

**MOUNT ANVIL – KIDDERPORE AVENUE
STATEMENT OF COMMUNITY INVOLVEMENT
JULY 2015**



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Section 1 – Introduction

This Statement of Community Involvement (SCI) has been prepared on behalf of King's College London and Mount Anvil Ltd ('the Applicant').

This SCI forms part of the collection of planning documents submitted in June 2015 that support a planning application for the development of a site in Kidderpore Avenue, Hampstead ('The Proposed Development'). The proposed development involves the retention of the site's five Grade II statutorily listed buildings. Kidderpore Hall, the Maynard Wing, the Chapel and the old Skeel Library will all be sensitively converted to residential use, and the Summerhouse will be restored in a new location on the site close to the Chapel.

Other non-listed buildings will also be retained and sensitively converted to residential use, namely Bay House, Dudin Brown, and Lady Chapman Hall.

Three existing buildings will be demolished and replaced with new residential buildings: Lord Cameron Hall, Rosalind Franklin Hall and the Queen Mother's Hall.

Integrated in the Kidderpore Avenue elevation of the replacement for the Queen Mother's Hall will be access to a basement area where car parking for residents and visitors will be provided. In total 97 spaces are proposed. The majority of cycle parking requirements will also be accommodated in the basement and amount to 312 spaces. Some cycle parking – in particular that intended to be used by visitors, amounting to 16 spaces – will be provided at ground floor level, carefully integrated into the hard and soft landscaping scheme.

New buildings are proposed in two locations on the site. The first is between the Chapel and Queen Mother's Hall where 'pavilion' houses are proposed. A terrace of 'townhouses' is proposed between the Chapel and the Maynard Wing on the site of the previously-consented student accommodation development, planning permission for which remains extant by virtue of the development having been commenced.

The proposed development also includes residents' facilities and a concierge.

The Applicant has engaged fully and regularly with the local community throughout the design process to ensure that regard is paid to their views in developing an appropriate and high quality proposal for the area.

Consultation with local communities has been an integral part of the development strategy. Meetings with resident and amenity groups and identified stakeholders, a presentation to two Development Management Forum's, two public exhibitions, several design review meetings with community representatives and a Developers' Briefing have all ensured that local people were informed and kept up-to-date during the pre-application process and had an opportunity to feed in their comments during the design stage.

The Applicant appointed London Communications Agency (LCA) to create and assist them in delivering a programme of community and stakeholder consultation. The SCI is in accordance with the LBC's Statement of Community Involvement guidance (September 2006) and the Draft Revised Statement of Community Involvement (July 2011) on undertaking pre-application public consultation.



The SCI also reflects the principles for consultation in the Localism Act (November 2011) and in the National Planning Policy Framework (March 2012) by consulting local communities before submitting the planning application and considering the responses.

This Statement of Community Involvement (SCI), prepared by LCA, summarises the programme, the key outcomes and explains how local views and comments have been taken into account in the final design. All consultation activities were undertaken by representatives of the Applicant and included Scott Brownrigg (architects), Fabrik (landscape consultants), Momentum Transport (transport consultants), Montagu Evans (planning and heritage consultants), LCA and other members of the project team.



Section 2 – Executive summary

The Applicant carried out an extensive programme of pre-application consultation on The Proposed Development, beginning in November 2014 until the submission of the application in June 2015.

Consultation is recognised as an important step in developing planning proposals and the Applicant has provided multiple opportunities for people to view the plans and provide feedback. This has subsequently been taken into consideration during the design process. The consultation has also addressed all statutory requirements.

The consultation activities have been made up of five distinct phases:

1. **Early engagement** with politicians and key local stakeholders to present the consultation programme, emerging ideas for the site and acquire feedback.
2. **A first public exhibition**, in January 2015 over two days in a venue next to the site, to explain the early ideas for the site and collect feedback.
3. **Further engagement with politicians and local communities** including presenting the emerging proposals at a public Development Management Forum, organised by the London Borough of Camden (LBC).
4. **Presentation to ward councillors and LBC Development Control Committee members** at a Developers' Briefing, with a de-brief afterwards with planning officers, to share feedback.
5. **A second public exhibition**, in June 2015 again over two days, to share more detailed proposals with the local community and hear feedback, before designs were finalised and a planning application was submitted.

Within these five phases of consultation, further activity has been undertaken, following requests from key local groups and community representatives. This is set out below and there is more detail in Section 5: Consultation Activity.

- **Meetings with local amenity groups** throughout consultation, starting prior to the public exhibition. The Applicant initially wrote to all the local amenity and community groups and neighbouring organisations in November 2014 offering an early meeting to discuss emerging ideas for the site as well as the consultation programme. Before the first public exhibition, meetings were held with St Luke's Church, St Luke's Church of England School and Redington Frogna Resident Association (Redfrog).
- **Meetings with local politicians** the Applicant wrote to ward councillors and MPs about the proposals in November 2014 and further to this initial correspondence a meeting with ward Cllr Gio Spinella was held in January 2015. All three ward councillors have attended subsequent meetings about the plans, including the Development Management Forum, a roundtable meeting and Developer's Briefing. The Applicant also wrote to new Hampstead and Kilburn MP Tulip Siddiq further to being elected in May 2015.
- **Public exhibition one** was held on Thursday 29 January 2015 and Saturday 31 January 2015. 88 people attended, with the opportunity to ask questions of the project team and leave feedback. The exhibition was held inside St Luke's Church, next to the site.
- **Design review meeting one** held on 25 February 2015 with members of the Hampstead Conservation Area Advisory Committee (HCAAC) and Redfrog in order to discuss the local vernacular, emerging designs and encourage input into the design development.



- **Development Management Forum** on 25 March 2015 was arranged by LBC and the Applicant and members of the project team presented the Proposed Development to the wider public. This was attended by approximately 50 members of the public, representatives of various residents groups and two ward councillors.
- **Roundtable meeting** held on the 22 April 2015 and arranged by LBC further to some local group members missing the DMF. The meeting was attended by members of Redfrog and ward councillor Siobhan Baillie with the Applicant covering the points made at the DMF and questions raised in advance of the roundtable meeting by Redfrog.
- **Developers' Briefing** was held on 18 May arranged by LBC. This was attended by three members of the Development Control Committee, ward councillor Gio Spinella and planning officers. A de-brief was held the following day to allow officers to update the Applicant on the Council's feedback on the scheme.
- **Design review meeting two** was arranged to further update Redfrog and the HCAAC on the designs following feedback from the first design meeting. The meeting was held on 28 May at Hampstead School of Art.
- **A second public exhibition** was held on Thursday 11 June 2015 and Saturday 13 June 2015 to share more detailed designs with the local community, before a planning application was submitted. 80 people attended this public exhibition.

As a result of consultation, a number of changes have been made by the Applicant to the Proposed Development. These comprise:

- Introduced double gables to the proposed new buildings, particularly Queen Mother's Hall
- Changed window proportions and the proportions of the glazing within. Mullions and transoms have been added to reduce the panel size in some area.
- Introduced more stone detailing to the façade of Queen Mother's Hall on the upper levels.
- Proposals now include tree screening to the east of the site by Rosalind Franklin Hall
- Input on materials for townhouses will form part of the final plans. This involves the change in colour of the proposed mansard roof material.
- Virginia creeper, roses, lavender, bat boxes are options suggested which could form part of the final landscape proposals. The replacement of a silver birch which is being removed next to Queen Mother's Hall has been amended to ensure that a silver birch is being inserted to mitigate the loss the original silver birch.
- The location of the basement entrance has been reviewed to ensure better visibility for pedestrian safety.
- The Applicant has made a commitment to liaise closely with residents on construction traffic.

This Statement of Community Involvement includes a detailed analysis of the comments received from the consultation including the two public exhibitions.



Section 3 – Consultation objectives

A consultation strategy was developed to meet the following objectives.

- To engage local people and a wide range of stakeholders to see and comment on the evolving plans;
- To conduct a targeted consultation, engaging with local politicians, local groups, stakeholders and residents, initially through letters and small meetings informing them about the plans;
- To explain the aims behind the proposals and how they would benefit the area, exhibiting all the proposals with as much detail as available at the time;
- To provide several opportunities for people to express their views through various communications channels, including meetings, workshops, a Development Management Forum, two public exhibitions, comments cards, email and phone;
- To ensure the Applicant and senior consultants engaged directly with the public reflecting how committed the team is to consultation and understanding people's views;
- To understand the issues of importance to stakeholders before submission of the application so that these can be addressed where possible in the plans;
- To incorporate comments where possible into the plans and to respond to all comments received;
- To work closely with LBC to ensure key officers and councillors are aware of the proposed development, key consultation activities and outcomes.



Section 4 – Consultation strategy

LCA was appointed to manage a programme of pre-application consultation between November 2014 and June 2015 on the Proposed Development.

A consultation strategy was devised to share with LBC in advance of this process starting in November 2014. The principal aim was to provide multiple opportunities for local community and amenity groups, politicians and other people in the surrounding areas to review and comment on the Proposed Development. This is in line with the LBC's own Statement of Community Involvement and with *Camden Together*, the Borough's community strategy.

The strategy also reflects the principles outlined in the National Planning Policy Framework (March 2012) that encourages early and proactive community consultation. Paragraph 66 of the NPPF document reads:

“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.”

The Applicant and LCA therefore formulated an engagement strategy with five core stages of consultation beginning in November 2014 and running into June 2015, which included meetings with local amenity and community groups alongside two widely publicised public exhibitions. This ensured that local people and community groups were given an opportunity to see and comment on the proposals during the design evolution.

The five stages are detailed below:

Stage	Consultation activity	Date
Stage 1	Early engagement with local groups, key stakeholders and ward councillors	November 2014 - January 2015
Stage 2	First Public Exhibition	January 2015
Stage 3	Further engagement with politicians and local communities	March 2015
Stage 4	Presentation to councilors and LBC's Development Control Committee	May 2015
Stage 5	Second public exhibition	June 2015

Within these five phases further activity was undertaken, following requests from key local groups and community representatives, including several design review meetings.

In delivering this strategy LCA and the Applicant developed the following approach:

- Identifying and meeting local community and amenity groups
- Seeking to meet local councillors
- Publicising and holding two public exhibitions - the first to present early ideas, the second to show the Applicant's response to comments from the first and more detailed design proposals.
- Setting up a dedicated website www.kidderporeavenue.co.uk to provide a platform for information and dialogue, alongside a dedicated email address and telephone line. See Appendix A for images of the website.
- Meeting statutory bodies including LBC officers and local politicians



The consultation timeline below shows how this approach has been delivered and demonstrates how the Applicant has engaged with all the relevant community and amenity groups and local politicians as well as providing additional opportunities for community representatives to discuss and input into the design of the Proposed Development.

DATE	CONSULTATION ACTIVITY
6 November 2014	Letter to ward councillors, key neighbours and community groups informing them of plans to redevelop the site offering an early meeting to discuss the emerging plans and the consultation programme. The key neighbours and community groups include St Luke's Church and School, Redfrog, Heath and Hampstead Society and HCAAC.
1 December 2014	One to one meetings to discuss emerging plans with: <ul style="list-style-type: none">• St Luke's Church of England School – Headteacher Gill Tyler and chair of governors Penny Roberts• St Luke's Church – Rev Alistair Tresidder
8 January 2015	One to one meeting with Frognal and Fitzjohns ward councillor Gio Spinella
21 January 2015	Meeting with Redfrog other community representatives, residents and Cllr Spinella.
29 and 31 January 2015	First public exhibition at St Luke's Church <ul style="list-style-type: none">• Invitation letters sent to community and political stakeholders• Flyer issued to 919 local households and businesses• Advertised in the Camden New Journal and the Ham & High newspapers• A website, telephone line and email address set up and publicised
25 February 2015	First design review meeting with community representatives held at Hampstead School of Art
25 March 2015	Development Management Forum at Hampstead Synagogue – public meeting organised by LBC attended by the local community and two ward councillors, Gio Spinella and Andrew Mennear.
22 April 2015	Roundtable meeting with community representatives, LBC and Cllr Siobhan Baillie
18 May 2015	Developers' Briefing presentation
28 May 2015	Second design review meeting with community representatives held at Hampstead School of Art
11 and 13 June 2015	Second public exhibition at St Luke's Church <ul style="list-style-type: none">• Invitation letters sent to community and political stakeholders• Flyer issued to 919 local households and businesses• Advertised in the Camden New Journal and the Ham & High newspapers• A website, telephone line and email address publicised



Section 5 – Consultation activity

The below sets out consultation activity undertaken by the Applicant and consultants from November 2014 to June 2015.

1. Direct early engagement with local groups, key stakeholders and ward councillors – November 2014 – January 2015

An in-depth political and community audit was carried out to create a comprehensive list of local stakeholders who needed to be engaged on the Proposed Development. Pre-application meetings with LBC officers were held.

The audit highlighted key stakeholders representing the site and wider area including:

- Council Leader Sarah Hayward
- Julian Fulbrook Cabinet Member for Housing; and Phil Jones, who is the Cabinet Member for Regeneration, Transport and Planning
- LBC Development Control Committee
- Frognal and Fitzjohns ward councillors, Gio Spinella, Siobhan Baillie and Andrew Mennear
- Former Hampstead and Kilburn MP Glenda Jackson (Tulip Siddiq elected)
- Prospective Parliamentary Candidates - Tulip Siddiq (Labour) Simon Marcus (Conservative) Maajid Nawaz (Liberal Democrat)
- Redfrog
- The Heath & Hampstead Society
- HCAAC

When undertaking pre-application consultation, due diligence needs to be given to identifying local communities in an area where development is proposed and identify those who represent them. Camden's Draft Revised Statement of Community Involvement (pg 5, July 2011) notes that *"local communities are those that are most affected by development in their areas and are also those who know the most about their neighbourhood."*

Contacting local communities is key to ensure the Applicant understands the local area and approaches the relevant stakeholders early on in the consultation programme so that they may have opportunity to learn about the plans, actively participate in the development of the proposals and provide comments on them so that the final plans reflect community feedback where possible.

Letters and emails were sent to community stakeholders to arrange an initial meeting, before wider public engagement, to get their feedback on the early ideas and concepts (Appendix B and C). Particular care was taken to engage with those local stakeholders with a known interest in planning and development issues, direct neighbours and local councillors. These included:

- Redfrog
- The Heath & Hampstead Society
- HCAAC
- St Luke's Church
- St Luke's Church of England School
- Frognal and Fitzjohns ward councillors, Gio Spinella, Siobhan Baillie and Andrew Mennear

- St Margaret's School
- West Heath Lawn Tennis Club
- Hampstead School of Art

The Applicant contacted the Heath & Hampstead Society via email correspondence further to the initial letters sent and provided a further update and request for a meeting prior to the second public exhibition in June 2015 (Appendix H).

These introductory first-stage meetings were designed to present emerging ideas and designs for the site and hear initial views from residents and stakeholders. Key meetings as a result comprised:

- St Luke's Church and St Luke's School respectively on 1 December 2014
- Cllr Gio Spinella on 8 January 2015
- Redfrog on 21 January 2015, with approximately 34 Redfrog members, local residents, as well as representatives from St Luke's School and Hampstead School of Art. Cllr Gio Spinella also attended. The meeting was introduced by Dudley Leigh, Vice Chair of Redfrog, who noted that the objective was to get an introduction to the Applicant, the early plans for the Kidderpore Avenue North site and for Mount Anvil to be given an opportunity to hear the views of neighbours and the group's priorities. Redfrog highlighted key priorities for consideration – change of use, parking and traffic, site context, real residents, green space, expansion of St Luke's School, design approach and community space. The Applicant stated that the points would be considered as the proposals emerge and that the first public exhibition would be taking place at the end of January.

2. First Public Exhibition – 29 and 31 January 2015


The Applicant held a first public exhibition at St Luke's Church, in Kidderpore Avenue. The venue was chosen because it is next to the development site and is well-known and accessible for visitors, to encourage attendance. The exhibition was held on Thursday 29 January and Saturday 31 January 2015 to give attendees a range of opportunities to attend. It was staffed by members of the project team.

The objective of this exhibition was to introduce the Applicant and architects and set out the early ideas for the site to local residents, businesses and other stakeholders and to capture their comments and feedback. Across the two days 86 people attended and viewed the proposals. Almost all of these were local residents.

- **Promotional activities**

A number of methods were employed to promote the exhibition:

- **Personally addressed letters and emails** were sent to community representatives, ward councillors and key stakeholders, inviting them to the exhibition, as listed in section 1. (Appendices D and E).
- **A flyer was distributed to 919 residential and commercial properties** in the area surrounding the Proposed Development. This included a map of the exhibition location, details of the opening hours and the consultation's dedicated website, email address and phone line.



An example of the flyer can be found at Appendix K and a map showing the distribution area can be found at Appendix M.

- **Flyers were hand delivered** to residents in one block in Westfield as the door-drop company had some difficulty delivering these. LCA arranged for a pack of flyers to be delivered to a named resident who offered to personally deliver them.
- **A quarter page advert appeared in the local newspapers** the Camden New Journal and the Ham and High. This contained a brief overview of the proposals, the dates, times and location of the exhibition and encouraged people to 'have your say'. It included the consultation website details and a map showing the exhibition venue. See Appendix N.
- **A dedicated consultation website** (www.kidderporeavenuenorth.co.uk) was set up to provide visitors with an opportunity to view details of the Proposed Development and to further feedback throughout the consultation process (Appendix A). It went live before the public exhibition as the first letters were sent out to stakeholders and the advert was published. All the boards shown at both public exhibitions were available to view.
- **A dedicated email address** (kidderpore@londoncommunications.co.uk) and **Freephone number** (0800 881 5418), both managed by LCA, allowed people to contact the development team with questions or comments on the proposals. Visitors to the exhibition were also able to leave their contact details and receive updates following the exhibition.

The website address and designated community consultation freephone and email addresses were set up and advertised on the following materials:

- The flyer advertising the public exhibition
- Adverts for the public exhibition in the Camden New Journal and Ham and High
- Comments cards supplied at the public exhibition.
- The exhibition boards on display during the public exhibition.

• The exhibition

The exhibition focused on:

- Introducing the Applicant to the local community
- Providing context to the site and information on the existing building
- Explaining the proposed scheme
- Showing sketch images of the scheme
- Describing the landscape strategy and benefits to the community
- Inviting the views of attendees encouraging them to feedback using comment cards (see Appendix P).

Exhibition boards were created by the architects in partnership with the Applicant and other key consultants. The boards detailed different aspects of the scheme and guided attendees through the design process and emerging proposals. Representatives from the Applicant and the project team were on hand throughout the two days to answer questions about the board content, as well as explaining the context of the emerging proposals.

The public exhibition boards can be viewed in full, see Appendix R and a summary of the content is set out below.



Board No.	Board title	Board content
1	Welcome	Welcome to the exhibition; gives high-level overview of the development's aims and introduced the team (applicant and architects).
2 & 3	Existing site and context	Aerial view of the site and a description; overview of the Conservation Area, the existing listed buildings and trees on site and the buildings with redevelopment potential
4	Masterplan development	Planning context, evolution of the site over time and masterplan ideas and principles
5	Our proposal: The Masterplan	Overview of the early plans and vision for the site
6 & 7	Conservation approach	Overview of the proposals for each listed building
8	New build: Eastern Quadrangle	Overview of the proposals for Lord Cameron Hall and Rosalind Franklin and the potential façade materials and architectural style
9	New build: Central Courtyard	Overview of the proposals for Queen Mother's Hall and the Townhouses
10	Open Space	Information and images on the proposed landscape strategy
11	Transport Management	Information on parking, traffic, delivery servicing and construction management
12	Have your say	Information on how to give feedback on the plans, respond to the questions posed on some of the boards and what happens next.

- **Main points raised at the public exhibition**

A comments card was designed for the exhibition and attendees were encouraged to complete it and give their feedback on the Proposed Development. The card contained five questions which appeared on the exhibition boards. These were areas which the Applicant was interested to hear views on.

The questions comprised:

1. What do you think of our plans to preserve and sensitively convert the listed buildings?
2. What do you think of the materials, such as brick and other building features, being considered for the new buildings?
3. What do you think of the emerging plans for the new buildings, designed to be in keeping with the local area?
4. What do you think of our plans to make the landscaped spaces more open to the public?
5. What would you like to see as part of our Construction Management plans?



The table below shows the dates the exhibition took place and the approximate number of attendees and comments cards submitted.

Date and times	Number of attendees	Number of comments cards submitted
Thursday 29 January 4pm-8pm	40	6
Saturday 31 January 10am-2pm	48	14
Total	88	20

As well as completed comments cards, attendees made verbal comments to the project team and several emails were received in the following days. Overall 88 people attended the exhibition across the two days. Verbal comments have been included in the comments below. A summary of voicemails and emails have been provided in a separate section (see sub-section under Consultation Activity).

Although not everyone chose to leave feedback, the experience of those staffing the exhibition was that residents were positive about retaining and sensitively converting all of the listed buildings on the site. When it came to discussions about the new buildings, residents commented that they were glad to see that these would be in keeping with the local character of the area. The main concerns revolved around the impact of the Proposed Development on parking and traffic (including construction traffic), the proposed quantity of new homes and who the affordable homes would be available to. There was also some concern about the courtyard spaces being open to the public.

All of the responses have been carefully analysed. Many people made multiple comments covering a range of subjects in a single response, and so these have been split up to ensure that every comment has been captured. The tables below show the categories with the total number of comments made on each theme listed on the right.

Supportive comments

ISSUE	No. OF PEOPLE RAISED BY
The plans are sensitive to the area.	6
Landscaping plans seem to be developing well and welcomes the additional public space	4
Agree that the fascia of the listed buildings should be preserved.	1
Pleased to see more homes	1
Agree that Queen Mother's Hall should be replaced	1
Welcomes sensitive restoration of Kidderpore Hall	1

"Looks fantastic!"

"Plans seems carefully chosen especially for existing buildings. Look forward to seeing plans for new buildings"

"At first sight the scheme looks promising visually. The scale and potential detail of the buildings look acceptable, subject to final heights and any tendency to dominate spaces and street"



“The plans seem quite sensitive to the area”

Neutral comments

ISSUE	No. OF PEOPLE RAISED BY
Would like to see land given to school (St Luke's)	2
St Margaret's School use rooms on site and need more space	2
Want to see new homes for young professionals and not 'investment purchasing' blocking out genuine buyers	2
New buildings need to follow existing height lines	1
Would like to see educational use on the site	1

“We will be keen to maximise opportunities for young professionals – and the youthful persons – to buy flats which should therefore be appropriately sized”

“Some educational use should be retained in this area”

Negative comments

ISSUE	No. OF PEOPLE RAISED BY
Concerned about additional cars and extra traffic as a result of the development	9
Need more visitor parking - it is already inadequate for visitors	5
Too many new homes in a confined site	5
Concerned about traffic during construction – particularly with Barratt site opposite and problems it has caused. Visitor parking.	4
Don't want to see additional space open to the public	3
Too much parking is being provided	2
Affordable housing may bring unsuitable tenants.	1
Concerned about impact of underground car park on water table	1
Don't like to see demolition of Queen Mother's Hall (although if essential and justifiable supports the need for the best possible designs as replacement.)	1

“Too many units on a confined site”

“Too much parking”

“Affordable housing may bring unsuitable tenants”

“Am concerned about the parking and the increase in demand from new residents”



3. First design review meeting – 25 February

Following early engagement and discussions with a number of community representatives at the first public exhibition, the Applicant agreed that it would be useful to set up a design meeting for a core group of stakeholders.

Attendees comprised of six members of Redfrog and the HCAAC . Before discussing design Redfrog's Vice Chair Dudley Leigh raised his concerns about the use of Queen Mother's Hall and the proposed demolition and replacement with a new building.

The overall discussion focused on the architecture and character of the local area and the site before progressing to a detailed review of Queen Mother's Hall and the Arts and Crafts style being considered as the designs develop. The group stressed the importance of the design of this building, as well as the surrounding landscape and overall green space on the site. It was agreed that the Applicant would test different styles for Queen Mother's Hall and meet again with the group to discuss further.

There was positive feedback from attendees on giving them the opportunity to input into the designs and consult with them on this detail.

The main points raised during the meeting are included below.

- There are concerns from those representing Redfrog about uses on site, St Luke's School's aspirations and the demolition of Queen Mother's Hall.
- Queen Mother's Hall is not of significant architectural merit and residents shouldn't try to save it but rather encourage the Applicant to replace it with something better.
- The approach to choosing an architectural style given the range on site and in the area and whether pastiche was appropriate.
- Kidderpore Hall is a very important building in the area and the site.
- The emerging fenestration is not currently successful nor was it felt to reflect Arts and Crafts
- The Applicant should look at a number of different elements including window proportions/bays, gables and stone detailing.
- The designs should not include a reproduction of sash windows. The emerging window sizes and brick mullions were not prevalent in the area and out of place.
- The Applicant should look to the architecture of St Luke's Church for inspiration.
- The chimney detail was successful however the roofline of the gables needed further work and more detail on the walls.
- Bay windows would be welcomed however not as currently designed.
- The Applicant would be better to design full pastiche on the street façade or take a totally modern approach. It was suggested that it would be worth trying 18th century revival whilst retaining the gables (which should be doubled).
- There were concerns about the biodiversity on site being protected and preserved and that hard landscaping should be reduced.
- The group welcomed the opportunity to input into the designs and be consulted on the level of detail.



In response to these comments the Applicant tested different architectural styles for the buildings, introduced double gables as well as other features into the designs for consideration. The Applicant wrote to those who attended further to the meeting (Appendix F). A second design meeting was arranged to update the group on the latest designs (refer to point 7).

4. Development Management Forum – 25 March

The DMF is a public meeting organised by LBC to consider major applications. The aim is to:

- familiarise local people with proposals for major developments in their area before an application is made;
- enable local residents, businesses and organisations to comment on proposals at a time when developers are in the earliest position to consider them;
- complement any local consultation which developers carry out before they put in an application;
- help to ensure more meaningful public involvement on proposed schemes rather than awaiting the formal consultation stage of an application when it is harder to influence changes in the scheme.

The DMF was organised and promoted by LBC. As a courtesy the Applicant also informed stakeholders who had already been engaged with, of the date and time of the Forum (Appendix G).

The DMF, held on 25 March at Hampstead Synagogue, was attended by approximately 50 people, many of whom had attended previous meetings and the first public exhibition. Two ward councillors for the site were also present, Cllr Andrew Mennear and Cllr Gio Spinella. LBC officers gave a presentation setting the context of the site and this was followed by a short presentation by the Applicant before a Question and Answer session.

The themes raised in this session were:

- Community use on the site
- School places
- Housing
- Open spaces
- Ecology, biodiversity and landscaping
- Traffic, parking and construction routes
- Heights, elevation and design
- Basement impact

Main points raised:

- There was ongoing discussion during the Q&A regarding community use on the site, with representatives of St Luke's and St Margaret's School expressing they would like to use the site, one for expansion and St Margaret's for other uses. Hampstead School of Art noted they welcomed the use of their site as a space for the community. LBC officers noted the current use of the Kidderpore Avenue North site as student accommodation.
- Residents of the Westfield building opposite the site raised their concerns about having any community use on site and the impact this would have to local amenity, parking and traffic. Cllr Mennear noted his understanding that the site had been used by local groups for meetings.



- School places was also raised in detail with parents and representatives of the schools as well as the two ward councillors noting there was a demand for more places and disputed that LBC had not taken two new developments on Kidderpore Avenue into account when doing their forecasting.
- The Council funds schools through S106, and the education contribution is based on mix of units. Units with 2 beds or more would have a child yield, and there was a request to calculate this for the impact of both the Barratt and Mount Anvil schemes.
- Affordable housing was noted as a key consideration when discussing other uses in addition to residential and the site constraints which have an impact on viability. One resident called for a compromise between affordable housing and a school on site.
- Some residents welcomed the Applicant's proposals to make the open space more publically accessible whilst there concerns raised by others about how this would be managed and how anti-social behavior would be curtailed. The Applicant noted the entire site would be professionally managed and that permissive access could be given.
- Cllr Andrew Mennear and other residents raised points about the preservation of landscaping and protection of biodiversity and whether proper assessments had taken place. There was confirmation that the proper surveys had been carried out and that newts were not found on the site, and it is used by bats to forage not roost.
- Parking and traffic were of key concern, particularly during construction, with the Barratt's development currently underway. There were also concerns from parents regarding the location of the entrance to the basement parking. The Applicant noted the entrance will be set back 5m from the road so visibility would not be an issue. The speed of vehicles using this will be slow due to the topography. A traffic management plan would be submitted as part of the proposals and the Applicant would liaise with Barratt's as part of preparing this plan in order to ensure disruption is minimised and site traffic is coordinated. Car club schemes could also be considered to reduce the need for parking.
- Questions were raised over the increase in height of the townhouses which follow the implemented scheme and also Rosalind Franklin building from Kidderpore Garden residents due to how it might impact to neighbor amenity with regard to lighting. The Applicant would review boundary treatments in order to minimise any impact.
- There were concerns about the impact of constructing a double basement for parking and questions about impact on local water pressure and subsidence. The Applicant would undertake bore hole testing and complete a Basement Impact Assessment.

5. Roundtable with community representatives, LBC and local ward councillors Siobhan Baillie

As some members of Redfrog and HCAAC were unavailable to attend the DMF, the Applicant agreed to a meeting with LBC officers and ward councillor Siobhan Baillie. The meeting was held on 22 April at the council's offices. The Applicant went through the presentation given at the DMF and covered the key points raised during the Q&A as well as answered questions provided by Redfrog in advance of the meeting.



Main points raised:

- The discussion and Q&A focused mainly on community use on the site and the provision of school places. The Applicant noted they were going to seek formal clarification on the lawful existing use of the site through a CLEUD (Certificate of Lawfulness) application.
- Representatives from Redfrog queried how the CLEUD would work and how the Applicant would respond depending on the outcome. It was noted that the proposals would need to be reviewed and viability would need to be considered.
- Cllr Siobhan Baillie and representatives of Redfrog expressed they did not feel LBC's projections for school places was reflective of the increase in population due to the developments in the area.
- Other themes included ecology and landscaping with a Redfrog member noting their concern regarding any loss of wildlife. The Applicant noted all grade A trees on site will be retained and most grade B trees unless these are judged to be harmful to the listed buildings. Ecological surveys have also been completed and no bat roosts were found. The landscaping and open space on the site would be enhanced overall.
- The Westfield Redfrog representative raised residents' concerns around traffic and construction disruption. The Applicant noted they had prepared an indicative construction programme and had been liaising with Barratt to understand their programme.

6. Developers' Briefing – 18 May

The Applicant and project team presented the proposals to a LBC organised Developers' Briefing, with members of the Development Control Committee. While not a statutory Council meeting, it is designed to assist members of the Committee in understanding the proposed scheme while it is still evolving.

The meeting was attended by three members of the Development Control Committee including Chair Heather Johnson, Vice Chair Roger Freeman and Danny Beales. The site's ward councillor, Gio Spinella, was also in attendance. LBC officers gave a presentation followed by the Applicant. Key themes raised were affordable housing, community use and open space. A meeting was held with LBC officers following the Developers' Briefing.

Main points raised:

- The members would be interested to understand the emerging amount of affordable housing.
- Some form of community use on site could help bring people to the site and use the open space, which is proposed to be publicly accessible.
- Cllr Spinella understood that buildings on the site had been used repeatedly for community use in the past.
- It was noted only two of the buildings on the site have a confirmed planning history and clarification is being sought.
- The provision of school places is of concern to some local residents and this has been raised to LBC.
- The Barratt site did not include much green space and it was suggested that those new residents could use the green space on the Applicant's site.




7. Second Design Review Meeting – 28 May 2015

The Applicant and project team met with again five representatives from Redfrog, HCAAC and the Hampstead School of Art to have a detailed discussion about design and how they had developed following feedback from the first design meeting and subsequent engagement with stakeholders.

Main points raised:

- Most agreed that the general bulk and massing of the new buildings were appropriate for the site
- The Applicant noted feedback on Queen Mother's Hall from the previous design meeting and how they had incorporated key points following the group's input including: double gables, detailing from Skeel Library, bay windows, entrance in relation to Kidderpore Hall.
- The group expressed disappointment over the direction of architectural style being used for the façade of Queen Mother's Hall and suggested alternatives, mainly one that echoes or copies the Queen Anne Revival style.
- The discussion also included a focus on all of the new buildings, the Chapel/Summerhouse, landscape/ecology, vehicle access and entrance to the basement car park.
- There was discussion on the appropriate architectural reference the new buildings should relate to, whether they should be of their time or contemporary as well as the merits of pastiche. It was noted that the design of the building replacing Queen Mother's Hall had picked up on the Arts & Craft style, which was discussed during the first design meeting.
- A member of HCAAC raised that they would rather see a contemporary building rather than a mix of historical architectural styles. The Applicant noted that the design is sensitive to the important buildings on the site to ensure they remain prominent and that the new buildings proposed do not outshine them.
- On materials it was discussed that the Applicant liaised with a brick agent and went through an extensive matching process to ensure what is being proposed for the new buildings is in keeping. The suggested brick and a few examples of the metal tiling for the Townhouses were reviewed by the group. It was noted that whilst the orange brick was in keeping, a more weathered look for the metal tiling would be welcomed.
- The Pavilion design was felt to be successful and the group was happy to see that they are not visible from the courtyard.
- A HCAAC member was supportive of QMH's proportions, maintaining the green behind it and noted that the massing was modest.
- The residents did not like the projecting headers within the recesses and it was suggested that the windows could be made wider if the projecting headers were removed. It was also suggested that more stonework detailing could be introduced and that the smaller windows above the larger bays could have two mullions.
- On landscaping/ecology the Applicant agreed to review whether the silver birch tree next to Queen Mother's Hall could be retained and to discuss all suggestions for planting such as lavender and Virginia creeper with the landscape consultant to see whether these can be incorporated.
- The Redfrog representative also noted they would like to see the return of bats to the area and would welcome anything that could be done on the site to encourage roosting and foraging.



Measures would include tree planting and natural water features. The inclusion of bat boxes and other biodiversity enhancing measures would be reviewed and incorporated into the landscaping plans by the Applicant where possible.

- On the new buildings, the Applicant agreed to review suggestions, particularly on window proportions and façade detailing and update the group at the second public exhibition in June on how the designs have progressed in light of their comments, where possible.

8. Second Public Exhibition – June 2015

Prior to the submission, a second public exhibition was held to show and discuss more detailed designs for the site and how these had been developed as a result of feedback on the early plans. As with the first exhibition, this was held at St Luke's Church, in Kidderpore Avenue. It took place on Thursday 11 June and Saturday 13 June 2015 to give attendees every opportunity to attend.

The exhibition included detailed boards and was staffed by the Project Team so as to answer any specific questions. A comments card was produced so that people could leave details comments and feedback.

Across the two days approximately 38 people attended day one and 42 attended on the Saturday. Almost all of these were local residents who had attended the previous exhibition.

- **Promotional activities**

The promotional activity was similar to the first round of consultation and included additional correspondence sent to those who had left their email address at the first public exhibition. The activity is outlined below.

- **Personally addressed letters and emails** were sent to community representatives, ward councillors and key stakeholders, inviting them to the exhibition (Appendices I and J).
- **A flyer was distributed to 919 residential and commercial properties** in the area surrounding the Proposed Development. This included a map of the exhibition location, details of the opening hours and the consultation's dedicated website, email address and phone line. An example of the flyer can be found at Appendix L and a map showing the distribution area can be found at Appendix M.
- **Flyers were hand delivered** to residents in Westfield and for their noticeboards. LCA arranged for a pack of flyers to be delivered to the resident engagement contact and Redfrog Westfield representative who offered to personally deliver them.
- **A quarter page advert appeared in the local newspapers** the Camden New Journal and the Ham and High. This contained a brief overview of the proposals, the dates, times and location of the exhibition and encouraged people to 'have your say'. It included the consultation website details and a map showing the exhibition venue. See Appendix O.
- **Small packs of flyers were sent** to Hampstead School of Art and St Luke's Church so that they could be placed on noticeboards.
- **Emails to all of those who left their details at the first exhibition** with the exhibition flyer attached and dates and times of the exhibition outlined.

- **On the dedicated consultation website** (www.kidderporeavenuenorth.co.uk) with access to the exhibition boards from the first day of the exhibition (11 June)

- **The exhibition**

The exhibition focused on the more detailed design proposals and how these had been developed as a result of feedback on the early plans. The exhibition boards were created by the architects and the Applicant and key consultants. As before they guided attendees through the schemes, while Project staff were on hand to answer specific questions.

Also covered on the boards was the community use theme which had been raised throughout the consultation programme. The board noted a variety of views had been expressed which included requests from local schools and community, groups for classrooms, assembly halls, sports facilities and meeting spaces as well as space for other activities. The Applicant has sought clarification from LBC on the useful to clarify the lawful use of the site through an application for a CLEUD as any non-residential use will have an impact on the proposals.

The public exhibition boards can be viewed in full, see Appendix S and a summary of the content is set out below.

Board No.	Board title	Board content
1	Welcome	Welcome to the exhibition; overview of the consultation to date and details of the team (applicant and architects).
2	Community feedback	Timeline of the community engagement to date with accompanying photographs. A summary on the considerations being given regarding calls for community use on the site.
3	Existing site and context	Aerial maps of the site looking at the existing listed buildings and the previously consented scheme
4	Our proposal: The Masterplan	Overview of the plans and proposal for the site
5 & 6	Our proposal: Listed buildings	Overview of the proposals for each listed building
7, 8 & 9	Our proposal: New build	Overview of the proposals for the new buildings, pavilions and townhouses including before and after images
10	Trees and ecology	Information on the tree survey, trees to be retained and other ecological enhancements
11 & 12	Landscape	Information on the landscape masterplan and the courtyards including images of the surface materials and planting
13	Transport Management	Information on parking and traffic



14	Construction Management	Information on the construction management plan and draft construction programme
15	Have your say	Information on how to give feedback on the plans and what happens next.

- **Main points raised**

Visitors were encouraged to complete the comments cards provided with any feedback they had to ensure that their comments were fully captured (Appendix Q).

The table below shows the dates the second exhibition took place and the approximate number of attendees and comments cards submitted.

Date and times	Number of attendees	Number of comments cards submitted
Thursday 11 June 2015 4pm-8pm	38	9
Saturday 13 June 2015 10am-2pm	42	8
Total	80	17

A large number of those attending were Westfield residents, as well as a few staff and parents from St Luke's Church of England School, including the head teacher and Chair of Governors (Thursday 11 June 2015).

Construction traffic and issues with parking and the general influx of cars on the road in the area was among the most frequent comments made. One point discussed at length related to the size of lorries turning left onto Platt's Lane from Kidderpore Avenue. School places and a community use on the site was also raised with some suggesting that providing a community hall would be widely welcomed by the local community and offset wider concerns about traffic.

School places was a key feature in this second round of consultation. One attendee commented:

'The number of school places it necessitates needs to be built into Camden's planning, including school places planning, before the planning application is submitted. There is inevitably a school places impact from both this and the Barratt development on the other side of Kidderpore. It is therefore essential that St Luke's School is expanded to cope with the additional demand in this development. So far, I do not see an expansion of the school contained in this plan'.

Comments on design were less forthcoming, even when prompted, however one person did note the plans were sensitively thought out. Others were unhappy with the height of Queen Mother's Hall and the number of flats proposed, alongside concern that the design of the new builds are not in keeping with the existing retained buildings.

All of the responses have been carefully analysed. Many people made multiple comments covering a range of subjects in a single response, and so these have been split up to ensure that every comment has been captured. The tables below show the categories with the total number of comments made on each theme listed on the right.



Supportive comments

ISSUE	No. OF PEOPLE RAISED BY
Landscaping plans seem to be developing well and welcomes the additional public space – gates and railings not wanted	2
The plans are sensitive to the area.	1
Pleased to hear about reduced car parking	1

“Please, please no gates or railings at Mount Anvil. We don’t want this neighbourhood to be more ‘exclusive’ or excluding”

“We appreciate that Mount Anvil will try to develop sensitively”

“Glad to hear about the reduced number of car parking and the alternative transport (cycle spaces) proposals”

Neutral comments

ISSUE	No. OF PEOPLE RAISED BY
Would like to see land given to school (St Luke’s) as there are not enough school places	4
Can we have educational visits to the building site? An educational facility seems to have been removed.	3
Would like to see adult educational presence	2
New buildings need to follow existing height lines	1
Need strict regulations on construction hours	1
Community space needed	1
Aim for mixed use 80% housing to balance other uses	1
Parking should not be suspended on a Sunday due to Church services.	1

“Barratt Homes have suspended parking for weeks including Sundays. Sundays are the most important day for St Luke’s Church and a day when the construction team are not working. Please assure me that this will not happen”

“During construction there would need to be strict regulations as to how and when lorries can access Kidderpore Avenue”

Negative comments

ISSUE	No. OF PEOPLE RAISED BY
Concerned about traffic, noise and roadworks during construction – particularly with Barratt site opposite and problems it has caused. Visitor parking.	8
Not enough parking is being provided	3
Fears for children’s safety	3
Too many new homes in a confined site	2
Don’t like to see demolition of Queen Mother’s Hall (although if essential and justifiable supports the need for the best possible	2



designs as replacement.) Proposed is too big and should not be brought forward nearer the street.	
Impact of design and height on residential views (townhouses)	2
Design is unattractive and not in keeping with the site, and new builds are not in keeping with retained buildings	2
Concerned about additional cars and extra traffic as a result of the development	1
Affordable housing may bring unsuitable tenants and there is too much	1
Concerned about impact of underground car park on water table	1
This application is being processed too quickly	1
New housing at rear of site breaks up space for habitat	1
Newt survey has not been properly conducted	1
Concern over the possibility of rivers running under the site	1

“The major concern is the site of access – if this is near the school entrance children will not be able to access the school safely”

“I am very concerned about traffic management during the build – Kidderpore Avenue already seems to be at capacity”

“I really do not believe your newt survey will have been properly conducted. It is beyond belief that there are no newts on site”

During this public exhibition, the applicant met with members of Redfrog and Ward Councillor Andrew Mennear with regard to various aspects of the Proposed Development, including traffic management. Redfrog put the team in contact with key contacts at LBC who are looking at some of the issues in the surrounding streets. Interesting suggestions were provided, such as lorry identification that residents could call if they saw lorries using no-authorised routes. The Applicant is committed to continuing to engage with residents around all aspects, including construction works.

It has been noted that a ward councillor stated that the application was being progressed too quickly, and was unhappy that the second public exhibition was held when works were being carried out on the opposite side of the road. However this did not affect access to the exhibition and the path was clear at all times.



9. Email and freephone

A dedicated email address, Kidderpore@londoncommunications.co.uk was set up for the consultation. This was advertised on all publicity material and comments that were left on the website came through to this address.

In total, 17 emails with comments were sent to this email address.

All of these comments have been carefully analysed. Many people made multiple comments covering a range of subjects in a single response, and so these have been split up to ensure that every comment has been captured. The tables below show the total number of comments made on each theme listed on the right.

This email address was also used to arrange meetings and respond to resident queries.

Supportive comments

ISSUE	No. OF PEOPLE RAISED BY
The plans are sensitive to the area.	1

Neutral comments

ISSUE	No. OF PEOPLE RAISED BY
Would like to see land given to school (St Luke's)	5
St Margaret's School use rooms on site and need more space	1
Would like to see an adult educational presence	1
Would like to see a children's playground	1

Negative comments

ISSUE	No. OF PEOPLE RAISED BY
Concerned about traffic during construction – particularly with Barratt site opposite and problems it has caused. Visitor parking.	4
Concerned about additional cars and extra traffic as a result of the development	3
Don't want to see additional space open to the public	3
Too many new homes in a confined site	2
Need more visitor parking – it is already inadequate for visitors	1
Too much parking is being provided	1
Don't like to see demolition of Queen Mother's Hall (although if essential and justifiable supports the need for the best possible designs as replacement.)	1
The buildings are not in keeping with the local area	1
Safety of children from the underground car park	1
Oppose potential roof terraces	1
Concern about loss of trees	1

Included within these comments were thanks for the engagement with local residents. A freephone number (has been active throughout the consultation. Voicemails have been responded to – the majority have been regarding details of the exhibition or access to the website.



Section 6 – Responding to feedback

A variety of views have been received by the Applicant throughout the consultation. A summary of the key points and how the Applicant has responded are detailed below.

- Community use – there have been calls for and against community use on the site and requests from local schools and community groups for classrooms, assembly halls, sports facilities and meeting spaces as well as space for other activities. The Applicant considered these requests and sought clarity on the lawful use of the site from LBC by way of an application for a CLEUD. The application was accompanied by detailed evidence demonstrating that the established use of the site was student accommodation and therefore that, according to Camden's development plan policies, the priority replacement use should be housing. The Applicant has responded with proposals for a residential development that is compliant with the LBC's planning policy and the clear priority that it attaches to the delivery of housing.
- Provision of additional school places – local schools and community representatives have requested use of the site in order to expand and provide more school places. They have expressed that increasing demand generally and the proposed development specifically would result in demand for more school places. The Applicant has reviewed the issue of school places and how many children the proposed development would yield. LBC has confirmed school places are being adequately provided by the Council in line with the forecasted population and the Applicant found that this site will only yield approximately 14 children which is not sufficient to justify on-site provision. School places are also covered by Community Infrastructure Levy which the Applicant will pay.
- Affordable housing – a variety of views have been expressed from the local community on whether there should be affordable homes on the site and the balance between providing these homes against community space. The Applicant has responded by proposing affordable homes on the site, the quantum and tenure of which will be finalised through consultation with LBC.
- Parking and traffic – a mix of views have been received regarding traffic and the level of parking to be provided on site, some residents suggesting car free, others suggesting several spaces per unit. The Applicant has responded by proposing a level of parking which is in line with LBC's planning policy and the impact of traffic on the highway network has been considered (refer to transport assessment for details). In response to feedback the Applicant has also reviewed the location of the basement entrance to ensure better visibility for pedestrian safety.
- Construction management – local residents have expressed concerns about how disruption will impact them and noted other construction works underway in the immediate area. The Applicant has undertaken discussions with stakeholders including TfL and other developers in the area with to review timings and traffic routes. A Construction logistics plan has been submitted and the Applicant is committed to a further programme of consultation with the local community after submission (refer to the logistics plan for details).
- Ecology and landscaping – local residents have raised the importance of preserving and enhancing the biodiversity of the site. The Applicant has undertaken an ecological appraisal of the site, including bat surveys and prepared a tree assessment. The final landscaping proposals will look to include suggestions made by residents on specific plants and flowers and bat and bird



boxes have been incorporated into the plans to encourage roosting and foraging. Other enhancements are proposed to improve biodiversity.

- Density and over-development – some residents commented on the amount of development and the density of development being too high. The number of units has not been reduced as the proposals are considered appropriate to the character of the area and within the London Plan's density guidance.
- Height, elevation and design – some residents expressed views regarding the designs of the new buildings, with some suggesting they should be copies of the architecture present across the site and in the local area and others noting a more contemporary approach should be taken. Others were concerned about the height of some of the new buildings. The Applicant held two in-depth design meetings with community group representatives so that they could input into the designs and changes have been made to architectural details such as stonework, materials and façade treatments to reflect their feedback. The height of the new buildings is considered appropriate to the character of the area and in keeping with the surrounding area.
- Basement impact – some residents raised concerns about how a basement would impact the ecology and neighbouring properties. The Applicant has proposed a double basement in order to provide parking due to the constraints of the site and its listed buildings. Site investigation surveys have been undertaken and a Basement Impact Assessment is included in the application.



Section 7 – Conclusion

As detailed in this document, a comprehensive public consultation was undertaken by the Applicant across seven months between November 2014 and June 2015. Local communities were made aware of the emerging proposals early on in the process so that they could give their input and engage with the design development.

Residents, ward councillors and community group representatives were kept informed about the proposals at all key stages using a range of methods. These comprised of letters and emails, meetings both one to one and with groups, public exhibitions, flyers and local media advertising. The Applicant also expressed they were available to discuss the plans at any time.

People were able to ask questions and share feedback throughout the consultation during meetings and via a dedicated website, email and freephone number. Additional engagement, including meetings and an additional distribution of materials, was undertaken on request to ensure consultation was as extensive as possible.

Feedback gathered showed a positive response to the design and conservation approach and where issues were raised these were taken into consideration where possible to help shape more detailed designs. Where possible, changes to the proposals have been made to reflect the feedback received. The changes comprise:

- Introduced double gables to the proposed new buildings, particularly Queen Mother's Hall
- Changed window proportions and the proportions of the glazing within. Mullions and transoms have been added to reduce the panel size in some area.
- Introduced more stone detailing to the façade of Queen Mother's Hall on the upper levels.
- Proposals now include tree screening to the east of the site by Rosalind Franklin Hall
- Input on materials for townhouses will form part of the final plans. This involves the change in colour of the proposed mansard roof material.
- Virginia creeper, roses, lavender, bat boxes are options suggested which could form part of the final landscape proposals. The replacement of a silver birch which is being removed next to Queen Mother's Hall has been amended to ensure that a silver birch is being inserted to mitigate the loss the original silver birch.
- The location of the basement entrance has been reviewed to ensure better visibility for pedestrian safety.
- The Applicant has made a commitment to liaise closely with residents on construction traffic.

Feedback raised regarding traffic and parking has been considered thoroughly by the Applicant who, in addition to the traffic management plan being submitted as part of the proposals, is committed to a thorough programme of consultation post submission and will be liaising with the community on the concerns about the impact of construction and traffic management. The Applicant has also committed to provide a dedicated liaison for the site who will be on call to answer all queries and deal with any off site lorries.



Appendices

- A. Consultation website**
- B. Letter to Councillors – 5 November 2014**
- C. Letter to local communities and stakeholders – 5 November 2014**
- D. Letter to councillors – public exhibition one invitation**
- E. Letter to stakeholders – public exhibition one invitation**
- F. Update to attendees after first design meeting - 10 March 2015**
- G. Update to stakeholders in advance of development management forum - 17 March 2015**
- H. Update to Heath & Hampstead Society**
- I. Letter to MP – invitation to second exhibition, 01 June 2015**
- J. Letter and emails to stakeholders – invitation to second exhibition, 01 June 2015**
- K. Consultation flyer – public exhibition one**
- L. Consultation flyer – public exhibition two**
- M. A map showing the flyer distribution area**
- N. Local newspaper advert – exhibition one**
- O. Local newspaper advert – exhibition two**
- P. Exhibition comments card – public exhibition one**
- Q. Exhibition comments card – public exhibition two**
- R. Exhibition boards – public exhibition one**
- S. Exhibition boards – public exhibition two**

END