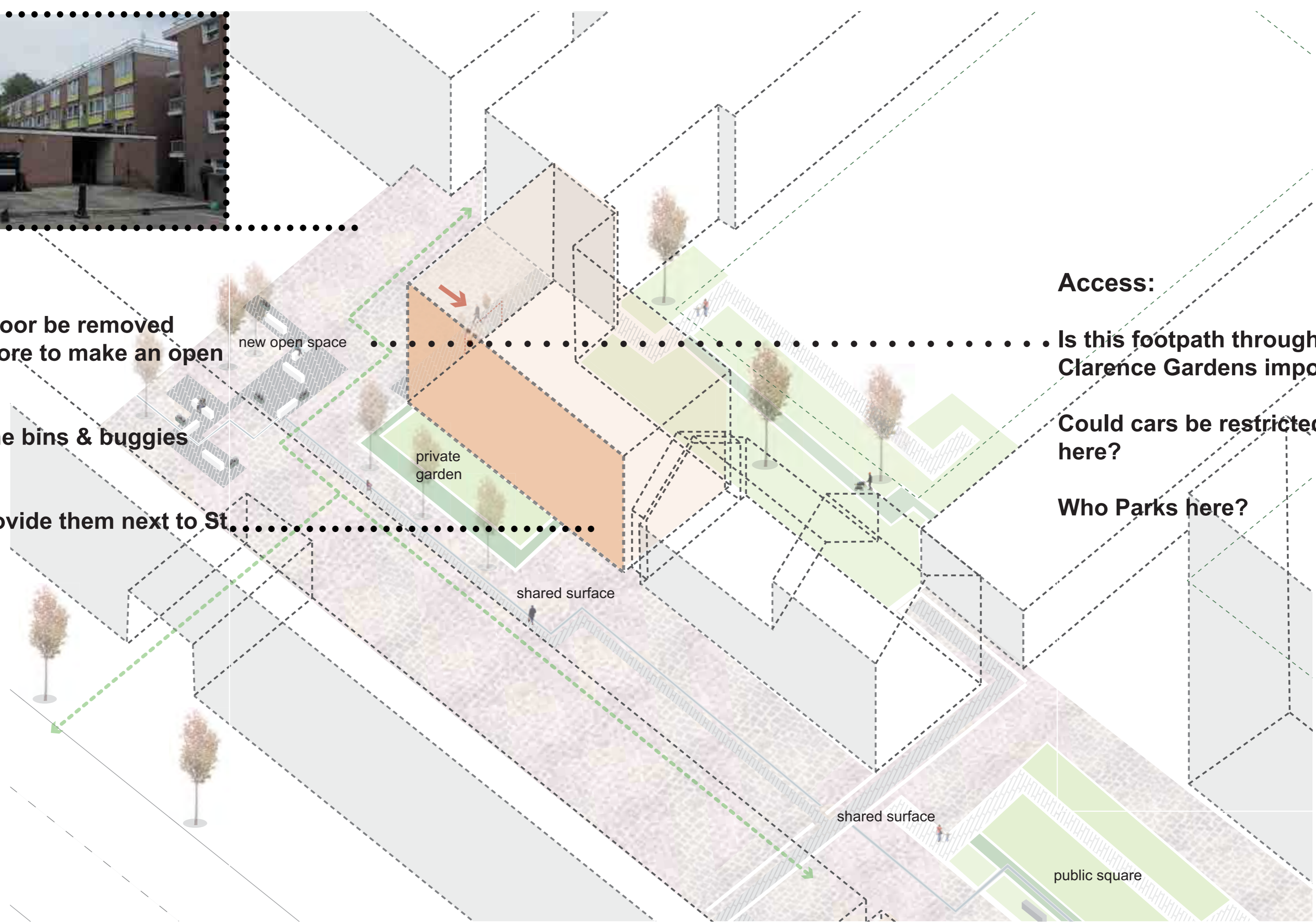
Could we re-provide them next to St. Bedes Hall?

## Access:

Is this footpath through to Clarence Gardens important?

Could cars be restricted down here?

Who Parks here?





**Table 5: Age**

| Age               | Total     | Percent    |
|-------------------|-----------|------------|
| 16-24             | 1         | 2          |
| 25-34             | 3         | 6          |
| 35-44             | 13        | 26         |
| 45-54             | 10        | 20         |
| 55-64             | 7         | 14         |
| 65-74             | 7         | 14         |
| 75-84             | 2         | 4          |
| 85 or older       | 0         | 0          |
| Prefer not to say | 1         | 2          |
| Not answered      | 6         | 12         |
| <b>Totals</b>     | <b>50</b> | <b>100</b> |

**Table 6: Disability**

| Disability    | Total     | Percent    |
|---------------|-----------|------------|
| Yes           | 5         | 10         |
| No            | 37        | 74         |
| Unsure        | 4         | 8          |
| Not answered  | 4         | 8          |
| <b>Totals</b> | <b>50</b> | <b>100</b> |

**Table 7: Ten minute walking distance from the proposed sites**

| Ten minutes walking distance? | Total     | Percent    |
|-------------------------------|-----------|------------|
| Yes                           | 40        | 80         |
| No                            | 7         | 14         |
| Unsure                        | 0         | 0          |
| Not answered                  | 3         | 6          |
| <b>Totals</b>                 | <b>50</b> | <b>100</b> |

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# Appendix 5

## Architectural Emerging Designs and Community Vision Workshop 20 November 2014

Appendix 5a     Design boards

Appendix 5b     Report of this workshop



# Varndell Street Site

A new housing block is proposed on the corner of Varndell Street and Stanhope Street, housing 7 new homes, and comprised of a 6 storey, and a 3 storey block. The new building aims to create a small pocket square on the corner, similar to that on the corner of Robert Street and Stanhope Street.

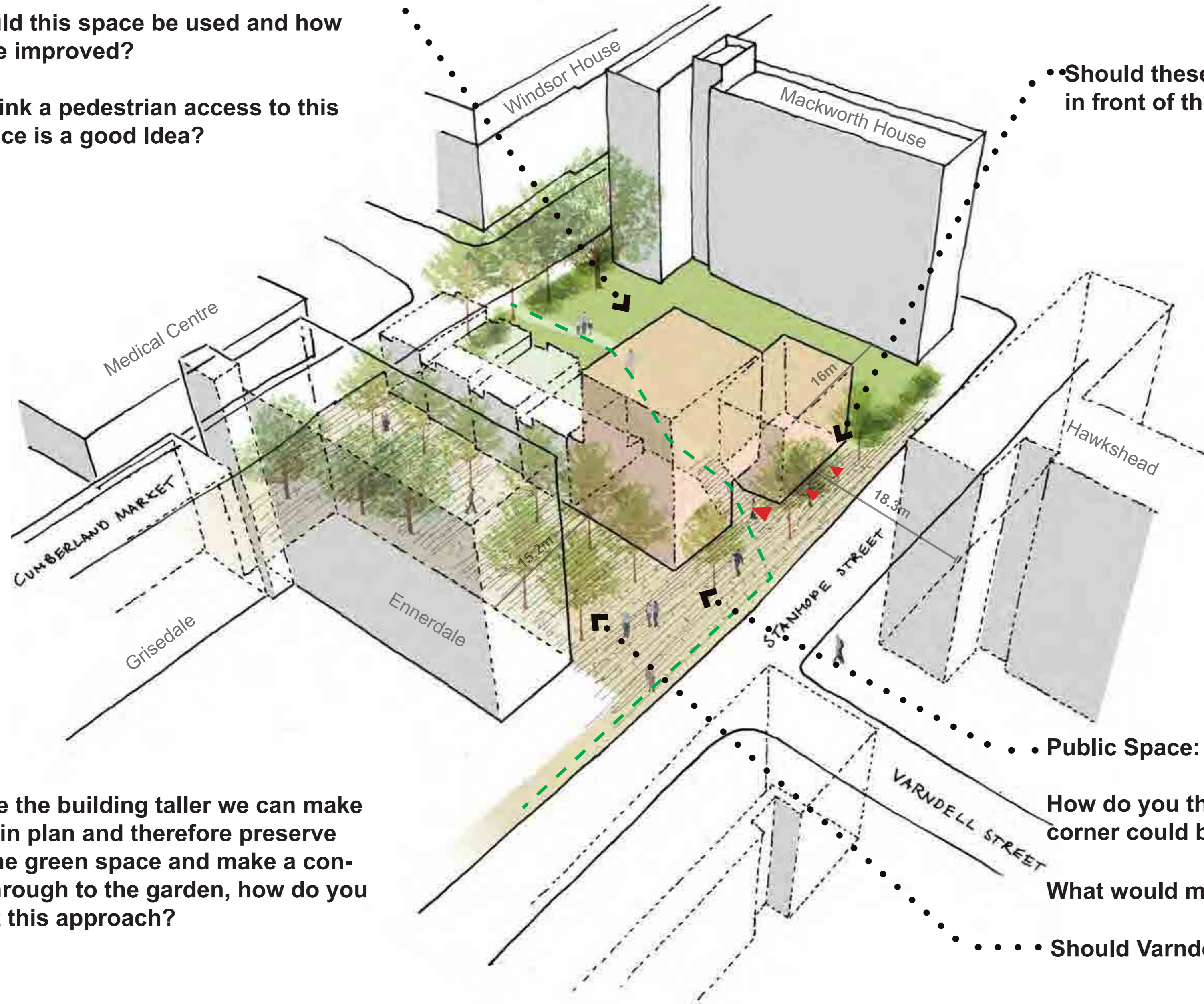


What do you like about the existing buildings nearby?

Green space: . . . . .

How should this space be used and how could it be improved?

Do you think a pedestrian access to this green space is a good idea?



• Should these houses have a green space in front of them?

If we make the building taller we can make it smaller in plan and therefore preserve more of the green space and make a connection through to the garden, how do you feel about this approach?

• • Public Space:

How do you think a public space on the corner could be used?

What would make this space feel special?

• • • • Should Varndell Street be changed?



Site plan



Varndell street model view towards the new public space





# Dick Collins/Rothay Site

The TA Hall will be moved to the Robert Street Site, and the site will be redeveloped up to 3 and 5 storeys, which will create 12 new homes. The building is pulled away from Redhill Street to the North, in order to create a new square. The building is located around a courtyard, which we propose to redesign as part of the proposal.



Do you use the deck space at the moment?  
How could this be improved?

Rothay building: . . . . .

What do you like about the Rothay building and the neighbouring buildings?

Should this passageway be open or closed?

• • • • • Courtyard:

Would it be better for the car park entrance to be moved?

How would you like to use the deck space, and what do you think it should be like?

Should we close off this ramp?

How would you like to use the courtyard space in the future?

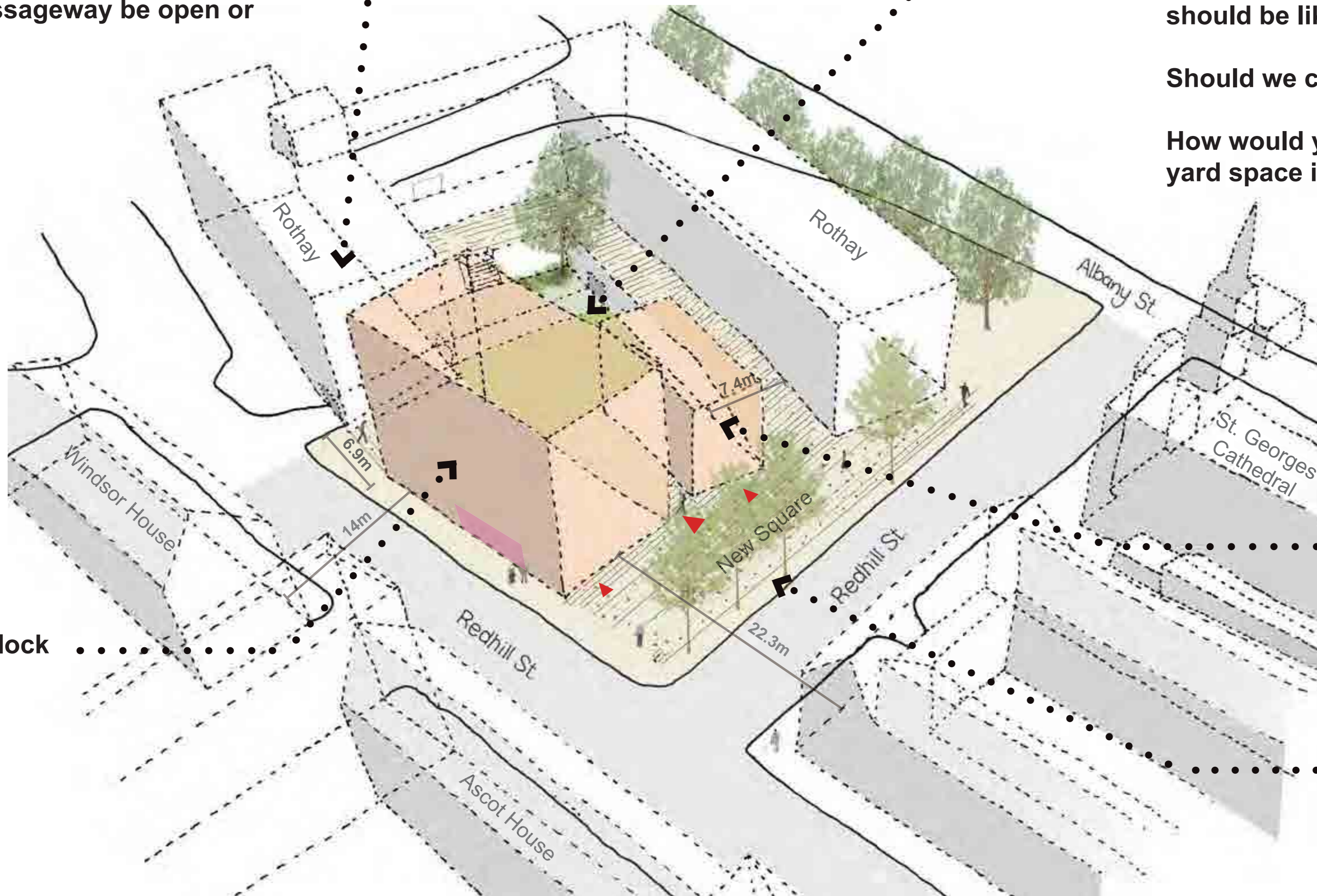
New 5 Storey block . . . . .

• • • • • New 3 Storey block

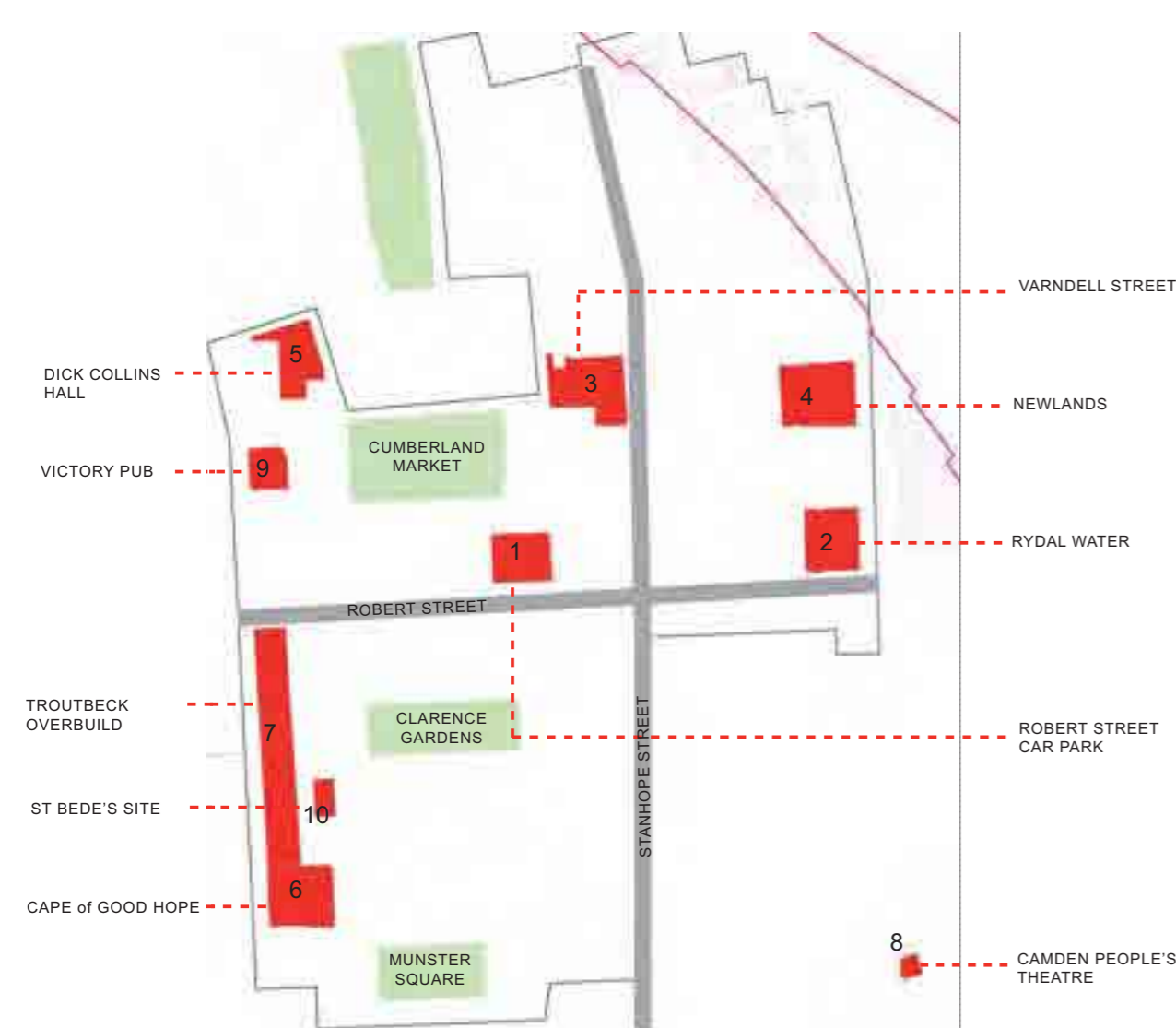
• • • • • New Square:

Retained trees

What do you think that this square should be like?



A 5 storey block on the corner allows us to minimise the footprint within the site



Site plan



Redhill street view towards the new square





# Robert Street Site

A new housing block is proposed on the Robert Street Car Park, it houses 12 new homes, plus a community centre at ground floor, which will include the Dick Collins Hall and Silverdale Hall. The scheme is 5 storeys tall, but the building steps back to allow more light to the existing adjacent buildings. The building is pulled back at the east side to create a small square. A new garden space for use by the hall is proposed to the north, which would incorporate the existing green space.



What do you use these spaces for at the moment?



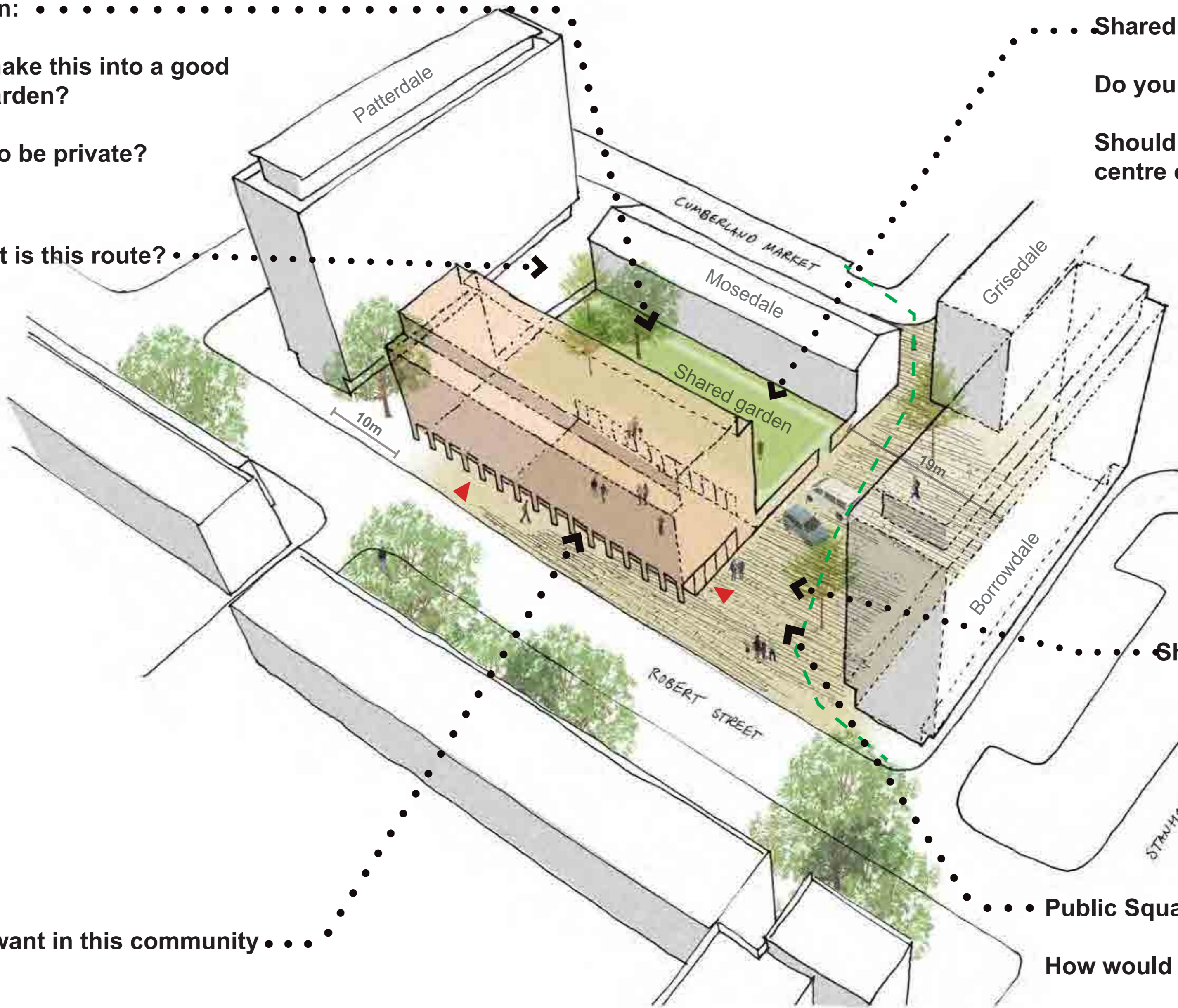
Should the entrances be improved?

Shared Garden: . . . . .

What would make this into a good community garden?

Does it need to be private?

How important is this route? . . . . .



. . . Shared Garden:

Do you use this space at the moment?

Should this space be for the community centre or residents too?

. . . . . Should this be a new square?

What do you want in this community . . . . . centre?

. . . Public Square:

How would you like to use this square?

Should there be trees in this square?



Site plan



Robert street view towards the public square



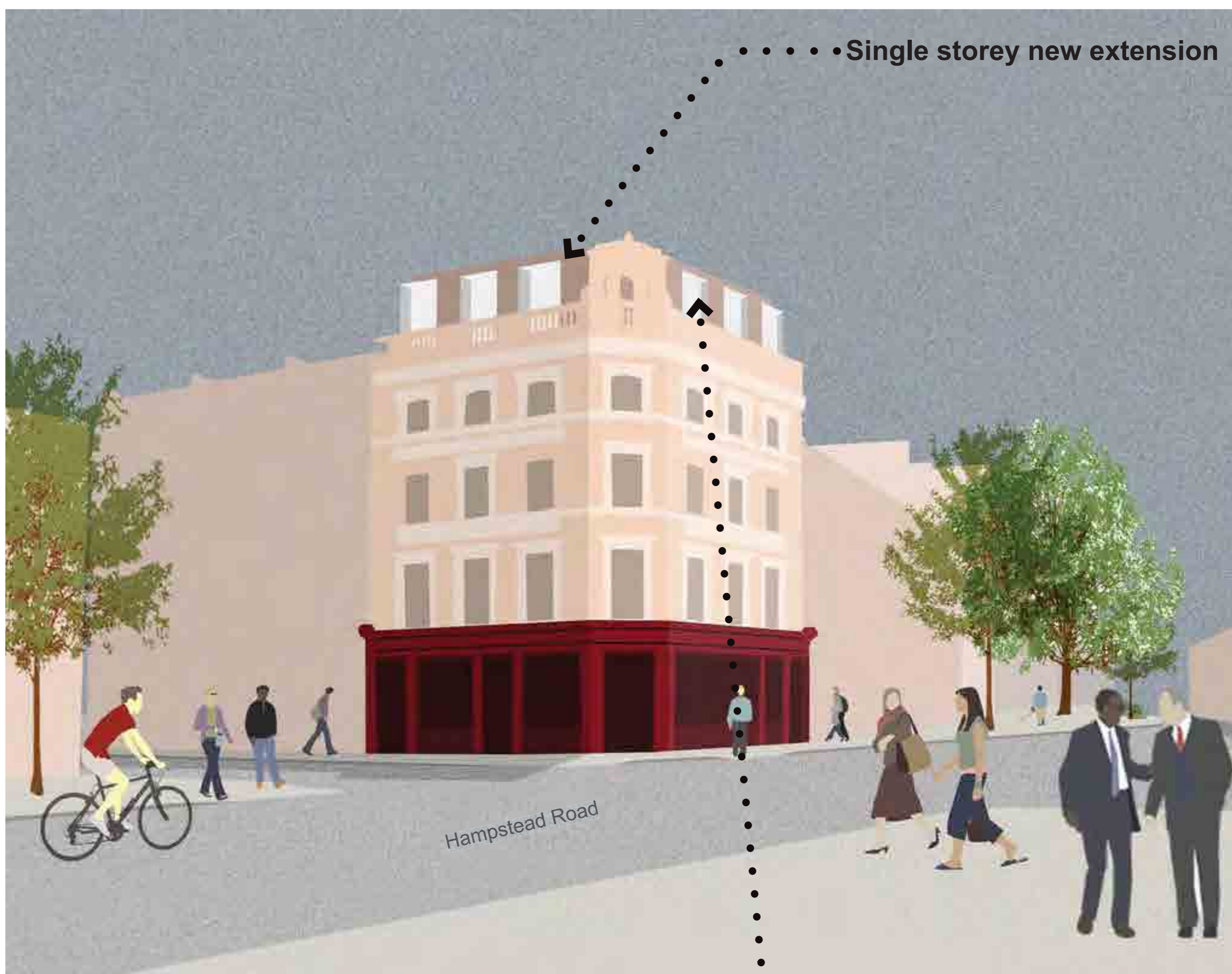


# Camden People's Theatre Site

We are planning to convert the upper floors for replacement homes. Including a single story addition on the roof.



What do you like about the existing theatre building?



Hampstead road view towards the theatre

How do you feel about additional height to this building?

## Let us know what you think...

We would like to know what you think works, what you would like to change and what you think the estate needs and invite you to answer the questions on the boards by writing or drawing on post-its or with stickers.

The space below is for any further comments, suggestions, questions, ideas you may have.



## 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.



## 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.



① Roberts St. car park



③ Vardell Street site



⑤ Dick Collins hall



⑧ Camden People's Theatre



② Rydal Water site



⑨ The Victory pub



④ Newlands site



⑩ St Bede's site



⑥ Cape of Good Hope



⑦ Troutbeck overbuild



⑪ Newby / Staveley





## Your Community Vision

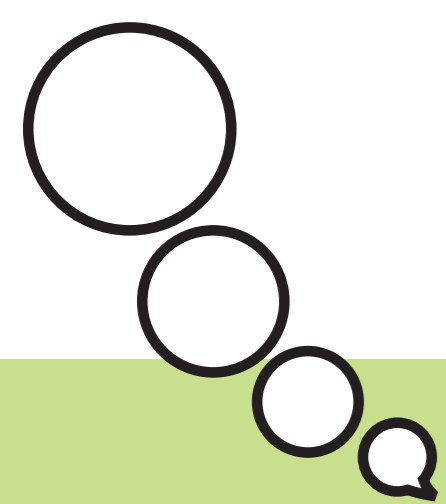
### Please tell us about your priorities.

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

**Anything else?**

Have your say by completing questions on the feedback form.



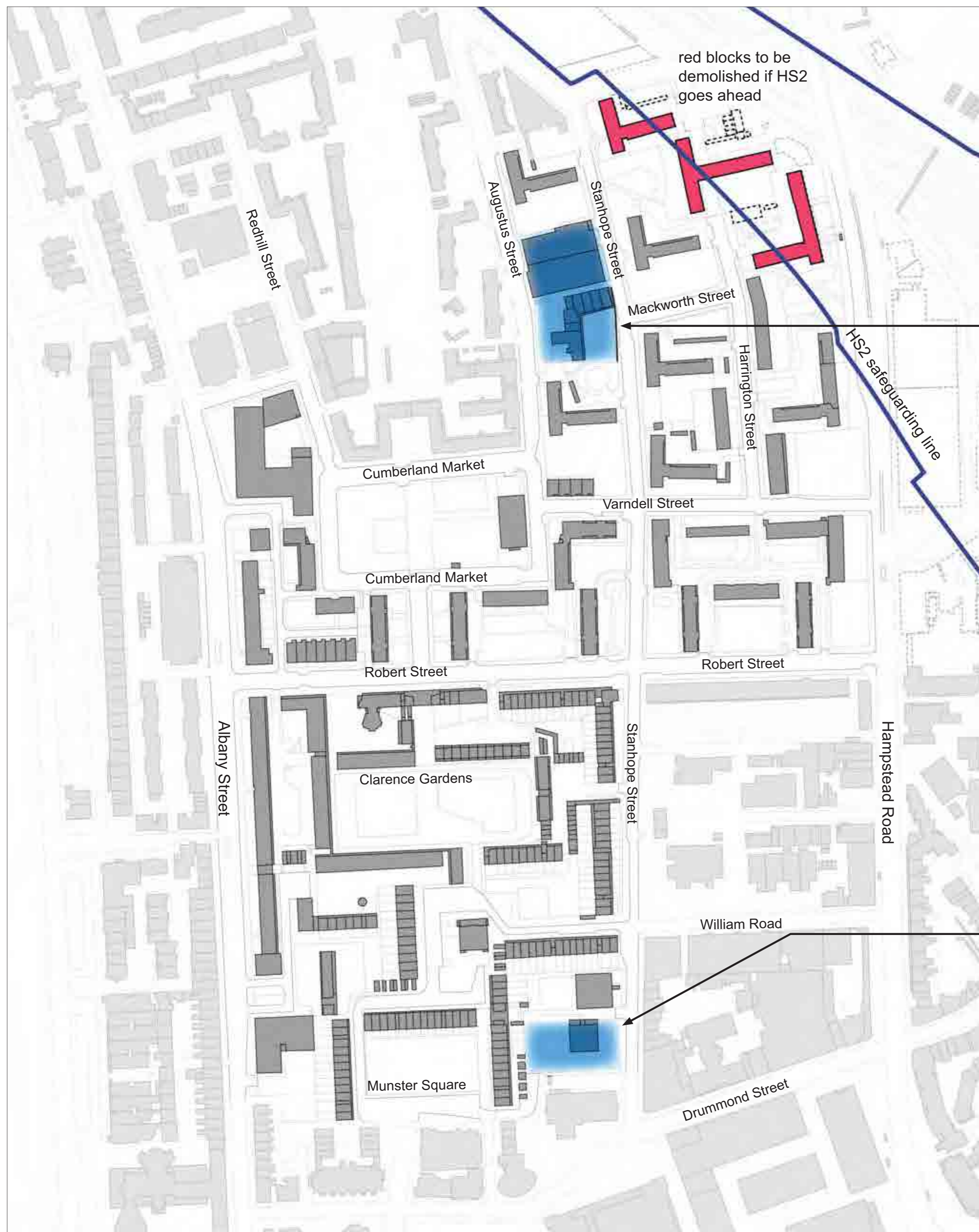
Community Investment Programme



## 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.

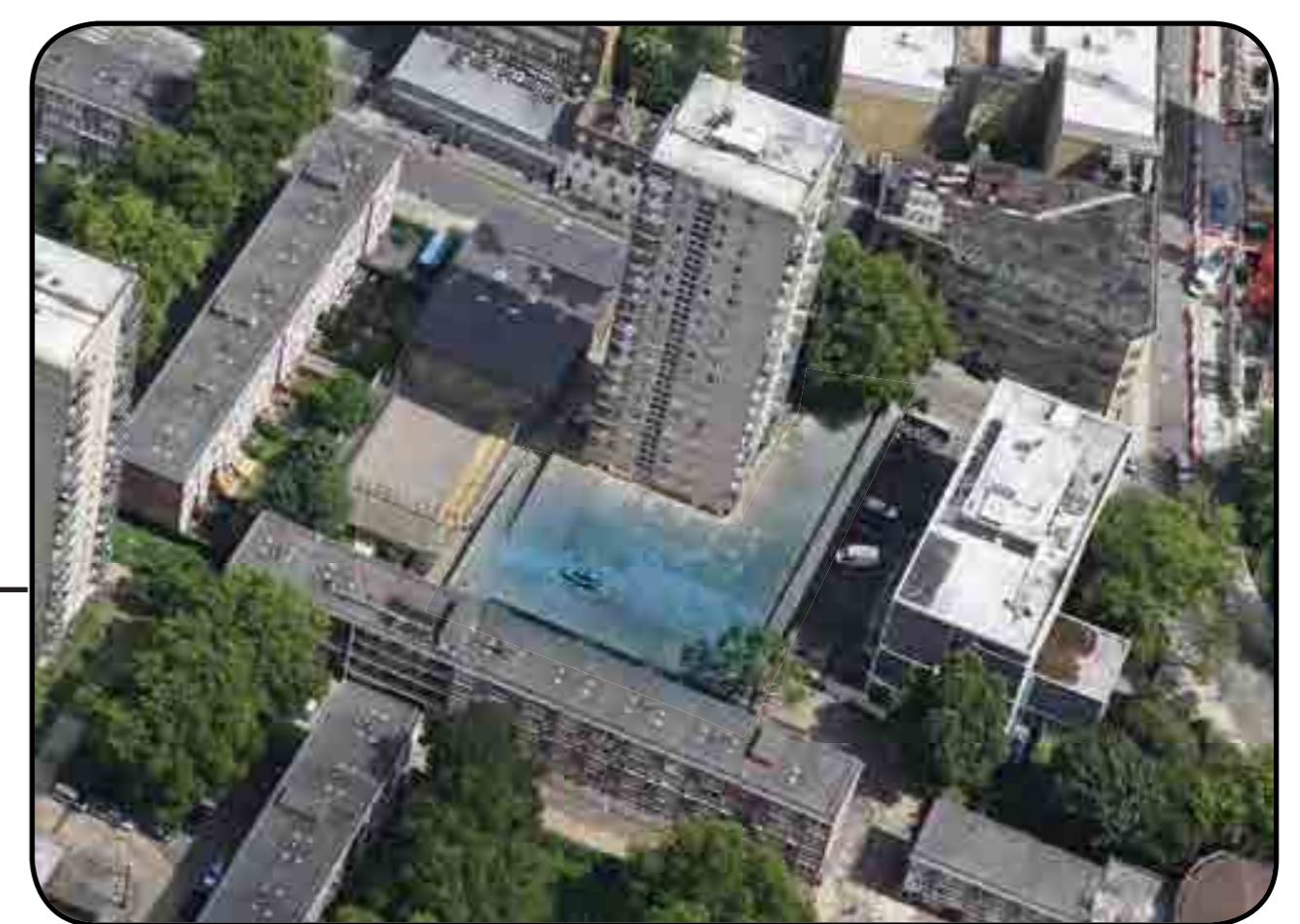


Do you think Stanhope Street Parade would be a good location for new homes?



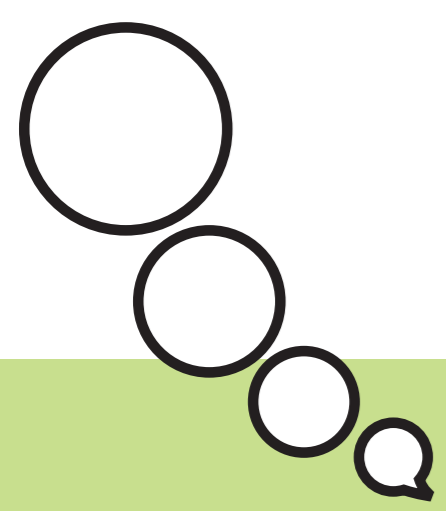
| excellent | good | average | fair | poor |
|-----------|------|---------|------|------|
|           |      |         |      |      |

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



| excellent | good | average | fair | poor |
|-----------|------|---------|------|------|
|           |      |         |      |      |

Have your say by completing questions on the feedback form.



Community Investment Programme



## 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 Wasdale would be a good location for new homes?



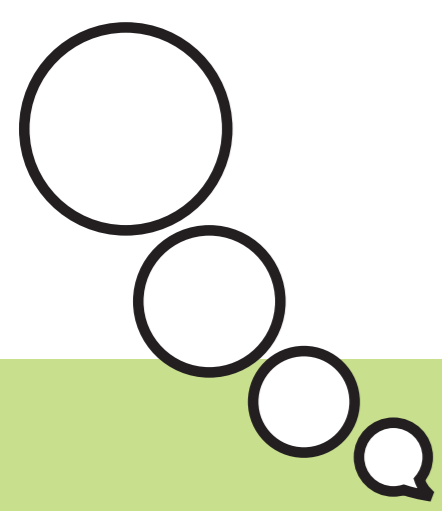
| excellent | good | average | fair | poor |
|-----------|------|---------|------|------|
|           |      |         |      |      |

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



| excellent | good | average | fair | poor |
|-----------|------|---------|------|------|
|           |      |         |      |      |

Have your say by completing questions on the feedback form.





## 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 Staveley and Newby would be a good location for new homes?



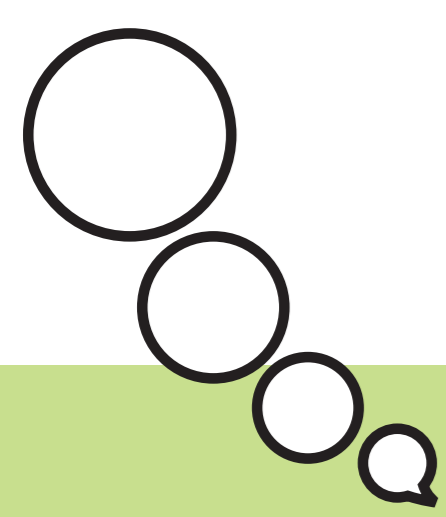
| excellent | good | average | fair | poor |
|-----------|------|---------|------|------|
|           |      |         |      |      |

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



| excellent | good | average | fair | poor |
|-----------|------|---------|------|------|
|           |      |         |      |      |

Have your say by completing questions on the feedback form.





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

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

## View from Hampstead Road



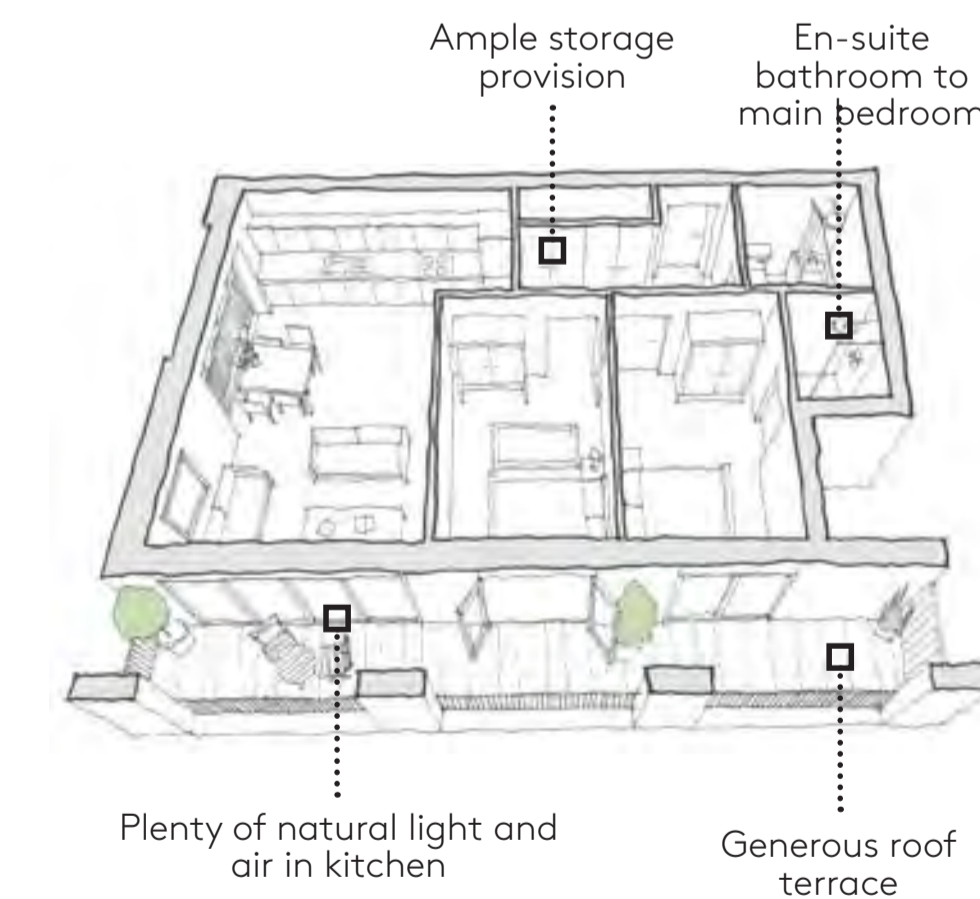
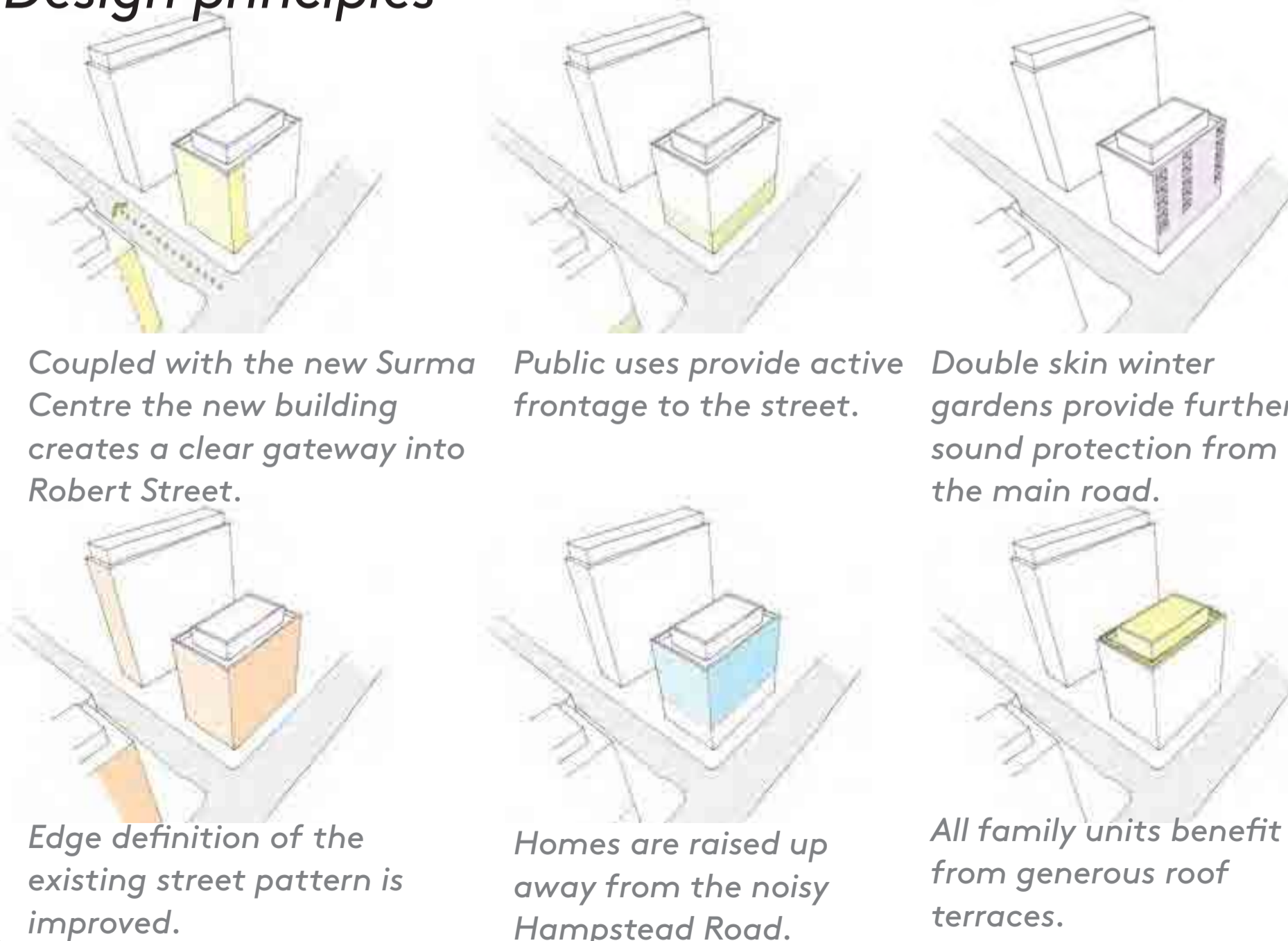
## Section through rear of proposal



## View towards Robert Street



## Design principles

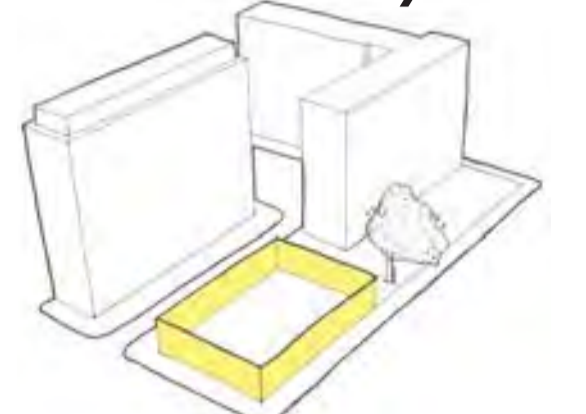


### Example of 2 bedroom apartment

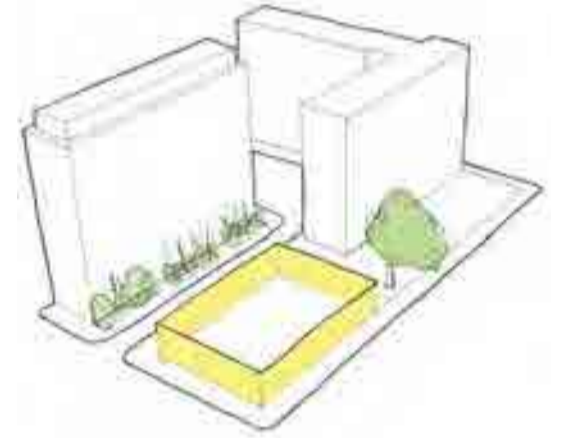
#### Proposed unit mix:

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

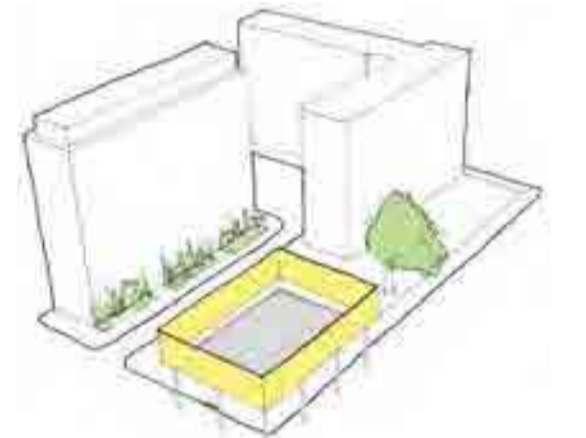
## Deliverability



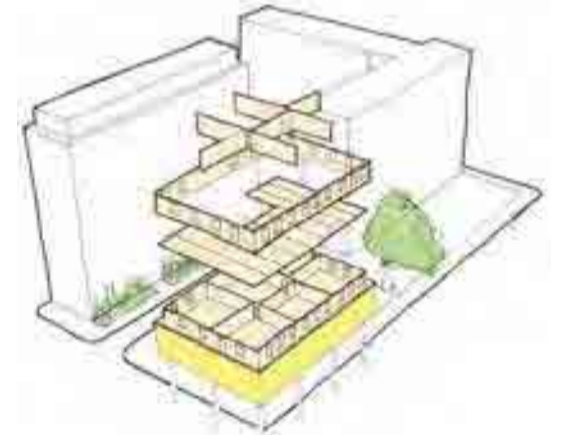
1. Site defined and enclosed with 2-storey privacy screen. Privacy screen design to be artist commissioned.



2. Planting implemented to screen view of construction site from residents



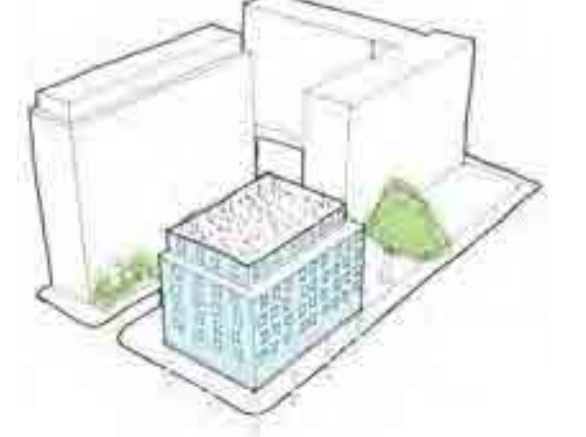
3. Ground works and Foundations fast-track scheme - laid in 2-4 weeks. Site facilities are located off-site to keep noise disruption to a minimum.



4. CLT Panels are prefabricated, minimising construction waste and maximising construction speed. 2 floors are placed per week.



5. Windows & Cladding Panels are prefabricated and quickly placed on site. Roofing membrane fitted.



6. Services and Internal Fit out. All internal trades work inside sealed building fabric within a 4 month time frame.