

Appendix C – Utilities Trackers

STATS UPDATE FORM



CONTRACT NUMBER	ROBERT STREET CAR PARK
CLIENT	
LAST UPDATED	
REV	

Authority / Service	Application for Existing Plant	Existing Information Received	Application for New Service / Diversion	Detail / Quote Received	**** Order & Payment	Wayleave / Easement Required Y/N	Date Wayleave / Easement Completed	Meters Application	Meter Handover Reading Y/N
Gas									
Diversion	11-Aug-15	11-Aug-15	N/A	N/A	N/A				
New	Main		27-Oct-15	N/A	No main required				
	Service		27-Oct-15		SSE Pipelines £12,502.31 British Gas - Costs outstanding Fulcrum - Cost outstanding				
Electric									
Diversion	12-Aug-15	12-Aug-15	N/A	N/A	N/A				
New	Main		27-Oct-15	27-Oct-15	No main required				
	Services		27-Oct-15		Job Ref 8100045542 - TBS (Single Phase) Job Ref 8100047583 - TBS (Three Phase) Job Ref 8500020814 - New Residential Supplies				
Water									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	N/A				
New	Main		N/A	N/A	No main required				
	Service		27-Oct-15	23-Nov-15	TW Connection Costs £18,994.54				
BT									
Diversion	18-Aug-15	18-Aug-15	N/A	N/A	18/11 Confirmation letter received from BT				
New Service									
Cable									
Diversion	10-Aug-15	0-08-15	N/A	N/A	N/A				
New Service									
			14-Oct-15		Job Ref NBU23701				
LF.E&P.A (Fire Authrity)									
New Services									
TFL / Underground / Railtrack									
Existance of and Records									
Surveys									
Environment Agency									
Records									
Cause and Effect									
Local Authority									
Records									
Crossovers									
Section 38									
Section 278									
Section 104									
Section 106									

STATS UPDATE FORM



CONTRACT NUMBER	RYDAL WATER / FRM ONE STOP SHOP
CLIENT	
LAST UPDATED	
REV	

Authority / Service	Application for Existing Plant	Existing Information Received	Application for New Service / Diversion	Detail / Quote Received	**** Order & Payment	Wayleave / Easement Required Y/N	Date Wayleave / Easement Completed	Meters Application	Meter Handover Reading Y/N
Gas									
Diversion	11-Aug-15	11-Aug-15	N/A	N/A	N/A				
New	Main		N/A	N/A	N/A				
	Service		14-Oct-15	19-Nov-15	26/10 SSEP £9,582.42 2/11 British Gas £5,766.66 16/11 Fulcrum £7,018.60 19/11 Exoteric £14,729.39				
Electric									
Diversion	12-Aug-15	12-Aug-15	N/A	N/A	N/A				
New	Main		14-Oct-15						
	Services		14-Oct-15		UKPN Job Ref 810004433 (Single Phase) 19/10 TBS quotation for £2,066.59 received 16/11 MPAN 1200061815315 UKPN Job Ref 8100047553 (Three Phase) 25/11 TBS quotation for £2,195.59 received UKPN Job Ref 8500019916 Lift information outstanding 30/10 UKPN need kVA for each flat also they cannot supply a secondary fire supply as this does not meet with BS:9999, however they could provide a second supply but this can only be installed 5m from the original supply. 26/11 UKPN have asked for clarification on the loading figures provided - e-mailed over to PK				
Water									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	N/A				
New	Main		14-Oct-15	03-Nov-15	No mains required				
	Service		14-Oct-15	03-Nov-15	TW Connections costs £28,026.88				
BT									
Diversion	18-Aug-15	18-Aug-15	20-Aug-15	N/A	Client dealing with this enquiry				
New Service			14-Oct-15	17-Nov-15	BT Job Ref L/EUS/192 Proposal received & rebate confirmed at £50 per flat				
Cable									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	N/A				
New Service			14-Oct-15		VM Job Ref NBU23697				
LF.E&P.A (Fire Authrity)									
New Services									
TFL / Underground / Railtrack									
Existence of and Records									
Surveys									
Environment Agency									
Records									
Cause and Effect									
Local Authority									
Records									
Crossovers									
Section 38									
Section 278									
Section 104									
Section 106									

STATS UPDATE FORM



CONTRACT NUMBER	NEWLANDS
CLIENT	
LAST UPDATED	
REV	

Authority / Service	Application for Existing Plant	Existing Information Received	Application for New Service / Diversion	Detail / Quote Received	**** Order & Payment	Wayleave / Easement Required Y/N	Date Wayleave / Easement Completed	Meters Application	Meter Handover Reading Y/N
Gas									
Diversion	11-Aug-15	11-Aug-15	N/A	N/A	N/A				
New	Main		15-Oct-15	N/A	No Main Required				
	Service		15-Oct-15		Fulcrum £21,735.06 British Gas - Cost outstanding SSE Pipeline - Cost outstanding Exotex - Costs outstanding				
Electric									
Diversion	12-Aug-15	12-Aug-15	N/A	N/A	N/A				
New	Main		15-Oct-15						
	Services		15-Oct-15		UKPN Job Ref 8100044369 - TBS (Single Phase) CANCELLED 19/10 received quotation for £2,259.74 UKPN Job Ref 8100047580 - TBS (Three Phase) 25/11 received quotation for £2,388.74 UKPN Job Ref 8500019979 - New Residential Supply 30/10 UKPN need loading figure for individual residential units & location for substation 26/11 UKPN require further info, PK was able to provide by return. 30/11 UKPN now require point of entry for services - emailed to PK				
Water									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	N/A				
New	Main		15-Oct-15	27-Oct-15	No Main Required				
	Service		15-Oct-15	27-Oct-15	TW Connections costs £34,384.77				
BT									
Diversion	18-Aug-15	18-Aug-15	N/A	N/A	Diversion being dealt with by client				
New Service			15-Oct-15		BT Job Ref L/EUS/193				
Cable									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	N/A				
New Service			15-Oct-15		Job Ref NBU23703				
LF.E&P.A (Fire Authority)									
New Services									
TFL / Underground / Railtrack									
Existence of and Records									
Surveys									
Environment Agency									
Records									
Cause and Effect									
Local Authority									
Records									
Crossovers									
Section 38									
Section 278									
Section 104									
Section 106									

STATS UPDATE FORM



CONTRACT NUMBER	VARDELL STREET
CLIENT	
LAST UPDATED	
REV	

Authority / Service	Application for Existing Plant	Existing Information Received	Application for New Service / Diversion	Detail / Quote Received	**** Order & Payment	Wayleave / Easement Required Y/N	Date Wayleave / Easement Completed	Meters Application	Meter Handover Reading Y/N
Gas									
Diversion	11-Aug-15	11-Aug-15	N/A	N/A	N/A				
New	Main		N/A	N/A	No main required				
	Service		22-Oct-15		SSSEP - £7,952.84 Fulcrum - £10,666.67 Exoteric - £21,436.75 British Gas - Cost outstanding				
Electric									
Diversion	12-Aug-15	12-Aug-15	21-Oct-15	N/A	UKPN Job Ref 8500020301 Unidentified main running across site				
New	Main		N/A	N/A	No main required				
	Services		22-Oct-15		UKPN Job Ref - 8100045072 (Single Phase) TBS quote for £ 6,140.00 received 24/10 UKPN Job Ref - 8100047584 (Three Phase) TBS quote for £6,269.74 received 25/10 UKPN Job Ref 8500020462 - New Residential Supply				
Water									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	N/A				
New	Main		N/A	N/A					
	Service		22-Oct-15		Job Ref DS6006370 28/10 TW need location of TBS and how long required Schematics of cold water & hot water system Size of internal meters 23/11 APPLICATION FROZEN BY TW DUE TO LACK ON INFORMATION				
BT									
Diversion	18-Aug-15	18-Aug-15	N/A	N/A	N/A				
New Service			05-Nov-15		Job Ref L/EUS/198				
Cable									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	N/A				
New Service			14-Oct-15		Job Ref NBU23711				
LF.E&P.A (Fire Authrity)									
New Services									
TFL / Underground / Railtrack									
Existance of and Records									
Surveys									
Environment Agency									
Records									
Cause and Effect									
Local Authority									
Records									
Crossovers									
Section 38									
Section 278									
Section 104									
Section 106									

STATS UPDATE FORM



CONTRACT NUMBER	ST BEDE'S MEWS
CLIENT	
LAST UPDATED	
REV	

Authority / Service	Application for Existing Plant	Existing Information Received	Application for New Service / Diversion	Detail / Quote Received	**** Order & Payment	Wayleave / Easement Required Y/N	Date Wayleave / Easement Completed	Meters Application	Meter Handover Reading Y/N
Gas									
Diversion	11-Aug-15	11-Aug-15	N/A	N/A	N/A				
New	Main		N/A	N/A	N/A				
	Service		22-Oct-15		3/11 - SSE Pipelines £7037.93 18/11 - British Gas £9237.85				
Electric									
Diversion	14-Aug-15	14-Aug-15	N/A	N/A	Streetlight to relocate - TDS contacting Camden Council				
New	Main		22-Oct-15						
	Services		22-Oct-15		UKPN Job Ref 8100045077 - TBS (Single Phase) CANCELLED UKPN Job Ref 8100047618 - TBS (Three Phase) UKPN Job Ref 8500020469 - New Residential Supply - on hold waiting for the diversion design for the LV main at Cape of Good Hope				
Water									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	N/A				
New	Main		22-Oct-15	N/A	No main required				
	Service		22-Oct-15	10-Nov-15	Job Ref DS6006375 4 x 25mm supplies with the TBS being re-used for the landlord supply £5503.54				
BT									
Diversion	18-Aug-15	18-Aug-15	N/A	N/A	N/A				
New Service			05-Nov-15		Job Ref L/EUS/195				
Cable									
Diversion	18-Aug-15	18-Aug-15	N/A	N/A	N/A				
New Service			14-Oct-15		Job Ref NBU23709				
LF.E&P.A (Fire Authrity)									
New Services									
TFL / Underground / Railtrack									
Existance of and Records									
Surveys									
Environment Agency									
Records									
Cause and Effect									
Local Authority									
Records									
Crossovers									
Section 38									
Section 278									
Section 104									
Section 106									

STATS UPDATE FORM



CONTRACT NUMBER	CAPE OF GOOD HOPE
CLIENT	
LAST UPDATED	
REV	

Authority / Service	Application for Existing Plant	Existing Information Received	Application for New Service / Diversion	Detail / Quote Received	**** Order & Payment	Wayleave / Easement Required Y/N	Date Wayleave / Easement Completed	Meters Application	Meter Handover Reading Y/N
Gas									
Diversion	11-Aug-15	11-Aug-15	24-Aug-15	17-Sep-15	SERVICE DISCONNECTION APPLIED FOR 27/8 National Grid confirmed that diversion are not required.				
New	Main		28-Oct-15						
	Service		28-Oct-15		SSE Pipelines - £11,061.25 British Gas - Cost outstanding Fulcrum - Costs outstanding				
Electric									
Diversion	14-Aug-15	14-Aug-15	16-Oct-15		SERVICE DISCONNECTION APPLIED FOR 27/8 - QUOTE RECEIVED LV Main to be diverted Streetlight to relocate - TDS contacting Camden Council to organise				
New	Main		28-Oct-15						
	Services		28-Oct-15		UKPN Job Ref 8100045689 - TBS (Single Phase) CANCELLED UKPN Job Ref 8100047630 - TBS (Three Phase) UKPN Job Reference 8500020872 - New Residential Supply				
Water									
Diversion	10-Aug-15	10-Aug-15	N/A	N/A	SERVICE DISCONNECTION APPLIED FOR 27/8 Supply can be retained for TBS				
New	Main		28-Oct-15						
	Service		28-Oct-15		Job Ref DS6006706 24/11 TW HAVE FROZEN APPLICATION DUE TO LACK OF INFORMATION				
BT									
Diversion	18-Aug-15	18-Aug-15	N/A	N/A	SERVICE DISCONNECTION APPLIED FOR 27/8				
New Service			05-Nov-15	10-Nov-15	BT Ref L/EUS/197 Proposal letter confirmed a rebate of £50 per flat which totals £750.00 payable to the developer upon completion and inspection				
Cable									
Diversion	18-Aug-15	18-Aug-15	N/A	N/A	SERVICE DISCONNECTION APPLIED FOR 27/8 QUOTE RECEIVED				
New Service			14-Oct-15		Job Ref NBU23704				
LF.E&P.A (Fire Authrity)									
New Services									
TFL / Underground / Railtrack									
Existance of and Records									
Surveys									
Environment Agency									
Records									
Cause and Effect									
Local Authority									
Records									
Crossovers									
Section 38									
Section 278									
Section 104									
Section 106									

STATS UPDATE FORM



CONTRACT NUMBER	VICTORY PUBLIC HOUSE
CLIENT	
LAST UPDATED	
REV	

Authority / Service		Application for Existing Plant	Existing Information Received	Application for New Service / Diversion	Detail / Quote Received	**** Order & Payment	Wayleave / Easement Required Y/N	Date Wayleave / Easement Completed	Meters Application	Meter Handover Reading Y/N
Gas										
Diversion		11-Aug-15	11-Aug-15	N/A	N/A	DISCONNECTION OF SERVICE REQUIRED				
New	Main									
	Service									
Electric										
Diversion		18-Aug-15	18-Aug-15	20-Aug-15	N/A	DISCONNECTION OF SERVICE REQUIRED UKPN Job Ref 8500015580 - Diversion UKPN require both enquiries so that they can assess future requirement while quoting for diversion works Site meeting with UKPN booked for 6/11 The diversion costs are now to be included in the new connections quotation				
New	Main			N/A	N/A					
	Services			26-Oct-15		UKPN Job Ref 8100045532 - TBS (Single Phase) CANCELLED ukpn Job Ref 8100047632 - TBS (Three Phase) UKPN Job Ref 8500020816 - New Residential Supply UKPN require both enquiries so that they can assess future requirement while quoting for diversion works. Diversion costs are to be included in the new connections quotation				
Water										
Diversion		11-Aug-15	11-Aug-15	N/A	N/A	DISCONNECTION OF SERVICE REQUIRED				
New	Main									
	Service									
BT										
Diversion		18-Aug-15	18-Aug-15	20-Aug-15	08-Sep-15	DISCONNECTION OF SERVICE REQUIRED BT confirmed diversion not required				
New Service										
Cable										
Diversion		18-Aug-15	18-Aug-15	N/A	N/A	DISCONNECTION OF SERVICE REQUIRED IF APPLICABLE				
New Service				14-Oct-15		Job Ref NBU23699				
LF.E&P.A (Fire Authrity)										
New Services										
TFL / Underground / Railtrack										
Existance of and Records										
Surveys										
Environment Agency										
Records										
Cause and Effect										
Local Authority										
Records										
Crossovers										
Section 38										
Section 278										
Section 104										
Section 106										

Appendix D – SD5 Pre-application Consultation Statement – May 2015



New Homes on Regent's Park Estate

SD5 Pre-application
Consultation Statement

May 2015



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HS2 Replacement Housing – Regents Part Estate Pre- Application Consultation Statement

1. Introduction

If it goes ahead, High Speed Two (HS2) will have a major impact on housing in Camden, with over 200 homes set to be demolished in and around the Regent's Park Estate and to the west of Euston Station. HS2 would result in the demolition of three blocks on the Regents Park Estate, Eksdale, Ainsdale and Sliverdale as well as properties 14 to 15 Melton Street and 59 – 67 Colberg Street. These properties are within HS2's defined 'safeguard area'. It should be noted that there are also a number of properties directly adjacent to the safeguard area.

Camden Council has brought forward plans in order to support residents due to lose their homes to stay within the community they know and love. The Council had been engaging affected residents on mitigation issues since February 2013. This started with a large housing needs survey, which managed to reach over 80% of HS2 affected residents. A significant outcome from this was that 70% of tenants said they wanted to remain in their local area.

As a result of this survey the Council, with community involvement, developed a replacement housing scheme which has helped shape this planning application. A series of consultations has taken place through the various phases of the project starting with a Housing Needs Survey and continuing through site selection, feasibility, and design development. The main consultation events are summarised listed below:

Table 1: Summary of HS2 Replacement Housing Consultation

Event	Timing	Topic
Housing Need Survey	Spring 2013	Survey of all residents within the HS2 affected areas
Replacement housing Sites	Summer/ autumn 2013	Potential sites for new housing & initial architectural feasibility
Addition replacement housing sites	Spring 2014	Introducing new sites in replacement housing programme
Architectural design competition	Autumn 2014	Selection of architects firms
Design and Community Vision Workshop	20 November 2014	Meeting the Architect and emerging concept designs. Plus Community Vision workshop
Camden Town District Management Committee	November 2014	Presentation of consultation feedback and programme for HS2 replacement housing programme.
RIBA Stage 2 Designs	Spring 2015	Design development on 9 sites pre – planning application

2. Housing Needs Survey – Early 2013

A housing needs survey was undertaken over a five week period from February to April 2013 with the overall aim of starting the process of measuring suitable provisions for households affected by HS2.

The main aims of the survey were:

1. To gather household information on housing need, preferences and type and mix for replacement homes affected by HS2.
2. To measure understandings of the potential impacts of HS2 and government compensation.
3. To generate a database of households interested in future consultation and the most effective communication methods for doing so.

The survey covered both properties with the HS2 'safeguard' area, i.e. those areas which are directly affected as well as properties adjacent to the safeguard area. Of the 480 properties, survey forms were completed by 83% residents. Further breakdown of this figure shows that:

- 388 (87%) forms completed for Camden properties;
- 304 (91%) forms completed from tenants;
- 91 (74%) forms completed from private properties;
- 660 Adults and 343 children were recorded in the survey

The surveys shows that there are well established communities in affected areas with high levels of social capital. In terms of housing need and the size of accommodation requirements the table and figure below show bedroom requirements for tenanted properties. This shows one bed room properties are most in demand, followed by two and three bedroom properties. Leaseholders aimed to gain a like-for-like property, however this would be subject to affordability.

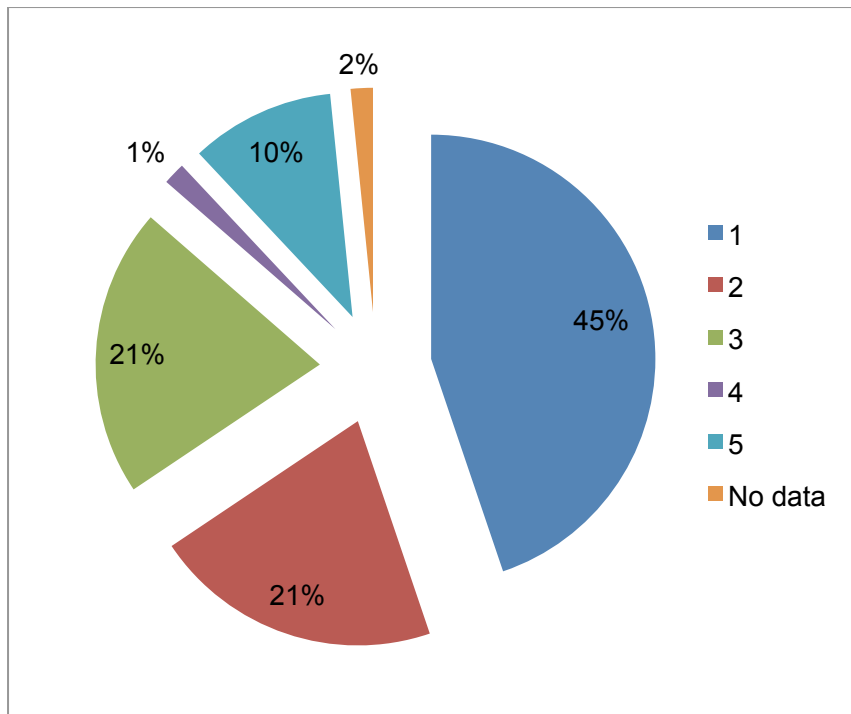
Table 2: Bedroom requirements for tenanted properties

Bedrooms	Within*	Adjacent**	Total
1	56	39	95
2	26	56	82
3	26	47	73
4	2	17	19
5	13	14	27
No data	2	6	8

*within HS2 safeguard area

** adjacent to HS2 safeguard area

Figure 1: Bedroom requirements for tenants within the safeguarded area



The table below highlights that 41% of the tenanted households have special requirements. Concentrating on directly affected tenants (with HS2's safeguarded area), 8% said they needed disability adaptation if they were to be re-housed and four would be interested in moving to sheltered accommodation.

Table 3: Tenants with special requirements

	Within*	Adjacent**	Total
Disabled	25 (8%)	26	51
Sheltered accom	4	1	5
Residential care	1	2	3
Other	21	39	60
Total	58 (41%)	68 (38%)	126 (41%)

*within HS2 safeguard area

** adjacent to HS2 safeguard area

In private properties there were no listed requirements for disabled, sheltered or care accommodation. The requirements that were detailed would be met by providing homes to a Lifetime Homes standard. The main themes for comments on other requirements from the whole sample were:

1. Desire for ground floor/first floor living due to health reasons;
2. Need to be close to family, friends and carers;
3. Demand for outdoor space in apartments and in the neighbourhood;
4. Less tower blocks and more lower scale developments; and
5. Increase accessibility in buildings and across the area.

Information from tenants on rehousing preferences if households had to move as a result of HS2 impacts showed that tenants clearly wish to retain their tenancies with Camden Council. Over 60% of tenants would consider moving to an existing Council property. A third might be interested in a housing association property. This was expressed as dependent on the quality of the dwelling, cost of rent and tenancy conditions. 13% would be interested in affordable buy properties with a proportion considering exercising their right to buy. A small amount of tenants asked for a separate dwelling for a family member.

One of the key questions posed in this housing needs survey was location preference for residents have to move due to HS2. The results are presented in Table 4 and Figures 2 and 3 Taking into account sampling error (2%) we can estimate that 70% of tenants would like to remain within ten minutes walking distance of their area and 30% would consider moving elsewhere. Interestingly this is applicable for both safeguarded and adjacent households.

Table 4: Location preference for tenants

Location preference	Within*	Adjacent**	Total
Within 10 minutes	85 (68%)	119 (66.5%)	204 (67%)
Consider somewhere else	38 (30.5%)	53 (29.5%)	91 (30%)
No data	2 (1.5%)	7 (4%)	9 (3%)
Total	125 (100%)	179 (100%)	304 (100%)

*within HS2 safeguard area

** adjacent to HS2 safeguard area

Figure 2: Location preference for all affected tenants

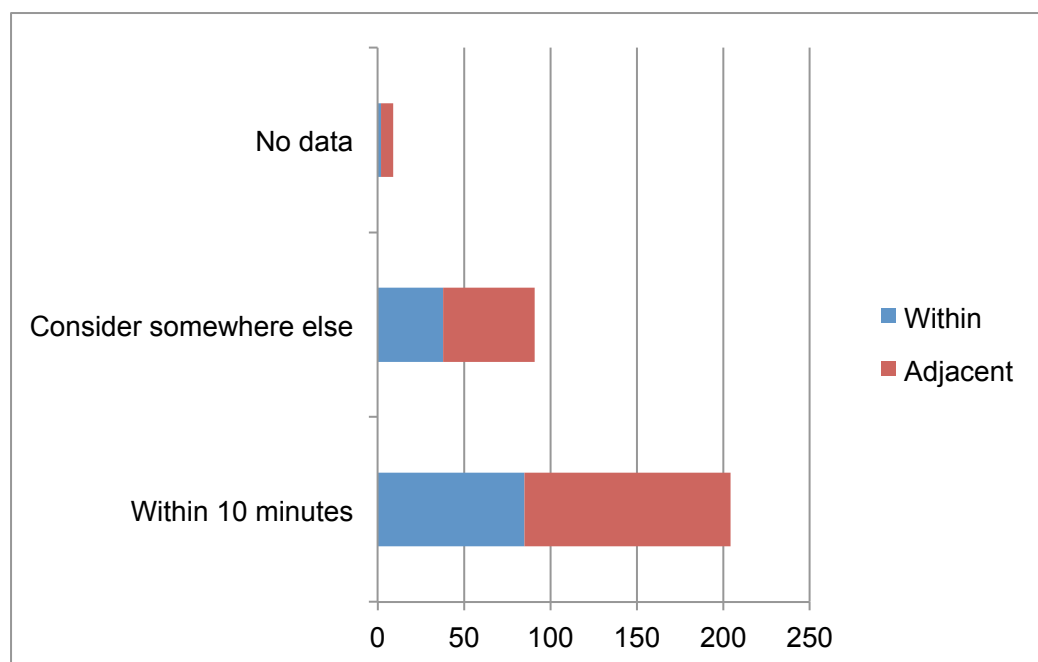
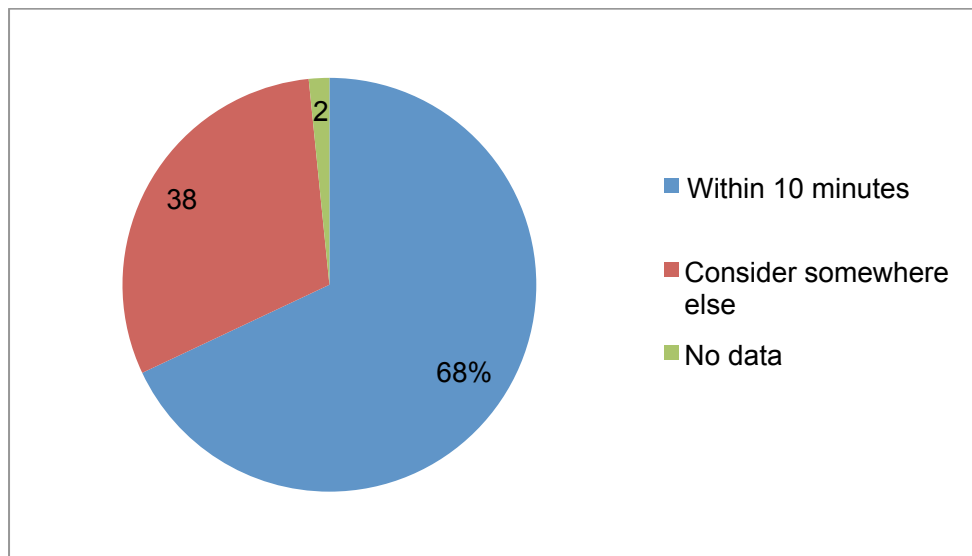


Figure 3: Location preference for tenants within the safeguarded area



Full report of the Housing Needs Surveys can be found at: Appendix 1.

[Download the full report](#)

Summary of key points from the Housing Needs Survey

Camden's housing needs survey reached a representative sample of the population affected by HS2 in the Euston area. Below is a summary of the key points for our replacement housing sites and design feasibility.

A greater social need for less bedrooms in the local areas

Tenants who are likely to move if HS2 goes ahead mainly require more single bedroom properties with a range of up to five bedrooms. Tenants want to retain their Camden tenancies and want the right to refuse offered accommodation if unsuitable. There is a requirement for at least 8% of new stock being compliant with Disability Discrimination Act 1995 (DDA). Any new development would meet this need through Camden's planning policy of 10% disability homes.

The majority of households want to remain in their areas

Up to 70% of respondents made it clear that they want to remain in their local areas for reasons of staying close to social networks, services and employment. The preferred locations for outside local areas were Camden Town, Kentish Town, King's Cross, Chalk Farm, Hampstead, Swiss Cottage and Holborn.

People are concerned about the short term and want to be proactive in helping shape future plans

Respondents had questions and concerns about the short term negative impacts associated with the lead up to and during HS2 construction, which they believe would have degenerative effects. HS2 need to engage with this issue more thoroughly with the community. However, a few did see the potential for positive change in the future, such as high quality developments and better urban planning.

Half of the samples were interested in working with Camden in its future response to HS2.

The Council and its design team used the outcome and actions from Housing Needs Survey as a basis developing a scheme for replacement housing. The findings of this survey were used to identify sites within the area, in particular in and around the Regents Park Estate. It set the parameters for the number of units required, size of units, and a potential tenure mix. This survey directly informed the brief for feasibility work and the design team.

3. Potential sites for HS2 replacement housing Summer/ Autumn 2013

Following the Housing Needs Survey, an event was organised in July 2013 to present the findings of the survey and introduce the concept of finding locations in the Regent's Park area for replacement housing. Suggestions for sites fed into the feasibility study conducted by Tibbalds Urban Design team, which resulted in six sites with the capacity for re-housing HS2 affected residents in the most efficient and effective way in and around Regents Park Estate. These sites were:

1. Robert Street car park
2. Rydal Water open space
3. Varndell Street
4. Newlands open space
5. Dick Collins - New TRA hall and housing
6. Albany Street police station, including former Cape of Good Hope site

The Council and its design team acknowledged early on that a balance needs to be found for meeting the needs of residents wishing to remain within the estate and area and finding feasible locations. Camden Council recognises that some of these sites involve developing green and open spaces, which are valuable amenities for the area. Therefore, these particular proposals are being carefully thought through by the Council and its design team so that any loss of open space is mitigated through making improvements on the estate as a whole.

Presentation Boards/ material can be found in Appendix 2a. A summary of this consultation is given below.

Table 5: Activity Chart for Consultation summer – autumn 2013

Date	Activity	Details
18 July	Housing Euston Event	Displayed findings from housing needs survey and gathered suggestions on replacement housing sites.
21 August	Opening event on possible sites public consultation	Displayed illustrations and key information on each proposed site and gathered feedback.
30 August	Stall at Well London community	Displayed illustrations and key information on each proposed site and gathered feedback.

	event on Cumberland Market.	
10 September	Second event on possible sites public consultation	Displayed illustrations and key information on each proposed site and gathered feedback.
15 September	Regent's Park Tenants' and Residents Association meeting	Discussed redeveloping the Dick Collins Hall in detail.
1 October	Presentation to community	Feedback from consultation
21 August to 18 September	Online consultation at We Are Camden	Contained the consultation booklet, exhibition boards and online feedback form.

In total 84 people provided feedback using the questionnaire and over 110 people registered at the events. There was a cross section of the community with a mix of tenures, blocks and ethnicity.

Robert Street Car Park

Table 6: Ratings for Robert Street Car Park as a possible site for rehousing

Rating	Count	%	% Totals
Excellent	17	20.2%	45.2%
Good	21	25.0%	
Average	16	19.0%	19.0%
Fair	9	10.7%	30.9%
Poor	17	20.2%	
Not Answered	4	4.8%	4.8%
Grand Total	84	100.0%	100.0%

Commentary

In general respondents felt that this was an acceptable site for replacement housing with Average being the mean rating and "Good" being the most frequently chosen rating. Roughly 69% of respondents felt it was above average and a suitable site. Respondents in support of the proposal felt it was a good use of space and value for money in development terms. The main questions and concerns were in relation to potential loss of amenities. More details on the questions, concerns and suggestions about this site are listed below into themes.

Potential Loss of Amenity

- The car park space was viewed as a usable space and developing it would result in a loss of space on the estate.
- Questions about where existing parking users would go.
- Concerns about a shortage of parking spaces.
- Questions about the impact of existing blocks, such as daylight and sunlight.

Urban design considerations

- Questions about the new buildings relationship on the street and concerns that it might 'spoil' the look of the street by enclosing it.
- A suggestion that the communal garden should be large enough for residents to benefit from it.
- Concerns about traffic on the road and suggestions for traffic calming being included in the plans.
- Suggestions to use this as an opportunity to 'clean up' Robert Street and green the street up, such as installing raised planters.

Design standards

- Requests that the building should be designed to maximise the privacy of neighbouring homes.

Rydal Water Site

Table 7: Rating for Rydal Water as a possible site for rehousing

Rating	Count	%	% Totals
Excellent	21	25.0%	52.4%
Good	23	27.4%	
Average	8	9.5%	9.5%
Fair	8	9.5%	32.1%
Poor	19	22.6%	
Not Answered	5	6.0%	6.0%
Grand Total	84	100.0%	100.0%

Commentary

Rydal Water site was viewed as a suitable location for replacement housing with over 60% of respondents believed it was an average or above site. The reasons provided were that the location offers access to bus services along Hampstead Road and would result in the development of a 'small' space on the edge of the estate. The main criticism was related to the space having amenity value which the community were hoping to access once West Euston Partnership move to British Land development. Other views and questions are grouped together in the themes below.

Potential Loss of Amenity

- Concerns over the loss of open space and its cumulative impacts on the community.

Urban design considerations

- Any new development should seek to enhance the estate and area through:
1) replenishing the surrounding green areas and 2) creating a high quality building.
- Any new development should front the street to maximise the open space and have minimal impacts on Rydal Water, such as views, privacy and light.

Design standards

- Sound insulation measures for reducing noise pollution from Hampstead Road and the construction impacts of HS2.

Varndell Street Site

Table 8: Rating for Varndell Street open space as a possible site for rehousing

Rating	Counts	%	%
Excellent	23	27.4%	56%
Good	24	28.6%	
Average	9	10.7%	10.7%
Fair	11	13.1%	28.6%
Poor	13	15.5%	
Not Answered	4	4.8%	4.8%
Grand Total	84	100.0%	100.0%

Commentary

Table 3 shows that over 55% of respondents felt the open space on Varndell Street was a good or excellent location for replacement housing with only 29% believed it was below average. A point made in the comments seems to reflect the support for this space being used for replacement housing:

“This site seems more naturally placed to have a building on and is more in keeping with the look of the street and least affects anyone’s view”.

However, respondents had concerns about losing open space on the estate generally, even if it underused. Below are the most significant points ascertained from comments provided on the Varndell proposal:

Potential Loss of Amenity

- Generally, there were positive sentiments towards the open green space plays in an urban area like Regent’s Park Estate. With this particular area the open green space was said to be more aesthetic and acted as green buffer for the surrounding blocks. A number of respondents felt that the development would take up the majority of the Varndell Street green space, therefore misunderstood the concept.

Urban design considerations

- Respondents felt that low rise is most appropriate for this location and should look to retain as much green space as possible.
- There were concerns about losing the trees and shrubs on Varndell Street so every effort should be made to replace them and revitalise the remaining green space if taken forward.

Newlands Open Space

Table 9: Ratings for Newlands open space as a possible site for rehousing

Rating	Count	%	% Totals
Excellent	18	21.4%	45.2%
Good	20	23.8%	
Average	10	11.9%	11.9%
Fair	13	15.5%	39.3%
Poor	20	23.8%	
Not Answered	3	3.6%	3.6%
Grand Total	84	100.0%	100.0%

Commentary

Utilising a parcel of the open space adjacent to Newlands received more positive ratings than negative; however, it did evoke strong reactions from some respondents about losing open space. Nearly 40% of respondents felt the location was below what would normally be considered acceptable for development. Largely this was due to the amenity value placed on having a green buffer to Hampstead Road and surrounding urban area. That said, there were still a large number of respondents that felt the location was suitable for re-housing HS2 affected residents so for this reason it would be worth exploring further whilst taking on board these comments. Below are the key points made:

Potential Loss of Amenity

- *"The presence of secular trees makes this the less suitable area. In addition the space will make the property looking direct on other flats. Leaseholders have purchased this property because of this green space. In addition within 5 meter of the centre of this area there are 4 strong trees which would have to be removed. Already the area will be cover by concrete because of the new station therefore it is mandatory to save green and trees which are 100 years old"*

Urban design considerations

- There were questions and concerns about the close proximity of this new development to the HS2 safeguarded zone and proposed railway line.
- There was a suggestion about re-landscaping this area into a new community garden to offset the negative impacts of HS2 as this comment illustrates: *"This Space should be used to create an open garden area which will then work as a noise filter for the train and also to upscale the area..."*

Dick Collins new community hall and housing

Table 10: Ratings for Dick Collins Hall as a possible site for rehousing

Rating	Count	%	% Totals
Excellent	24	28.6%	59.6%
Good	26	31.0%	
Average	10	11.9%	11.9%
Fair	7	8.3%	19%

Poor	9	10.7%	
Not Answered	8	9.5%	9.5%
Grand Total	84	100.0%	100.0%

Commentary

Redeveloping Dick Collins Hall site into a new community facility with an integrated garden and replacement housing was viewed highly among respondents who felt reusing the space to create more density and integrating the garden into the design was an "excellent choice". It was noted how valuable this facility is to the community and the Council have been in continuous discussions with Regent's Park Tenants' & Residents Association (see plans for Robert Street site).

The caveats to using this space were mainly design and development impact issues, which are summarised below:

- Designs should incorporate sound reduction measures for inside and outside the hall because of proximity to Rothay residents.
- Find local venue to temporarily locate the services the hall currently offers.
- Retain as many of the trees as greenery as possible in the present garden.
- The new hall should be of equal size and be able to accommodate the services/future service requirements of the community.
- Any new hall should be subject to negotiations with Regent's Park Tenants' & Residents association.

Former Police Station on Albany Street

Table 11: Ratings for Albany Street as a possible site for rehousing

Row Labels	Count	%	%
Excellent	41	48.8%	70.2%
Good	18	21.4%	
Average	8	9.5%	9.5%
Fair	4	4.8%	15.5%
Poor	9	10.7%	
Not Answered	4	4.8%	4.8%
Grand Total	84	100.0%	100.0%

Commentary

Reusing the former Albany Street police station was the most favourable location with nearly 50% of respondents believing it is an excellent location; in contrast to 10% of respondents that felt it was a poor location. The positive feedback was largely associated with reusing an existing building, which has the capacity to house a significant proportion of HS2 affected residents, while enhancing that area of the

estate through regeneration benefits. However, there were questions, suggestions and concerns about how any new building would relate to the surrounding buildings.

- Particular emphasis was given to embellishing the historic character of the residential buildings on Albany Street and the church.
- There were suggestions for greater height than shown in the proposals in order to create greater density and thus relinquish the need to build on open spaces.
- A question was posed about the feasibility of building three family houses to the rear due to the space available.
- Concerns about losing parking spaces and an open area.

Full report of this consultation can be found at:

http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=3137414

Summary of Views on Proposed Sites

Overall, there was great sympathy for people having to move due to HS2. Generally, there were positive comments towards all of the sites proposed, but with some reservation in using open spaces.

The site that received the most praise was reusing Albany Street Police station, particularly due to the renewal factor, the high density of units the site could produce and its position on the edge of the estate. Creating a new community hall with housing was also viewed as a highly suitable site because modernising the hall was believed to be a sensible idea and building new homes would not disrupt people's open spaces.

There were questions raised in using the car park and the open spaces; mainly due to losing visual amenity, reductions in privacy for neighbouring blocks and environmental reasons. While many understood Camden's plight of re-providing lost homes, they also felt that this should not be done at the loss of open spaces. In particular a Rydal Water resident felt that the One Stop Shop space was going to be returned to the community after West Euston Partnership takes up residence in the British Land development. Moreover, there were concerns that the proposed sites along Hampstead Road would be too close to the construction base and the new line. The idea of introducing new landscaped areas and community garden facilities was welcomed as a possible trade off so long as the developments along Hampstead Road lined the street and left the majority of open space publically available.

To sum up, residents appreciated the low density feel to Regent's Park Estate provided by the green spaces and a mixture of housing typologies. Reusing existing buildings were seen as the most suitable way of re-providing housing to residents affected by the HS2 plans. However, this should be achieved without compromising neighbours amenities or privacy.

Table 12 the next page provides the quantitative data for all and includes three averaging techniques mean, median and mode. Based on the mean scores the order of preference of the proposed sites is as follows:

Table 12: Possible sites public ratings table

Site	Excellent	Good	Average	Fair	Poor	None	Mean*	Median	Mode
Robert Street	17 (20%)	21 (25%)	16 (19%)	9 (11%)	17 (20%)	4 (5%)	Average	Average	Good
Rydal Water	21 (25%)	23 (27%)	8 (10%)	8 (10%)	19 (23%)	5 (6%)	Average	Good	Good
Varndell Street	23 (27%)	24 (29%)	9 (11%)	11 (13%)	13 (16%)	4 (5%)	Average	Good	Good
Newlands	18 (21%)	20 (24%)	10 (12%)	13 (16%)	20 (24%)	3 (4%)	Average	Average	Good/ Excellent
Dick Collins	24 (29%)	26 (31%)	10 (12%)	7 (8%)	9 (11%)	8 (10%)	Good	Good	Good
Albany Street	41 (49%)	18 (21%)	8 (10%)	4 (5%)	9 (11%)	4 (5%)	Good	Good	Excellent

*Please note that mean averages are rounded to nearest ten.

Strategy for the Future of the Estate

Respondents clearly felt that a long-term plan for meeting future housing need and infrastructure was required. A number of respondents commented on an affordability crisis in the area for renters and buyers. However, there was less appetite for building new homes for unaffected residents in the short-term due to priority for re-housing HS2 tenants and a perceived shortage of resources. Moreover, there were a few people who felt that this plan was reactive and required more time to plan. Generally there was a desire to ensure that the estate's 'good' urban design of varying housing typologies with well-proportioned open space is retained or embellished in any plans. This includes 'greening' the estate up and utilising existing buildings rather than open spaces where possible.

Meeting future housing need

Table 13: Responses to Camden having a long-term strategy for meeting local housing need

Response	Counts	%
Yes	51	60.7%
No	13	15.5%
Unsure	14	16.7%
Not Answered	6	7.1%
Grand Total	84	100.0%

Building new homes for unaffected residents

Table 14: Responses to whether homes should be built for unaffected residents?

Response	Counts	%
Yes	28	33.3%
No	29	34.5%
Unsure	22	26.2%
Not Answered	5	6.0%
Grand Total	84	100.0%

Summary of summer/ autumn 2013 Event

A key finding from the summer/ autumn 2013 events was that every site received merit for being suitable; however, redeveloping existing buildings and retaining open spaces were common themes within the feedback. Other comments to note were the desire to enhance the local area through regeneration, such as improved public

spaces and greening pedestrian routes. New buildings should also be a mix of heights and be designed to meet a high level of sustainability.

With regards to the six sites consulted during summer/ autumn there is enough support in the community to take these proposed sites forward for further design and feasibility assessment. At this stage of developing plans and designs for replacement housing, the Design Team need to consider the following:

- **Parking:** Loss of parking spaces was noted as a concern therefore Camden will obtain the latest parking occupancies/spaces figures and ensure that any residents affected have suitable alternative parking provision within the estate.
- **Green and open spaces:** As part of the next round of feasibility, it has been discussed that a holistic approach to mitigation would be beneficial by combining the objectives of replacement housing, open space and community facility mitigation and public realm at the Regents Park Estate. Camden housing officers will work closely with colleagues in parks & open spaces to develop an estate-wide approach where options for creating new or enhanced public open space would be developed alongside private open space, green roofs, accessible roof gardens and other greening measures.
- **Community facilities:** Continue working with stakeholders and Regent's Park Tenants' & Residents' Association in developing a new community hall that integrates the present usage of the Dick Collins Hall, mitigating the lost community space at Silverdale and future service need on the estate, such as crèche facilities.
- **Consultation:** Continue to engage with the community in the mitigation process. Firstly through the architect selection process, this would include a public design exhibition with shortlisted architects and then a selection panel. Further consultation and engagement would be carried out throughout the design and planning process. This consultation will be proactive in gaining public participation while evolving the designs.
- **Strategy:** Continue to work with the Euston Area Plan team to meet the principles set out in the emerging plan.

4. New Sites Consultation February 2014

During the winter of 2013/14 the Council was informed by the Metropolitan Police that the police station site on Albany Street was unavailable. This was unfortunate for the project as this site was the largest of the six at feasibility stage. It would have provided the largest number of replacement homes on a brownfield site and had minimal constraints. The site of the former Cape of Good Hope Public House however, remained as a potential site for rehousing.

As a consequence of the police station not being available, some new sites were evaluated to make up for this shortfall. The following addition sites were taken back for consultation in February 2014:

- Site 7: Troutbeck rooftop homes – creating a new level on Troutbeck.

- Site 8: Staveley / Newby rooftop homes – replacing existing bedsits in Staveley and creating a new level on Newby.
- Site 9: Camden People’s Theatre – converting vacant areas into residential whilst retaining and potentially improving the theatre’s facilities.
- Site 10: The Victory pub site – potential redevelopment project.
- Site 11: St Bede’s Mews housing – creating new family homes on an underused parking area near St Bede’s Hall

Presentation Boards/ material can be found in Appendix 3a. In total 60 people completed a feedback form. The majority of respondents (87%) were within five minutes walking distance of the proposals and were mainly Camden tenants and leaseholders (82%). This consultation also attracted a cross section of the community with a mix of ethnicity, age, disability and gender. Furthermore the events were well attended with 34 in attendance at our event and 28 in attendance at the Regent’s Park TRA meeting. In addition to this we received a letter and seven phone calls.

In general there were more positive ratings than negative. The most popular sites were the Camden’s People’s Theatre and the Victory Pub. The least popular was Troutbeck rooftop homes. Below is a summary of the proposals, the development potential and the consultation results.

Site 7: Troutbeck Rooftop Homes proposal

The proposal would be to build new homes at rooftop level on Troutbeck on Albany Street. This block is lower in height than the buildings opposite and on the rest of Albany Street and development here could help to improve the appearance of the existing block in relation to the rest of the street.

The proposals could deliver between 15 and 19 new homes. These were planned to be two storey duplex homes that are accessed via the existing staircases and new lifts would be installed to serve new and existing homes. There will be a mixture of larger family units and smaller units.

Table 15: Table displaying public opinion on Troutbeck rooftop homes

Rating	Response number	Percentage
5 Excellent	12	20%
4 Good	16	27%
3 Average	9	15%
2 Fair	2	3%
1 Poor	20	33%
0 Not Answered	1	2%
Grand Total	60	100%

As displayed in Table above there were mixed responses to this proposal during consultation. Respondents in support of the proposal felt it was economical in land use terms and would create improvements. The questions and concerns raised were in relation to potential loss of light for neighbours, structural issues with Troutbeck,

disruption to Troutbeck residents during construction, density/height issues and future service charge increases for Troutbeck leaseholders. These questions and issues can be responded to by undertaking technical studies of the proposal. It should also be noted that 16 Troutbeck residents responded to the consultation, 14 of which gave a poor rating based on the concerns outlined above which would be addressed during design development and will be consulted throughout with their views reported prior to a decision to submit a planning application.

Site 8: Newby rooftop homes and Staveley redevelopment proposals

The area around the existing Staveley and Newby blocks provide an opportunity for new development. The proposals involve the redevelopment of the Staveley block and rooftop development to the Newby block. The existing Staveley block contains 12 bedsits, as part of the proposals these units would be replaced. The council no longer builds new bedsit accommodation and these units would be replaced with 1 bedroom flats.

The site would have potential to provide a mix of family and smaller homes. Initial capacity testing indicates that around 18 new homes could be provided on this site in a new 4 storey block where Staveley is currently and in two storeys of rooftop development at Newby.

Table 16: Displaying public opinion on Newby rooftop homes proposal

Rating	Response totals	Percentages
5 Excellent	8	13%
4 Good	25	42%
3 Average	5	8%
2 Fair	6	10%
1 Poor	13	22%
0 Not Answered	3	5%
Grand Total	60	100%

Over 55% of respondents felt the Newby Rooftop Homes proposal was an above average site for providing housing (see figure 2). Similar to the Troutbeck feedback, positive remarks were noted on the efficient use of space, benefits of including a lift and potential for improving the communal garden areas. On the negative side there were comments on the disruption to Newby residents, sunlight/daylight issues to neighbours and problems associated with increasing the density in the area. Unfortunately, no residents from Newby formally responded to the consultation so further engagement work would need to be carried out to raise awareness and gain opinions if this proposal is taken forward.

Table 17: Displaying public opinion on Staveley redevelopment proposal

Rating	Response totals	Percentage
5 Excellent	22	37%
4 Good	16	27%

3 Average	5	8%
2 Fair	6	10%
1 Poor	8	13%
0 Not Answered	3	5%
Grand Total	60	100%

The potential to redevelop Staveley was largely viewed as a positive proposal. Over 60% believed the site was above average for reasons that the new homes would provide greater amenities than the present bedsits; it would replace stock which is in poor condition and retaining the valued communal gardens. Only 5% believed it was an unsuitable proposal for housing, mainly because of the disruption to existing residents. During the consultation six out of the twelve Staveley residents responded to the consultation. None of the respondents from Staveley opposed the proposals. All these were tenants and further engagement work would be required with leaseholders (three in total) around the issues of rehousing and compensation.

Site 9: Camden’s People Theatre (CPT) conversion proposal

The Camden People’s Theatre is an existing building that is located outside of the Regent’s Park Estate but is very nearby. The upper floors of this building are currently vacant and could be converted to provide residential accommodation. We are discussing proposals with the community theatre group and will ensure that plans will allow the theatre to continue to use the lower floors.

Conversion of the upper floors could provide smaller units (mostly 1 bedroom flats) due to the constraints of the existing building, but would still be designed to meet the minimum space standards required by the London Housing Design Guide (LHDG).

Table 18: Displaying public opinion on CPT conversion proposal

Rating	Response totals	Percentages
5 Excellent	25	42%
4 Good	20	33%
3 Average	3	5%
2 Fair	3	5%
1 Poor	5	8%
0 Not Answered	4	7%
Grand Total	60	100%

The CPT was the most favoured out of all the sites as 75% viewed it positively. The key reasons behind this was the idea of reusing an existing building through converting redundant space and making improvements to the community spaces.

Site 10: The Victory Public House

The Victory is a public house with a small patio / garden area that faces Albany Street. At the time of the consultation, discussions were being held with the current

leaseholder and the site could potentially be available for redevelopment to provide a mixture of family homes and smaller units.

Our initial testing shows that this site could provide between 14 - 17 homes in a mixture of sizes. The new building would match the height of the adjacent Windermere block (5 storeys with a 6th storey set back). The existing mature trees along Albany Street would be retained.

Table 19: Table displaying public opinion on the Victory Pub redevelopment proposal

Rating	Response totals	Percentages
5 Excellent	21	35%
4 Good	18	30%
3 Average	5	8%
2 Fair	1	2%
1 Poor	10	17%
0 Not Answered	5	8%
Grand Total	60	100%

This table displays how just under two thirds of respondents believed the redevelopment of the Victory pub was a suitable location for housing. Reason given for this included: its quiet location, reusing brownfield land, distance away from HS2 line and potential benefits through deterring anti-social behaviour. Just under a fifth of respondents felt the proposal was unsuitable due to the loss of public houses on the estate. This would be mitigated by reproviding a space for a public house in the new development on ground floor level.

Site 11: St Bedes Mews

St Bede's Hall is an attractive existing building within the estate which is currently used as a gym. The building is listed and is a positive feature and landmark in this part of the estate. The hall has a blank facade at the rear which faces onto an existing parking area within the courtyard behind Troutbeck. This area is being looked at for its ability to provide new family housing in the form of mews type development.

Initial work suggested that the site could provide two four bedroom homes. These would be mews style family homes with their own private gardens that would be designed to complement and enhance the attractive features of the hall.

Table 20: Table displaying public opinion on St Bede's Mews proposal

Rating	Response totals	Percentages
5 Excellent	16	27%
4 Good	19	32%
3 Average	7	12%
2 Fair	1	2%

1 Poor	16	27%
0 Not Answered	1	2%
Grand Total	60	100%

Twice as many were in support (58%) of the St Bedes Mews proposal than those with concerns (28%). The positive comments centred on reusing a concreted space (rather than green open space), the need for family homes and the potential to reduce negative activity in this area. There were concerns relating to the need for car parking in the area. It should be noted that 12 out of the 16 Troutbeck residents felt the proposal is unsuitable due to perceived loss of light in the ground floor properties, concerns over increasing density in this space and this proposal could conflict with the refuse service and emergency services in this space. This equates to 70% of the lower ratings for the proposal, therefore it was acknowledged at the time that if taken forward more detailed consultation with Troutbeck residents on these issues was required.

Table 21: Reserve sites public ratings table

Site	Excellent	Good	Average	Fair	Poor	None	Mean	Median	Mode
Site 7: Troutbeck	12 (20%)	16 (27%)	9 (15%)	2 (3%)	20 (33%)	1 (2%)	Average	Average	Poor
Site 8: Newby	8 (13%)	25 (42%)	5 (8%)	6 (10%)	13 (22%)	3 (5%)	Average	Good	Good
Site 8: Staveley	22 (37%)	16 (27%)	5 (8%)	6 (10%)	8 (13%)	3 (5%)	Average	Good	Excellent
Site 9: CPT	25 (42%)	20 (33%)	3 (5%)	3 (5%)	5 (8%)	4 (7%)	Good	Good	Excellent
Site 10: Victory	21 (35%)	18 (30%)	5 (8%)	1 (2%)	10 (17%)	5 (8%)	Average	Good	Excellent
Site 11: St Bedes Mews	16 (27%)	19 (32%)	7 (12%)	1 (2%)	16 (27%)	1 (2%)	Average	Good	Good

Full report of this consultation can be found at Appendix 3b

Summary of Additional Site Consultation Spring 2014

The results of the March 2014 consultations on the additional six new sites conclusively showed there were more positive views than negative on the suitability of developing these new sites for HS2 replacement housing. There were questions and concerns presented by Troutbeck residents. These questions required further investigative work and thus would be answered in the next stage of developing the proposals. Feasibility on all 11 sites was undertaken by Camden Council design team at this stage of scheme development.

5. Architect selection September 2014

During spring/ summer 2014 the Council agreed to take forward developing proposals and designs for the identified sites. The first task was to select high quality architectural practices to produce the scheme designs. An architect selection exhibition gave residents the opportunity to comment on the initial ideas for the sites from the eight shortlisted architects. The aim was to involve residents in key decisions made about their estate and community. Consultation Boards can be found at Appendix 4a

From the consultation and early project planning process, it was decided to separate the programme into three lots due to the complexities and variety of design response needed for the proposals.

Procurement Lots

Lot 1 consisting of Cape of Good Hope Site; Staveley/ Newby overbuilds; Troutbeck overbuilds Land next to St. Bede's Hall

Lot 2: Rydal Water, Newlands and The Victory Public House

Lot 3 Varndell Street; Dick Collins Hall; Camden Peoples Theatre

Eight architects were shortlisted and asked to:

- Present initial ideas on a particular site selected for each of the HS2 replacement homes proposals to the public, in the form of an exhibition and online consultation.
- Participants were asked to provide comments on what they liked and felt could have been improved from each architect in each of the three lots. The feedback gathered from the exhibition was supplied to the interview panel to assist with their judgements on the quality of the shortlisted architects' proposals.

- The architects were invited to an interview with Camden officers and key interested parties on the panel, which included members of the Regents Park Tenants and Residents Association. Views were collected on the quality of their responses in the process, particularly how they responded to community issues.

Over the two days 17 and 18 September 2014, 98 local people attended and participated in discussions. In total 51 questionnaires were completed by a cross section of the community. Main points from these events were:

- Matthew Lloyd Architects received the most positive marks for a single lot with 39 (Lot 1).
- KCA's approach to Lot 1 opened up the debate on the police station site once more, with local people expressing their enthusiasm for redevelopment.
- Matthew Lloyd Architects received the highest net score for Lot 2.
- Mae Architects received the highest net score for Lot 3.
- Mae Architect's presentation and approach to making an accessible green space were admired.
- DSDHA's approach to the green space on Lot 3 was also welcomed for its functional and civic approach.

Overall, respondents liked building designs that complemented the surroundings, particularly the Georgian designs reminiscent of its origins. Balconies and shared terraces were also favoured by respondents. Having an open space design that is integrated with the building and the local area, providing new community facilities, routes and aesthetic amenities was also favoured.

Lot 1, residents appreciated how Matthew Lloyd Architects approach to the proposed design matched the style and character of its surroundings. Respondents particularly liked the size of the units, the balconies and the roof garden and new public green space.

Lot 2, residents generally liked Matthew Lloyd Architect's 'simple' and 'gentle' shape of the building. Creation of a new community garden and keeping the willow trees was favoured.

Lot 3, residents were encouraged by the presentation and dialogue with Mae Architects. The concept of two buildings allowing for access onto the open space and creating new routes were also commented on in a positive light.

The feedback from residents throughout the design competition process helped us to choose Mae Architects and Matthew Lloyd Architects to work on the next stage of developing designs for the sites. From the architect selection process the Council made the decision to appoint:

Lot 1: Matthew Lloyd Architects

Lot 2: Matthew Lloyd Architects

Lot 3: Mae Architects

Full report of this consultation can be found at:

6. Architectural Emerging Designs and Community Vision Workshop 20 November 2014

Both Architectural practices along with a wider technical team including landscape architects (East) and engineers undertook further feasibility design work. The design boards for this consultation are available in Appendix 5a. A workshop was held in the Surma Centre on the 20th November 2014 to allow residents from the local area to view the design development of the HS2 replacement housing. 84 people attended on the day.

The full design team, including the newly appointed Architectural firms, urban designers and landscape architects attended the workshop with local people. The aim was to present early stage concepts for discussion. Local people helped to inform the direction for design and shaping the development for each site.

Full report of this Workshop can be found in Appendix 5b. General feedback from the event included:

- The architects' ideas and their approach were well received
- Proposals for landscaping were welcomed
- The design team were asked to consider open plan internal layouts and size of new homes.
- Further technical work was required on net parking spaces and potential impact of sun/ daylight on existing homes.

Presented below is a summary of the comments made at the 20 November 2014 event and the actions for the Design Team for each of the 11 sites selected previously for replacement housing.

Robert Street car park

Many of the comments related to the use of the space around the building, and there were mixed views around whether this should be open to all residents in the area or some space allocated to the new resident's community hall. The feedback was that the new community hall should provide a flexible space that can be used for a variety of different purposes. People were positive about the provision of public space and made suggestions about how it could be improved for example, an area dedicated to children, the provision of benches and bicycle storage.

Action: The Design team were asked to consider security and anti-social behaviour.

Former One Stop Shop

In general, residents welcomed the use of the former One Stop Shop site adjacent to Rydal Water. Many residents wanted two bedroom flats/ maisonettes to be designed into the scheme. They liked the exterior design and expressed an interest in living there. The idea of two entrance points with fob entry was widely welcomed.

Residents were happy with the shared garden as they viewed this as an opportunity to meet people, but suggested it should be limited to people in their block and some thought that ball games should not be allowed. Residents were also keen to see re-provision of parking. It was suggested that the new building should be kept as far away from The Tarns as possible so that one of the trees could potentially be kept.

Action: The design team were asked to consider:

- Access for Emergency Services for Rydal Water block;
- Possible noise between new and existing blocks
- Impact on daylight/sunlight on neighbouring blocks, and
- The removal of the trees.

Varndell Street corner

This site received many suggestions about how the green space around the new buildings could be used, including a playground for children and places for older people to sit. Residents were concerned that parking should not be reduced in the area, and that blue badge spaces should be re-provided. People also raised concerns about overlooking Enerdale. The suggestion that Varndell Street should be part of a 'home zone' where the speed and dominance of cars is reduced, and the needs of pedestrians, cyclists, children and residents are prioritised, was met with mixed views. Some residents thought it was a good idea while others wondered whether this would work in practice. Residents were also keen that provision was made for bicycle storage.

Action: The Design Team were asked to consider:

- Distance of new development and the existing surrounding blocks
- Use of the re-provided open space
- Meeting the needs of cyclist and pedestrians.

Action: for Camden Council

Consideration for Home Zone designation by relevant Council Service

Newlands plot

There were different opinions expressed about where the entry to the block should be: some thought Hampstead Road while others thought through the gardens and side access from Varndell Street. Residents were positive about the commercial units at ground floor level, especially if a mini-market or convenience store could be located there.

Actions: The Design Team were asked to consider:

- Impact that the proposed new building would have on the daylight/sunlight in neighbouring buildings.
- Orientation of the building and its main entrance
- Impact of HS2 works on new block

Dick Collins Hall

The proposed square in front of the building was seen positively. People had lots of suggestions for improving the open space around the new building, including improved lighting, places to sit and planting more trees. It was thought that this space should be used by residents only and it should be for all ages.

Actions: The Design Team were asked to consider:

- The security into the building and at ground floor level should be looked at in detail.
- Some concerns were also raised about the new building blocking views from Rothay.

Action for Camden Council

Suggestion that the road could be opened up as it is currently considered a blind spot.

Cape of Good Hope

The balconies and private outside spaces were widely popular. Residents asked for the private gardens not to be just for the ground floor flats but for all residents of that block. There were mixed opinions about what the ground floor space should be used for. Reinstating a pub was unpopular due to concerns about noise. Some residents did not want the space to be a community centre, and others thought that shops, such as a local mini-market would be the best use of the space.

Action: the Design Team were asked to consider:

- The re-provision of parking was raised, especially for disabled residents.

Troutbeck rooftop homes

Residents were concerned that an overbuild extension on top of the existing Troutbeck building would have a negative impact on soundproofing, subsidence, and overheating. A few residents are opposed to any developments on top and opposite the Troutbeck block. Residents raised concerns about the loss of daylight/sunlight on neighbouring blocks and construction impacts such as noise and mess

Action: The Design team were asked to consider:

- Impact of existing properties on sun and daylight
- Construction impacts of the overbuild.

Staveley rebuild / Newby rooftop homes

Following feedback at earlier consultations, residents were asked they thought of Staveley and Newby being fully re-developed in the future, rather than as a HS2 replacement homes site. The majority of residents agreed that this would be an excellent development proposal in the longer term.

Action: for the Council/ Design Team

- Consider redevelopment options for this site as part of medium/ longer options for Regents Park Estate.

Camden People's Theatre

Using the upper stories of the theatre building continues to be a popular option. Many respondents thought it was important to retain the character of the building and internal period features. In general people thought that a roof extension to provide additional flats would be a good idea.

Action for: The Design Team

- To consider the requirement of amenity space for the proposed flats

The Victory Public House

Some residents were very happy about having a communal garden but wanted to make sure it was for residents only and recommended fob entry. Residents also suggested that that the gardens have restrictions, such as no dogs or ball games. Respondents had mixed opinions about whether the pub should be re-provided. Some preferred a community centre. Opinion was further divided as to whether a pub should or should not have a beer garden. Both the pub and community centre were seen as important to the community. Concerns about security were raised and robust doors and windows were requested. There were also concerns about blocking the light of neighbouring buildings and the loss of parking.

Action for the Design Team:

- Consider the provision of a replacement pub on the ground floor
- Consider security of proposed ground floor uses
- Sunlight daylight on surrounding buildings should be checked

St Bede's mews

The proposal for St Bede's mews would see units built to the north of St Bede's Hall. Residents were concerned about the suggested position of the bins, and food bins in particular, for the new units. A suggestion was made about moving them from under the stairs. Concerns were also raised that covered bin-stores would be used by 'rough-sleepers'.

Action for Design Team

- Sun and daylighting impact on the surrounding blocks
- Location of proposed bin stores

Landscaping feedback

The workshop on 20 November also considered initial landscape ideas for the replacement housing sites. Concept and initial ideas were presented which were well received.

Actions for: The Design Team

- Play opportunities within shared gardens or within short walk of homes
- Lots of existing open space/gardens but not used because poor access
- Woodland/natural play was liked as offers play for range of age groups
- Dogs (dog-fouling in open spaces is a problem)
- Shared gardens for meeting neighbours and growing food.

The Community Vision

The Exhibition and workshop was held to gain feedback on the design of the replacements homes and help establish a community vision for the future. Residents were asked to tell us about their priority for the area and comment on possible location for new homes for local people. We received mainly positive responses. The majority of residents indicated four of the six new sites as either excellent or

good development opportunities: Stanhope Parade (90%), Bucklebury podium, (93%), Staveley redevelopment (100%), Marlston (88%). Wasdale and Englefield had more mixed responses but still 70% and 64% of residents thought they were either good or excellent locations for new homes.

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

1. More new affordable homes should be provided.
2. Open space should be enhanced across the estate to meet local needs.
3. New buildings and spaces are designed with community safety in mind.
4. Minimize impacts of construction on air quality, noise and traffic.
5. Homes should be well designed and sustainable / A local lettings policy should be in place so that local people benefit from new homes (these two points had an equal number of responses)

Given this good initial response, we intend to carry out more feasibility design work and consult with residents throughout the process.

7. Camden Town District Management Committee November 2014

The emerging scheme was also presented as part of CIP Scheme update to a special meeting the Camden Town DMC in November 2014. This meeting included the following:

- Update on consultation that had been undertaken so far and its feedback;
- Outline of project timescales; presentation on sites, including architect Lots

Presentation can be found at Appendix 6

8. RIBA Stage 2 Design Consultation March 2015

Between November 2014 and Spring of 2015, feasibility, site surveys, assessment and design work was carried out on all the previously selected sites. A series of consultation event in March 2015 presented emerging designs (RIBA Stage 2). The presentation boards can be found at Appendix 7a.

The designs, including landscape designs presented during this consultation reflected the extensive survey work and analysis carried out by the whole team, including ground investigations, sun/ daylight surveys, traffic assessment and sustainability analysis. Designs were presented for the final following sites:

Plot 1: Robert Street Car Park

Plot 2: Former One stop Shop (Rydal Water)

- Plot 3: Varndell Street Corner
- Plot 4: Newlands plot
- Plot 5: Dick Collins Hall
- Plot 6: Cape of Good Hope
- Plot 7: Camden People's Theatre (being applied for in a separate application)
- Plot 8: The Victory Pub
- Plot 9: St Bede's Mews

Due to the specific concerns raised on Troutbeck and Staveley/ Newby and as promised at the November 2014 workshop, assessments did take place on proposals for these sites. From this it was found that the construction of a two storey overbuild at Troutbeck was unfeasible due structural constraints. The development of Staveley and Newby would have required relocation of existing residents making the site difficult to deliver by the HS2 target of December 2017. For these reasons the proposals for Troutbeck and Staveley/ Newby sites were removed from the replacement housing project scope.

A variety of group events held in March 2015 to show the design progression of the scheme from the workshops in November. These included events at HPOD, Samuel Lithgow and the Children's Centre. Two exhibitions were held for wider residents to give their feedback on the development, in total around 130 residents participated in the consultation. The first eight sites form part of this planning application.

In response to the actions from the November 2014 workshop, the Design Team presented material including scaled models of existing flat sizes (1, 2 and 3 bed flats) along with the units size proposed for 1, 2 and 3 bed flats. Also presented were building design, massing reflecting the emerging results of the sun and day lighting testing that had been carried out. The presentation focused on further detailed designs for new and improved landscape areas across the estate. Full report of this consultation can be found at Appendix 7b.

Respondents, who took part in the events, generally reacted positively to the emerging plans and proposals. Landscape proposals, including community garden areas were well received, so too were the reprovision of the community hall and potential for replacing the pub use at the Victory site. Residents did overall welcomed replacement housing on sites within Regents Park Estate as well as the quality of the accommodation proposed. There were however, a number of issues raised. These are listed below as well as the Design Team response:

Table 22: Issues Raised at March 2015 Events and Design Team Response

Issue	Response
Parking	The Transport Assessment shows that there are sufficient parking spaces within Estate parking areas to accommodate reallocation of spaces. The Council's Housing team will liaise with affected residents. With the Council's Parking team overseeing the process.
Overlooking between existing and proposed blocks	The new blocks have been carefully sited. In addition orientation of the proposed flats has sought to avoid overlooking to habitable rooms in existing blocks

Sun lighting Day light	Proposed blocks have been design to minimise their impact on sun and daylight on existing flats. See Sunlight Day light report
Loss of open space	This planning application includes extensive proposals for landscape improvements and enhancements. These include bringing current open spaces where there is no access and only provide visual amenity into community use. Also enhancements to provided new amenity and open space area on the Estate.
Community safety and Anti-social behaviour	The emerging proposals have been subject to Secure by Design consultation.
Noise/ disturbance from Replacement Housing construction	This planning application includes a draft Construction Management Plan, in keeping with the London Borough of Camden setting out ways to meet the expectations of how a contractor would operate in the Borough to minimise impacts.
Noise/ disturbance from HS2 construction	Based on the HS2 information available at this time, new housing proposed in this planning application has been carefully designed to take account of HS2 scheme both during construction and operation. HS2 have published draft Code of Construction Practice that should address construction impacts. The Council has submitted extensive comments on how this can be improved. A multi-disciplinary Council team continues to press HS2 Ltd on issues of noise and habitability for existing blocks adjacent to HS2 works.

9. Feedback of Consultation with Camden Councillors and Council Service Teams

The table below outlines the feedback sessions that Council Officers and the Design Team held with Councillors, during each consultation event. In addition consultation and meetings have taken place with the Council's various service teams.

Table 23: List of meeting with Camden Councillor regarding HS2 Replacement Housing Consultation Events

Audience	Date	Topic
Cllr. Briefing	July 2013	<ul style="list-style-type: none"> ▪ Results of Housing Needs survey ▪ Result of community consultation ▪ Outline of "infill" sites
Ward Cllr Update	September 2013	Update on progress
Ward Cllr Update	March 2014	Update on progress
Cllr. Phil Jones and Cllr. Fulbrook	October 2014	<ul style="list-style-type: none"> ▪ Activity since March 2014 ▪ Update on HS2 Ltd's plans for Euston

Audience	Date	Topic
		Station <ul style="list-style-type: none"> ▪ Select Committee update ▪ Regents Park HS2 replacement housing consultation ▪ A fair deal for Camden
Ward Cllr. update	October 2014	<ul style="list-style-type: none"> ▪ Consultation so far and feedback ▪ HS2 negotiations so far ▪ Development Options & Planning Strategy ▪ Additional development opportunities as CIP projects ▪ Communications messages ▪ Recommendation and Next Steps
Members Update	February 2015	<ul style="list-style-type: none"> ▪ Provide an update of the replacement housing project ▪ Discussion on site specific issues . ▪ Recommendation to progress 9 selected sites to planning
Development Management Major Sites Group	Feb 2015	<p>Part 1 – Overview</p> <ul style="list-style-type: none"> ▪ Delivery Programme ▪ HS2 negotiations & Project Overview ▪ Consultation so far ▪ 9 Shortlisted Sites ▪ Housing Need Summary ▪ Unit Mix Schedule <p>Part 2 – Sites and programme</p> <ul style="list-style-type: none"> ▪ Site by site proposals, including landscape proposals <p>Part 3 – Replacement homes requirements and planning issues</p> <ul style="list-style-type: none"> ▪ Pre-app process and consultations ▪ Planning strategy & key issues
Cllr. Update – Cllr Jones and Fulbrook and Ward Cllrs	March 2015	<p>Purpose of Meeting:</p> <ul style="list-style-type: none"> ▪ Provide an update of the replacement housing project ▪ Discussion and steer on site specific issues including overlooking and light, open space, and community uses. ▪ Recommendation to progress 9 selected sites to planning <p>Part 1 – Overview</p> <ul style="list-style-type: none"> ▪ Delivery Programme ▪ HS2 negotiations & Project Overview ▪ Consultation so far ▪ 9 Shortlisted Sites ▪ Housing Need Summary ▪ Unit Mix Schedule <p>Part 2 – Sites and programme</p> <ul style="list-style-type: none"> ▪ Site by site proposals, including landscape proposals

Audience	Date	Topic
		Part 3 – Key issues and consultation <ul style="list-style-type: none"> • Overview of key design issues • Consultation and engagement
Update for Cllrs Jones and Fulbrook	April 2015	<ul style="list-style-type: none"> ▪ Update and review of emerging planning application
Ward Cllr. Update	May 2015	<ul style="list-style-type: none"> ▪ Update and review of emerging planning application
Internal LB Camden Services	January – March 2015	Series of meeting were held with LB Camden Services in order to share the emerging proposal and to gain their views on various aspects of the scheme. Services included: Housing Management; Parks; Maintenance; Parking; Community & Third Sector; Allocation

10. Conclusions

Proposals for replacement of housing as a result of HS2's scheme have seen extensive consultation over a period of 26 months with the local community in and around Regents Park Estate. The Council's Housing Needs Survey set out the requirements of residents who would lose their homes if HS2 goes ahead. In particular, it provided the type and size of new homes to be provided and established the requirement of finding sites within the area for these homes.

The Council and its Design Team, including urban designers, architects, landscape architects as well as technical advisors have consulted throughout the process of the project to date. This has included site selection, feasibility and design development. The selection of architectural practices also involved community consultation.

Overall, there was great sympathy for people having to move due to HS2. Generally, there were positive comments towards all of the sites proposed.

This report demonstrates that consultation with local residents has played an important part in the development of proposals and designs submitted as part of this planning application. Consultation has taken place at every key stages of this project including, site selection; feasibility; concept design; and detailed designs. The feedback received at each stage was used to inform the next phase of Design team work.

Different techniques have been used to ensure that as many groups as possible could participate including workshops, exhibitions and focus groups. Feedback has been captured with questionnaires, surveys and workshop notes. The events along with the feedback received have been shared with Councillors.

Appendix E – Considerate Constructors Poster



POSTER DETAILS

Our ref: 92259

Please see below the poster details for the above site.

Can you please confirm that these details are correct, including the delivery address.

Project

Cape Of Good Hope

Principal Contractor

Lovell Partnerships Ltd

Operations Manager

Stephen Bartram

Site Phone

020 8731 3871

Client

London Borough of Camden

Local Authority

London Borough of Camden

Poster Delivery Address

Stephen Wood
Lovell Partnerships Ltd
Tasman House
The Waterfront
Elstree Road
Elstree
Hertfordshire
WD6 3BS

We look forward to hearing from you so that we are able to print the posters and send them to you without delay. Please confirm to: quin.collins@ccscheme.org.uk, quoting the above reference number.

20 October 2015

Appendix F – CLOCS Standards for Construction Logistics – managing work related road risk

Appendix G – Consultation Records, Code of Conduct & Terms of Reference

Appendix H – Site Logistics Plans

Appendix I – Demolition Method Statement (Cape of Good Hope site)



Demolition of the former Cape of Good Hope PH

78 Albany Street, London NW1 4EE

Document Submittal History: 000

Revision	Date	Prepared by	Approved by	Accepted by	Reason for Issue
0	21/09/15	Adam Ruscoe	Mick King		Initial document
1	24/11/15	Scott rowlinson	Mick king / Bradley Cooper		

Review and Acceptance Decal	
This decal is to be used for submitted documents requiring acceptance by the <i>Project EAST</i> Manager/Supervisor.	
<input type="checkbox"/>	Code 1. Accepted. Work May Proceed
<input type="checkbox"/>	Code 2. Not Accepted. Revise and resubmit. Work may proceed subject to incorporation of changes indicated
<input type="checkbox"/>	Code 3. Not Accepted. Revise and resubmit. Work may not proceed
<input type="checkbox"/>	Code 4. Received for information only. Receipt is confirmed
Reviewed/Accepted by:(signature)	



Print Name:		Date:
<p><i>Acceptance by Project Manager/Supervisor, does not relieve the designer/supplier from full compliance with their contractual obligations and does not constitute Project Manager/Supervisor approval of design, details, calculations, analyses, test methods or materials developed or selected by the designer/supplier.</i></p>		

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Demolition Method Statement

Revision 0 – 21st Sept 2015

Cape of Good Hope PH

78 Albany Street, London NW1 4EE



METHOD STATEMENT

Contract	Cape of Good Hope	Date: 21st Sept 2015
Method Statement Ref: MS001 Structural Demolition Rev000		
Prepared By:	Adam Ruscoe	Authorised By: Mick King
Signed: A Ruscoe		Signed: Mick King
Dated: 21 st September 2015		Dated: 21 st September 2015

1. SCOPE OF WORKS

Demolition of 2 storey former public house in confined urban setting. Possible basement extending beyond the main structure footprint.

If basement is found then removal of the basement slab and foundations will be covered by a separate document to be produced in due course

- Bower Contracting will be working as subcontractor to Lovells
- Bower Contracting will provide
 - demolition specific documentation
 - site management
 - waste documentation
 - hazardous waste control documentation
- The Principal Contractor will provide
 - site access
 - boundary controls
 - site security
 - welfare
 - asbestos reports
 - basement protection systems
 - services disconnection
 - temporary supplies
 - pre-construction phase and construction phase documentation and control

2. SYSTEMS BRIEFING

Before starting work operatives will receive Site Induction and Method Statement Induction with respect to the particular risk assessments and methods of working applicable to the above operation from the BCL Site Manager.

From reviewing the available documentation there are no additional PPE requirements over and above those detailed in Section 3.

The electrical gas and water supply to the site will be confirmed as terminated with the Principal Contractor prior to works commencement by the client (Lovells). Certification to be issued prior to works starting.

Fire Points (including First Aid) will be established within the site with an audible warning system being placed around the works, with notices in the site welfare. Changes to the fire system will require an update either by induction prior to works or as part of the weekly toolbox talks.

Adequate fencing must be in place surrounding the work site to ensure that the public interface is maintained and no encroachment can be undertaken.

3. Personnel Protective Equipment

All operatives will be in possession of hard hats, hi-vis waistcoats, gloves, overalls and safety footwear which will be worn at all times when working in the red zones of site.

The site manager will carry out a review of the work in progress and if required uplift PPE and RPE as and when required.

Bower Contracting will ensure that all subcontractors meet required PPE standards at all times.

Uplifted PPE

During soft strip operations operatives will also be required to wear relevant goggles and uprated gloves to avoid debris and drug paraphernalia issues.

Any visitors to site will be provided with adequate PPE for the purpose of their visit ie:

- Hard hat
- High visibility coat or vest
- Gloves
- Safety boots if required

Scaffolding

Will be used for access for asbestos removal. Scaffold sub contractor will supply rams for works to be approved.

4. LABOUR & PLANT

- crow bars
- mattocks
- sledge hammers
- shovels
- oxy propane cutting equipment (as required)
- excavator – 20 ton with attachments

- 1 no Project Manager
- 3 no operatives
- 1 no plant operator

Training

All operatives will have been provided with the appropriate training and instruction to ensure that the works they are asked to perform can be undertaken in a safe manner.

Evidence of training will be required to be provided during the site induction process and kept on file in the site office

5. SUPERVISION

A competent BCL Project Manager will be allocated the site – Mick King

A competent BCL Site Manager will supervise the works on a full time basis – Tony Wybrow

All BCL Operatives will carry CSCS and or CPCS Demolition cards and are all “time served” demolition operatives considered Suitably Qualified and Experienced Personnel.

Training certification for all operatives who carry out any works on site will be held in the site file for inspection upon request.

First Aid

The designated site First Aider for the works will be tony Wybrow during the project. All first aiders will be made known to site personnel and visitors during the site induction whether provided by BCL or the Principal Contractor

Medical Emergency

In the event of an injury or sudden illness on site the following action is to be taken: -

- First Aid assistance is to be provided by the nominated site First Aider tony Wybrow
- The injured or ill person is to be conveyed to hospital by the quickest possible means if required
- If an ambulance is to be summoned by the Demolition Site Manger ensure that the address is given accurately.
- All incidents, accidents and injuries, no matter how minor, will be recorded in the BCL Site Accident Book and reported to BCL / Clients Safety Department.
- The Site Manager and the PC are to be immediately informed of the incident once any injured person is being treated

Hours of Work

Monday – Friday 08.00 – 17.00

There will be no works outside of these hours without prior approval from the client and Council Environmental Noise Team

METHOD STATEMENT

6. METHODOLOGY

Only formally approved and properly documented site work operations will be allowed to proceed. Any divergence from the planned work, as stated in this documentation, will require the works to cease and the site to be left in a safe manner, at which point all site personnel will leave the works area in a safe manner.

Work will not be allowed to proceed until a revised methodology is drafted and approved. The site team will be briefed where there is a significant change in the methodology required, the works will not proceed until an adequately revised documented and approved method statement / risk assessment appropriate to the revised works has been carried out.

Structural demolition of the main structure will only commence once scaffolding has been provided to all specified elevations of the building.

Asbestos removal works

Asbestos is a hazardous material that requires specialist techniques and management to safely remove. Licensed asbestos contractors will be used to remove licensable asbestos. This will be done under a separate plan of works to be provided by our chosen sub contractor.

Licensed asbestos materials will be removed under separate cover supplied by the asbestos contractor.

Non-licensable asbestos removal: All personnel working with asbestos will be asbestos aware and hold non-licensed asbestos removal accreditation. All personnel will wear uprated PPE and RPE to carry out these works, and receive a task specific induction to this effect.

Non-licensable floor tile / floor tile adhesive / false ceiling works: Such works will involve the area being damped down using a hand operated manual pump. Once the asbestos material has been damped the item will be lifted intact as much as possible and placed in a suitable asbestos bag. When the bag is full this will go into a red asbestos bag which will then be located to the asbestos skip for disposal.

In the case of floor tiles / adhesive, these will be lifted using standard floor scrapers, again in tact wherever possible.

Hot Works

It is not envisaged that hot works will be required on this project.

If hot works are required to be carried out, these works will be carried utilising oxy propane cutting equipment and will be carried out under a hot works permit procedure.

The contents of the buildings that could be flammable will have been removed prior to hot works commencing mitigating the risk of fires occurring.

The materials will be cut free from their place of fixing utilising hop up access scaffolds and / or standard aluminium scaffolds to be erected by a Suitably Qualified and Experienced Operative.

The material being worked upon will be cut allowing the section to fall in a semi controlled manner to the floor area.

The Fire Marshall in attendance (this person will be named on the relevant hot works permit on all occasions) will ensure operatives do not encroach into the hot works area until instructed to do so. The fire marshal will also inspect any areas that have had hot works undertaken one hour after completion of the hot works to ensure no heat source or fire is likely to break out. TO this end any hot works being undertaken will be completed at least one hour before the end of the working day.

SOFT STRIP WORKS

1. The access to the building will be secured using heras type panels and strip out works will be undertaken
2. Operatives will use dust suppression techniques as necessary
3. Once the strip has been completed the materials will be removed from the building in the bucket of the excavator at ground level and dropped into skips in segregated drop zone from second floor level outside of the building the waste will be processed into waste streams before being moved to appropriate skips or waste holding areas.

Fixed materials will be removed utilizing hand tools as identified above, by wedging and prizing the fixtures from walls or partitions.

Partitions will be similarly removed, thereafter ceiling grid and tiles following by flooring large or heavy items will be dismantled/broken down into manageable sections.

Hot works may be required to flame-cut services for example pipework and associated bracketry, otherwise cold cutting will be undertaken using reciprocating saws where appropriate.

Dust suppression will be undertaken throughout the process if required.

STRUCTURAL DEMOLITION

The Cape of good hope building is a two storey brick clad steel framed structure with a flat roof. Asbestos removal works will be undertaken inside the building, with arisings being removed through the front entrance or windows.

The demolition specified excavator will move to the south facing side elevation of the building and demolish the structure from the centre of this elevation towards the neighbouring north boundary wall, leaving the outer walls in situ until the first floor is completely within the footprint of the building. This will mitigate dust emissions from the dropping of these arisings into the site. The 360 excavator with cracker attachment will work in a wave motion removing bays one at a time leaving the last structural bays fully intact. This section of the building will be the last to demolish under careful control as this is the section of building that is adjacent to neighbouring properties.

Once the first floor has been demolished and the arisings have been cleared the excavator will “pull” the outer walls into the footprint of the building leaving only the back wall in situ, which due to its closeness to the neighbouring structure will have to be demolished by hand.

Once the arisings from the outer walls have been cleared a tower scaffold will be moved into position and using hand tools the wall will be broken down to 2 courses above ground level.

SLAB AND FOUNDATION REMOVAL

If required by the client (lovells)

Excavator not to be tracked onto basement slab during demolition unless slab is supported with propping system.

The ground slab will be broken and dropped into the basement by the machine using a pecker attachment. Due to the noisy working of this operation this will only be undertaken during “noisy working hours” of 9:00 – 16:00 Mon-Fri, with non-noisy working operations undertaken outside of these hours.

Due to the noisy working of this operation this will only be undertaken during “noisy working hours” of 9:00 – 16:00 Mon-Fri, with non-noisy working operations undertaken outside of these hours. Once the slab has been peppered the bucket attachment will be used to lift the sections of slab, any reinforcement will be separated by bursting the slab with a muncher attachment. The materials will then either be put in skips for recycling or stockpiled for recycling via crusher.

Environmental Impact

Noise

So as to ensure as far as reasonably practicable the following will be undertaken so as to mitigate noise emissions and disturbance caused during the deconstruction process.

- Restricted hours of work for noisy operations will be adhered to rigorously.
- Site operatives will utilise two way radios for communication if required.
- Cutting operations will be carried out using reciprocating saws or hot cutting - avoiding powered wheel saws as far as reasonably practicable.
- Breaking out of concrete structures will be carried out utilising munchers/crackers; hydraulic hammering breaking will be required but will be reduced as far as possible.
- Loading of lorries will be carried out by emptying the bucket as close to the floor of the lorry as possible laying a bed to soften impact and therefore noise.
- General site plant will be modern by design and silenced as far as reasonably practicable.

Site management will monitor works as they progress taking on the workplace noise monitoring and boundary noise monitoring to record levels as works progress.

Dust.

Demolition of the structures and soft stripping operations will cause dust to generate from the work face. The following will be in place to stop the migration of dust from within the confines of the site as far as reasonably practicable and within acceptable control levels.

- A water supply from the mains will be such to provide adequate water to suppress dust emissions from the work face.
- From each water supply there will be a standard hose with adjustable heads to provide either fine spray or direct forceful application of water.
- During soft stripping operations water spray will applied to the materials being stripped so as to dampen down if required.
- The arising soft strip materials will be moved from the working floors to the ground floors via the drop zone. During the movement of waste from the working floors to the ground floor fine spray will applied to the drop zone if required.
- The materials once located to the ground floor will be moved by either standard demolition excavator or skid steer front loader.
- All drains within the working area will be filled with a filtration system which will be frequently checked and cleaned as required.
- During movement of hardcore and concrete arising fine water will applied to mitigate dust release.
- In eventuality of prolonged dry periods water will be applied site wide to suppress dust emissions from the working surfaces.

Vibration

Deconstruction of the structure will be carried out by standard demolition excavators with selected attachments so as to mitigate vibration as far as reasonably practicable.

All breaking out operations will be carried out through the noisy working hours of 08.00 and 18.00 Mon to Fri;

Saturday working at present is not being considered subject to program requirements. If in the eventuality Saturdays are to be worked works will be undertaken between 08.00 and 13.00 Hours.

Vibration transmitting through the site to surrounding houses can not be considered as a potential issue.

Managing Expectations of Neighbours

One of the key elements to managing the site efficiently will be to keep the adjoining neighbours and adjacent building users informed of our forthcoming operations, this will be carried out as follows;

- Letter drop to all neighbours informing them of our start date and program durations and operations working in conjunction with Morgan Sindall Site Team.
- Posting on the hoardings of up-to-date newsletters and progress photographs
- Providing banks men while vehicles are leaving the site.
- Ensuring workforce is polite and courteous to all pedestrians and adjacent building users at all times.
- Processing arising materials so as to ensure all wagons collecting materials are loaded fully so as to reduce as far as possible the logistics to the site.
- Accepting all complaints received investigating and recording any remedial reactive measures taken.
- Keeping the site area clean tidy and manageable.
- Ensuring working hours are adhered to rigorously.
- Ensure that all dust noise and vibration measures are implemented and if found to be substandard uplifted to ensure standards are met.

I confirm the above have had the detailed Method Statement, incorporating the necessary Safe Systems of Work, explained to them for the safe completion of the task.

Signed **Print Name**

Position

Appendix J – Dust mitigation measures

Regents Park Estate

Applicants must complete the table below (extracted from the Mayors ‘control of dust and emissions during construction and demolition’ SPG).

Applicants should include all ‘highly recommended measures’ as a minimum.

XX Highly Recommended

X Desirable

MEASURES RELEVANT FOR DEMOLITION, EARTHWORKS, CONSTRUCTION AND TRACKOUT

MITIGATION MEASURE	CIRCLE RISK LEVEL IDENTIFIED FOR SITE			TICK TO CONFIRM MITIGATION MEASURE WILL BE IMPLEMENTED
	LOW RISK	MEDIUM RISK	HIGH RISK	
Site management				
Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.		XX	XX	X
Develop a Dust Management Plan.		XX	XX	X
Display the name and contact details of person(s) accountable for air quality pollutant emissions and dust issues on the site boundary.	XX	XX	XX	X
Display the head or regional office contact information.	XX	XX	XX	X
Record and respond to all dust and air quality pollutant emissions complaints.	XX	XX	XX	X
Make a complaints log available to the local authority when asked.	XX	XX	XX	X
Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection	XX	XX	XX	X

log available to the local authority when asked.				
Increase the frequency of site inspections by those accountable for dust and air quality pollutant emissions issues when activities with a high potential to produce dust and emissions and dust are being carried out, and during prolonged dry or windy conditions.	XX	XX	XX	X
Record any exceptional incidents that cause dust and air quality pollutant emissions, either on or off the site, and the action taken to resolve the situation is recorded in the log book.	XX	XX	XX	X
Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.			XX	X
Preparing and maintaining the site				
Plan site layout: machinery and dust causing activities should be located away from receptors.	XX	XX	XX	X
Erect solid screens or barriers around dust activities or the site boundary that are, at least, as high as any stockpiles on site.	XX	XX	XX	X
Fully enclosure site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	X	XX	XX	X
Install green walls, screens or other green infrastructure to minimise the impact of dust and pollution.		X	X	X
Avoid site runoff of water or mud.	XX	XX	XX	X
Keep site fencing, barriers and scaffolding clean using wet methods.	X	XX	XX	X
Remove materials from site as soon as possible.	X	XX	XX	X
Cover, seed or fence stockpiles to prevent wind whipping.		XX	XX	X

Carry out regular dust soiling checks of buildings within 100m of site boundary and cleaning to be provided if necessary.		X	XX	X
Provide showers and ensure a change of shoes and clothes are required before going off-site to reduce transport of dust.			X	X
Agree monitoring locations with the Local Authority.		X	XX	X
Where possible, commence baseline monitoring at least three months before phase begins.		X	XX	X
Put in place real-time dust and air quality pollutant monitors across the site and ensure they are checked regularly.		X	XX	X
Operations				
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	XX	XX	XX	X
Ensure an adequate water supply on the site for effective dust/particulate matter mitigation (using recycled water where possible).	XX	XX	XX	X
Use enclosed chutes, conveyors and covered skips.	XX	XX	XX	X
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	XX	XX	XX	X
Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.		XX	XX	X
Waste management				
Reuse and recycle waste to reduce dust from waste materials	XX	XX	XX	X

Avoid bonfires and burning of waste materials.	XX	XX	XX	X
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MEASURES SPECIFIC TO DEMOLITION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	X	X	XX	X
Ensure water suppression is used during demolition operations.	XX	XX	XX	X
Avoid explosive blasting, using appropriate manual or mechanical alternatives.	XX	XX	XX	X
Bag and remove any biological debris or damp down such material before demolition.	XX	XX	XX	X

MEASURES SPECIFIC TO EARTHWORKS

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces.		X	XX	X
Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil.		X	XX	X
Only remove secure covers in small areas during work and not all at once.		X	XX	X

MEASURES SPECIFIC TO CONSTRUCTION

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Avoid scabbling (roughening of concrete surfaces) if possible	X	X	XX	X
Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place	X	XX	XX	X
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.		X	XX	X
For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.		X	X	X

MEASURES SPECIFIC TO TRACKOUT

MITIGATION MEASURE	LOW RISK	MEDIUM RISK	HIGH RISK	TICK BELOW WHERE MITIGATION MEASURE WILL BE IMPLEMENTED
Regularly use a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site.	X	XX	XX	X
Ensure vehicles entering and leaving sites are securely covered to prevent escape of materials during transport.	X	XX	XX	X
Record all inspections of haul routes and any subsequent action in a site log book.		XX	XX	X

Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems and regularly cleaned.		XX	XX	X
Inspect haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable;		XX	XX	X
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	X	XX	XX	X
Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.		XX	XX	X
Access gates to be located at least 10m from receptors where possible.		XX	XX	X
Apply dust suppressants to locations where a large volume of vehicles enter and exit the construction site		X	XX	X

Appendix K – Template Site Waste Management Plan