

Georgiana Street, London NW1 0QS

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# Bangor Wharf



Report to accompany planning application:

Statement of Community Involvement

Curtin & Co

February 2016



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# 1. EXECUTIVE SUMMARY

- 1.1 This report provides details of the comments received throughout the programme of public consultation in relation to the redevelopment proposals for the Bangor Wharf site, formerly occupied by EDF Energy, on Georgiana Street, Camden, NW1 0QS.
- 1.2 In September 2015, One Housing Group (referred to as the “Applicant”) appointed Curtin&Co, a specialist public affairs company, to undertake a programme of community consultation. The applicant’s commitment to consulting with the community has been evident throughout the pre-submission phase to ensure that the views of the community could be understood and incorporated where feasible. The aims of the consultation process were to:
- Gain a better understanding of the local area, as well as the needs and aspirations of the local community.
  - Raise awareness locally about the forthcoming redevelopment proposals.
  - Invite input from the local community and offer a variety of ways in which people were able to provide their feedback.
- 1.3 The activities undertaken as part of the consultation process has included:
- Meetings with local Ward Councillors;
  - Door-to-door canvassing of local residents;
  - Engagement with residents in close proximity to the site;
  - Meetings with local community groups;
  - Insertions into local news publications;
  - Drop-in Centre held over two days.
- 1.4 The applicant has proved their commitment to comprehensive community engagement throughout the pre-submission phase. Initial feedback from residents suggested that there was a general acceptance that Camden needs more housing, and that Bangor Wharf would be a suitable place for a residential-led, mixed use development, in line with the Council’s Local Development Framework.

- 1.5 On the whole, despite the wide advertisement of consultation events, a relatively low level of residents expressed the desire to engage with the applicant. Those who did express an interest appear to have drawn from the immediate local area, particularly Reachview Close and Royal College Street. Following the drop-in-sessions hosted by the applicant, only 19 residents chose to give their feedback on the plans. The low level of interest expressed in the plans suggests that the majority of residents in the local area remain unconcerned about the applicant's proposals and did not feel it necessary to discuss matters with the project team.
- 1.6 The applicant has sought to be considerate to the views of residents who did engage throughout the consultation process. Some neighbouring residents expressed unease at the height of the proposed buildings. The applicant responded by making significant revisions to plans and reduced the storey height of one building. Furthermore, questions were raised about how the proposals respond to the canal, and some asked whether the canal could be utilised for mooring or other commercial uses. It should be noted that the applicant does not own the canal and its ability to utilise this space is therefore limited. Where the applicant can, it has made provisions for an informal space adjacent to the canal for all the enjoy. The applicant also intends to restore the canal wall as part of the application proposals, albeit with the wall subject to agreement with the Canal and River Trust (CRT).

## 2 INTRODUCTION

- 2.1 This Statement of Community Involvement has been prepared by Curtin&Co on behalf of the applicant, One Housing Group. It concerns the planning application being prepared for submission to Camden Council. For the purpose of this application, a holistic and comprehensive approach has been taken towards community consultation.
- 2.2 The plans include a redevelopment of the site to create a residential-led mixed-use development comprising 46 residential units (Use Class C3) (18 x 1 bed, 19 x 2 bed and 9 x 3 bed), new office floorspace (Use Class B1a) (686 sq.m) with associated works to highways and landscaping following demolition of existing buildings.

### 3 CONSULTATION PROGRAMME

- 3.1 The applicant believes it is important to engage with all local stakeholders, in line with the Government’s *Localism Act 2011*, the *National Planning Policy Framework 2012*, and the Council’s adopted SCI guidance to applicants.
- 3.2 The importance of community consultation has been paramount to the applicant throughout the entirety of this consultation process and will continue post submission. This commitment is reflected in Table 1 which details the efforts to engage with local residents, local community groups and elected representatives.

Table 1 – Consultation Overview

ACTIVITY	DATE
Introductory letters and follow up phone calls sent to local elected representatives including: <ul style="list-style-type: none"> <li>• St Pancras and Somers Town Ward Councillors;</li> <li>• Camden Town with Primrose Hill Ward Councillors; and</li> <li>• Cantelowes Ward Councillors.</li> </ul>	7 <sup>th</sup> October 2015
Introductory letters and follow up phone calls to local community groups including: <ul style="list-style-type: none"> <li>• Executive Director of Somers Town Community Association;</li> <li>• Administrator of St Pancras Community Centre;</li> <li>• Chair of St Pancras Way Tenants Residents Association;</li> <li>• Owner of The Constitution Pub; and</li> <li>• Chair of Camden Town Unlimited.</li> </ul>	7 <sup>th</sup> October 2015
4,500 leaflets advertising the Drop-in Centres distributed within local area (see Appendix B for a full map).	W/c 26 <sup>th</sup> October 2015
Meeting with St Pancras and Somers Town Ward Councillors; Roger Robinson and Paul Tomlinson.	28 <sup>th</sup> October 2015
Door-to-door canvassing with local residents living on Georgiana Street and Royal College Street.	5 <sup>th</sup> November 2015
Delivery of letter to residents of the above streets, informing them of the applicant’s efforts to contact them and inviting them to the upcoming	5 <sup>th</sup> November 2015

Drop-in Centres.	
Quarter-page advert placed in the <i>Camden New Journal</i> (See Appendix D) advertising the location and time of the Drop-in Centres.	5 <sup>th</sup> November 2015
Letters sent to the following stakeholders to inform them of the forthcoming Drop-in Centres: <ul style="list-style-type: none"> <li>• St Pancras and Somers Town Ward Councillors;</li> <li>• Camden Town with Primrose Hill Ward Councillors; and</li> <li>• Canteloves Ward Councillors.</li> </ul>	6 <sup>th</sup> November 2015
Launch of consultation website OneHousingBangorWharf.co.uk (see Appendix J).	11 <sup>th</sup> November 2015
Drop-in Centre held on site at Bangor Wharf, Georgiana Street, NW1 0QS.	11 <sup>th</sup> – 12 <sup>th</sup> November 2015
Letters sent to all residents living in Reachview Close, offering to meet with the applicant in the coming months.	10 <sup>th</sup> December 2015
Meeting with representatives from: <ul style="list-style-type: none"> <li>• The Regent’s Canal Conservation Area Advisory Committee; and</li> <li>• Representatives of the Friends of Regents Canal.</li> </ul>	6 <sup>th</sup> January 2016
Meeting with: <ul style="list-style-type: none"> <li>• Cllr Phil Jones - Cabinet Member for Regeneration, Transport and Planning and Canteloves Ward Councillor; and</li> <li>• Cllr Patrician Callaghan - Cabinet Member for Housing, Deputy Leader and Camden Town with Primrose Hill Ward Councillor.</li> </ul>	14 <sup>th</sup> January 2016
Meeting with residents in Reachview Close following the invite letter sent on 10 <sup>th</sup> December.	11 <sup>th</sup> February 2016

## 4. STAKEHOLDER CONSULTATION

### 4.1 COMMUNITY ENGAGEMENT – DOOR KNOCKING

- 4.1.1 Given the location of the Bangor Wharf site and its proximity to a predominantly residential area, the applicant recognised the importance of engaging with local residents in the surrounding streets on a one-to-one basis. It was a priority from the start that immediate neighbours were placed at the centre of the consultation process and did not feel excluded or ill-informed in any way.
- 4.1.2 Curtin&Co commenced with a door-to-door canvassing session on 5<sup>th</sup> November 2015 of residents living on Georgiana Street and Royal College Street.
- 4.1.3 Those residents who were unavailable at the time of calling were provided with a letter (see Appendix E) informing them that the applicant had tried to contact them and providing information of the upcoming Drop-in Centre times. In addition to this letter, residents received a leaflet (see Appendix A) in the week prior, informing them of the upcoming Drop-in Centre and Curtin&Co's contact details should they wish to contact the applicant.
- 4.1.4 On the whole, the door-to-door canvassing session provided an early litmus test of opinion towards the redevelopment of the Bangor Wharf. It also served as a useful opportunity to forge links with the local community and the majority of residents were very grateful for this type of engagement.
- 4.1.5 From conversations with residents, it became clear that there was an ambition locally for the site's redevelopment, with the majority of residents appearing supportive of the plans. The majority of those engaged expressed that the development was pleasant and appropriate for the area.
- 4.1.7 This door-to-door consultation exercise also provided an excellent opportunity to ensure that residents were made fully aware of the forthcoming Drop-in Centres and supported the leaflet distribution that took place the week prior.



## 4.2 COMMUNITY ENGAGEMENT – ENGAGEMENT WITH RESIDENTS IN REACHVIEW CLOSE

- 4.2.1 Following the Drop-in Centre held on 11<sup>th</sup> and 12<sup>th</sup> November 2015, it became evident that residents living in a nearby development, Reachview Close, were an important group to engage with after a number of residents living in this development attended the event with queries regarding the proposed development.
- 4.2.2 Residents were concerned about the height of the scheme and perceived visual impact it may have on Reachview Close. The applicant therefore sought to provide all Reachview Close residents with the opportunity to meet the applicant to discuss the plans further should they so wish.
- 4.2.3 On 10<sup>th</sup> December 2015, Curtin&Co sent a letter to all residents of Reachview Close inviting them to meet the applicant and provide any comments or feedback they may have. Five residents expressed the desire to meet with the applicant following this.
- 4.2.4 The applicant arranged a meeting which took place on 11<sup>th</sup> February 2016, on site. The meeting was attended by over 20 people from Reachview Close and Royal College Street. It was also attended by, local Ward Councillor Roger Robinson and representatives from other canal users' groups. This meeting provided an excellent opportunity to explain that the storey height had been reduced as a direct result of their comments following the drop in centre.
- 4.2.5 The meeting was constructive and provided the applicant with the opportunity to fully understand these residents' concerns and outline other benefits of the scheme such as the provision of a public courtyard. It also allowed the applicant to explain to residents that the scheme had significantly changed – reducing its proposed maximum height of seven storeys to six storeys – as a result of this extensive consultation with the local community. It should be noted that reducing the height of the development removed five residential units and consequently the overall proportion of affordable housing.
- 4.2.6 Reducing the maximum height of the proposed scheme by one storey is a significant design change undertaken to reflect the views of the local community. It is evident that consultation with the local community has ensured the applicant's proposed scheme is now more reflective of residents' aspirations for the site whilst still ensuring that the applicant can provide a viable scheme.

### **4.3 COMMUNITY ENGAGEMENT – ENGAGEMENT WITH REGENT’S CANAL CONSERVATION AREA ADVISORY COMMITTEE**

- 4.3.1 The applicant recognised that the Regent’s Canal Conservation Area Advisory Committee was a key local stakeholder, and one that should be engaged to discuss the proposals.
- 4.3.2 On 6<sup>th</sup> January 2016, Curtin&Co met with members of the Regent’s Canal Conservation Area Advisory Committee (RCCAAC) to explain in more detail the applicant’s emerging proposals. The Committee recognised the need for redevelopment of the site and understood the viability considerations. Despite the Committee being largely split in their support for the proposed scheme, the applicant recognised that the RCCAAC were a well-informed stakeholder group who had carefully considered the details of the proposals. Other groups were also represented during this meeting including the Friends of Regent’s Canal and the National Barge Traveller Association.
- 4.3.3 The Advisory Committee were also appreciative of the applicant’s scheme which seeks to open up the canal to pedestrians and utilise the old cobbles in landscaping.
- 4.3.4 When questions were raised, they focused on the view of the development from the tow path and the treatment of the canal wall adjacent to the site’s location. Additionally, the Committee expressed reservations about the tallest part of the proposal standing at seven storeys in height. The applicant has worked hard to address these concerns by reducing the seven storey building in height. Furthermore, the applicant will undertake significant work to rebuild the canal wall to ensure its long-term security, subject to an agreement with the CRT. The scheme will also open up a part of the canal that is not currently accessible to the public. This space will be landscaped with details that reference the canal’s heritage, including the use of original cobblestones in addition to reflecting its historic industrial nature by using specific building materials. As such, the applicant believes that the comments raised by the Regent’s Canal Area Advisory Committee have been resolved.

#### **4.4 ENGAGEMENT WITH POLITICAL REPRESENTATIVES**

- 4.4.1 The applicant also sought to engage with local Councillors, particularly those representing St Pancras and Somers Town Ward, where the site is located.
- 4.4.2 The applicant met with St Pancras and Somers Town Ward Councillors, Roger Robinson and Paul Tomlinson, prior to the Drop-in Centres to ensure the political representative were aware of the plans and best placed to answer queries from constituents.
- 4.4.3 This early engagement was followed with a further meeting with Cabinet Members from Camden Council. The applicant met with Cllr Patrician Callaghan, Deputy Leader and the Cabinet Member for Housing, and Cllr Phil Jones, Cabinet Member for Regeneration, Transport and Planning, to discuss residents' feedback and gain a better understanding of the Council's preference for the re-development of the site. The applicant also met with neighbouring Ward Councillor, Danny Beales.
- 4.4.4 It should also be noted that Cllr Roger Robinson attended the drop-in-session and the meeting with Reachview Close residents organised by Curtin&Co on 11<sup>th</sup> February 2016. This ensured that the applicant was able to engage with local residents and their local Ward Councillor together and understand any queries or concerns they may have.
- 4.4.5 Following meetings with political representatives, the applicant had a further understanding of the political aspirations for the site and the Council's development plans for the wider area.

## 5. DROP-IN CENTRE – 11 & 12 NOVEMBER 2015

### 5.1 Drop-in Centre Background

- 5.1.1 Further to the consultation efforts aforementioned and in accordance with section 122 of the Localism Act, the applicant held two Drop-in Centres on site at Bangor Wharf, formerly occupied by EDF Energy, on Wednesday 11<sup>th</sup> November and Thursday 12<sup>th</sup> November 2015 from 4pm-8pm.
- 5.1.2 The aim of the Drop-in Centres were predominately to allow local residents to view the emerging proposals for the redevelopment of Bangor Wharf. It also provided the opportunity to build on the consultation exercises detailed elsewhere in this report with the applicant considering it essential that the Drop-in Centres allowed all interested parties to view the proposals and share their feedback with members of the project team.

### 5.2 INTRODUCTION

- 5.2.1 Over the course of the two days, 41 residents attended the Drop-in Centre from across the local area.
- 5.2.2 Almost two thirds of residents agreed or strongly agreed that there is a need for new homes in Camden and a further 53% strongly agreed or agreed that the proposed site is suitable for new housing and employment space.
- 5.2.3 When concerns were raised, they focused on the proposed height of the development, the perceived impact on daylight and effect on wildlife. The applicant considers these issues to be largely resolved as a result of consultation. There has been a reduction in storey height following the drop-in-sessions, and the applicant has worked hard to ensure the safe, temporary relocation of wildlife during the potential construction period.

#### 5.2.4 Methods of Feedback

- Paper feedback forms that residents were able to complete either in situ or at home. The forms were requested to be returned to Curtin&Co by Friday 20<sup>th</sup> November 2015 using a FREEPOST envelope provided.
- Feedback form hosted on iPads.
- Feedback through the consultation website [www.OneHousingBangorWharf.co.uk](http://www.OneHousingBangorWharf.co.uk) that went 'live' on the first day of the Drop-in Centre.

#### 5.2.5 Publicising of the Drop-in Centres

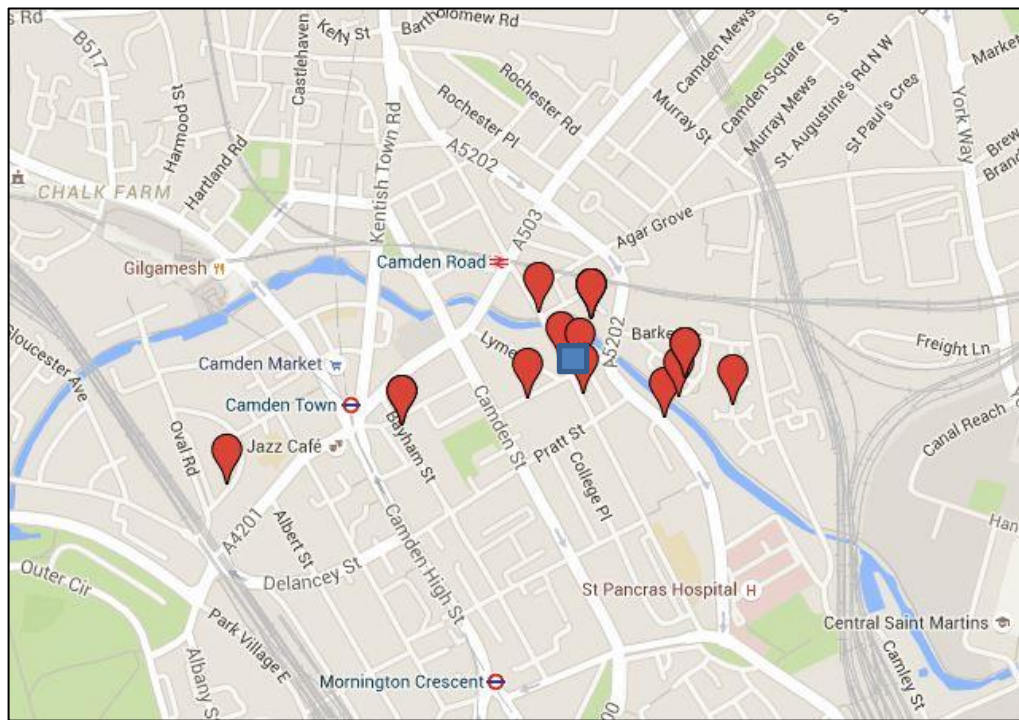
- Leaflets delivered to 4,500 residents in the local area advertising the Drop-in Centres and promoting the project website (please see Appendix B for a map of the delivery area).
- Door knocking of residents living on Royal College Street and Georgiana Street, providing them with a brief overview of the applicant's proposals and personally inviting them to the Drop-in Centres.
- Letter posted through residents' letter boxes on Georgiana Street and Royal College Street who were not in at the time of door knocking, informing them of the applicant's efforts to contact them and inviting them to the Drop-in Centres.
- Quarter-page advert placed in the *Camden New Journal* on 5<sup>th</sup> November 2015 (See appendix D) publicising the location and time of the Drop-in Centres with contact details for those unable to attend.


### 5.3 ATTENDANCE

- 5.3.1 Over the course of the two days, 41 residents attended the Drop-in Centres from across the local area. The number of attendees and the location of where they live is evidence that the Drop-in Centres were publicised throughout the Camden area, yet the low level of attendance suggests that residents were fairly unconcerned with the emerging proposals.

**LOCATION OF DROP-IN CENTRES ATTENDEES**

5.3.2 The map below detail the locations of all those who attended the Drop-in Centres and provided their address.



 - Approximate Site Location

5.3.3 Upon arrival, attendees were asked to complete a sign-in sheet and also place an indicative marker on the point where they lived (see appendix H). This was in order to instantly gain a better understanding of the residents who attended and their geographical relationship to the site.

5.3.4 The majority of those who attended lived adjacent to the site at Reachview Close and were concerned with how the proposed development may impact their property. It should also be noted that representatives of the management company for Reachview Close also attended the Drop-in Centre and had widely encouraged residents from the block to attend.

5.3.5 One political representative, local Ward Councillor Roger Robinson, attended the Drop-in Centre on 12<sup>th</sup> November 2015.

5.3.6 Additionally, a resident who is a member of the Friends of Regent's Canal, a member of London Waterways Commission and the Regents Network attended the Drop-in Centre and provided the applicant with further information on the history of the canal and suggested it be brought back into commercial use. The applicant took these comments on board and believes that the scheme makes best use of its canal setting, by opening up a central courtyard to the public and providing employment space as part of the plans.

## 5.4 FEEDBACK

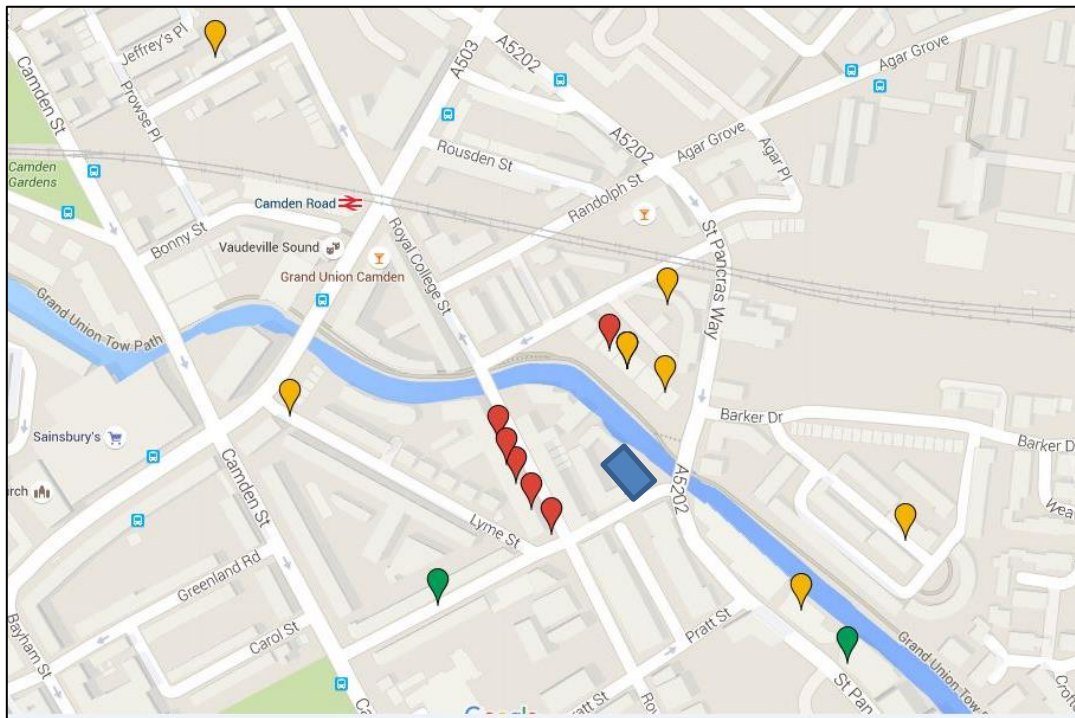
5.4.1 In total, Curtin&Co received 19 pieces of feedback. Approximately half of the residents who attended the Drop-in Centres over the two days provided feedback to the project team in situ or posted the form to Curtin&Co by Friday 20<sup>th</sup> November 2015.

5.4.2 Overall, the feedback received supported the need to redevelop the brownfield site for residential-led mixed-use development.


5.4.3 Nevertheless, a number of residents expressed concern about:


- The height of the proposed development;
- The potential obstruction of views and daylight/sunlight of those living adjacent to the site; and
- The canal's ecology and the impact on nesting birds.


**MAP DETAILING LOCATION OF THOSE WHO PROVIDED FEEDBACK**



 - **APPROXIMATE SITE LOCATION**

 - positive feedback  
4 – 5 = positive

 - supportive/neutral feedback  
2.5 – 3.9 = neutral

 - negative feedback  
0 – 2.4 = negative

5.4.4 This map above shows the location of those who provided feedback on paper or via the website. Each individual answered 6 questions, rating their agreement with various positive statements about the proposals from 1 – 5, where 1 represented strong disagreement and 5 strong agreement. These scores were then averaged for each respondent, to give an overall score, which was then given a “positive”, “neutral” or “negative” rating, using the numerical ranges above. The locations of each respondent were then plotted on the map and their marker coloured to represent the type of feedback they gave.

5.4.5 Despite a small number of residents providing feedback who do not live within close proximity to the site’s location, majority of those who gave their comments drew from neighbouring streets.

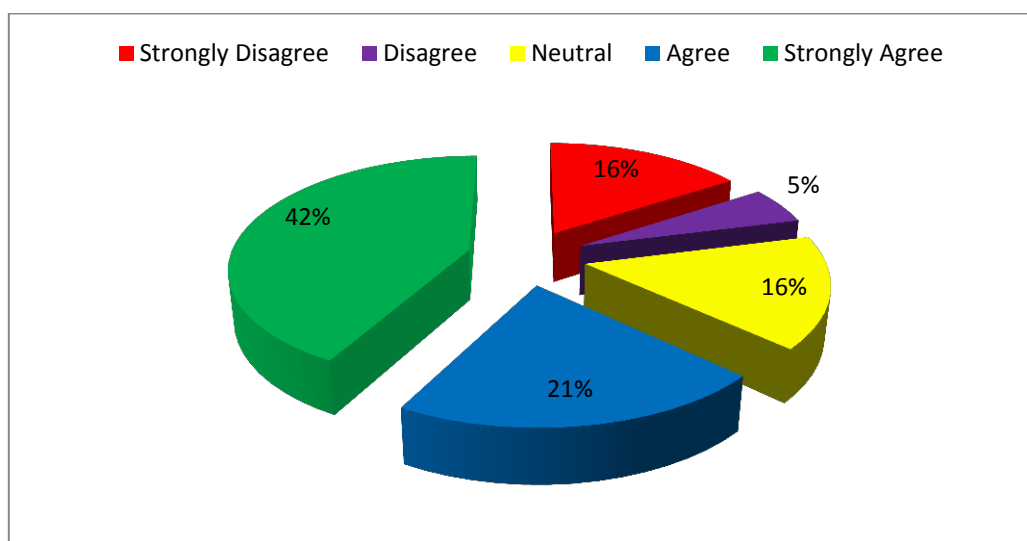


5.4.6 Additionally, feedback was received from residents living in Reachview Close, further emphasising their involvement in the applicant’s proposals. As the map also shows, the majority of negative feedback was received from residents living on Royal College Street. This provided the applicant with an opportunity to further speak to these residents and carefully amend the scheme’s design, scale and massing.

5.4.7 However, it should be noted that the feedback received is only the views of 19 residents. The applicant notified 4,500 residents in the local area of the consultation, meaning that these results should not be considered the overall view of the local community.

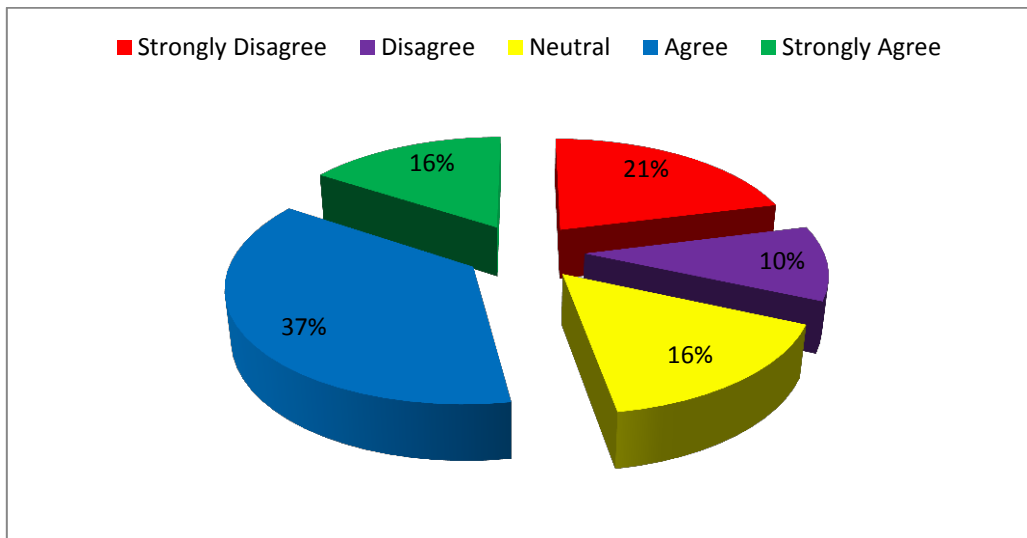
**5.5 The responses to the questions included within the feedback were as follows**

**Question 1- There is a need for new homes in Camden.**



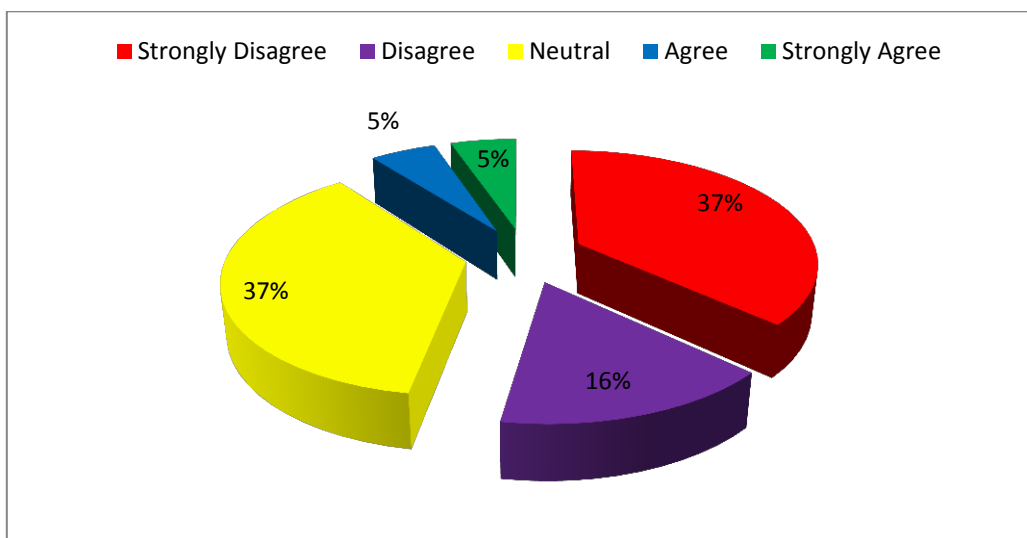
5.5.1 Overall, almost two-thirds (63%) of respondents strongly agreed or agreed that there is a need for new homes in Camden. A further 16% were neutral with only 21% disagreeing and strongly disagreeing with the statement.

**Question 2- This brownfield site is suitable for new housing and employment space.**



5.5.2 In total, 53% of respondents agreed or strongly agreed that the proposed site location is suitable for new housing and employment space, with a further 16% neutral. Additionally, only 31% strongly disagreed or disagreed with the statement.

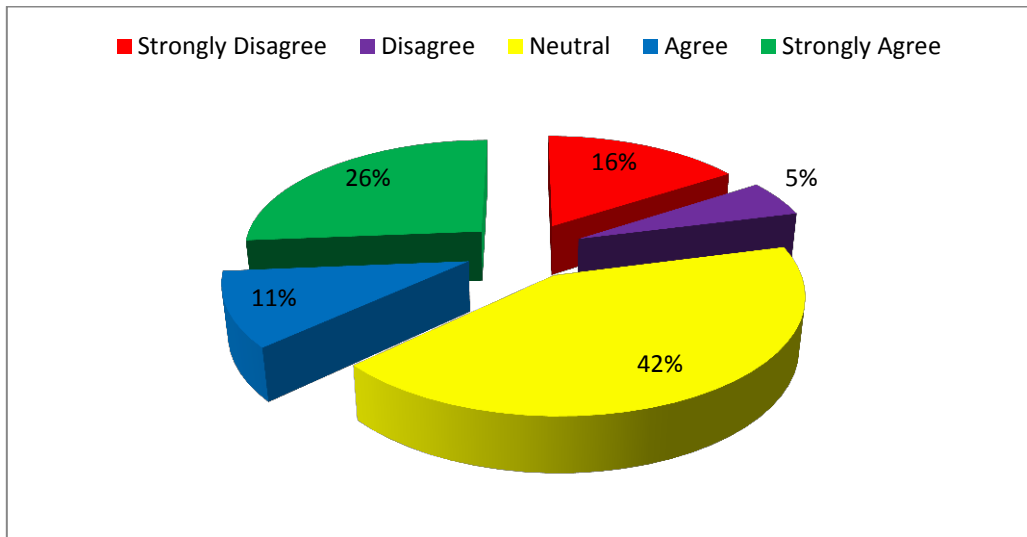
**Question 3- The scheme is in keeping with the local area.**



5.5.3 When asked if the scheme is in keeping with the local area, 10% strongly agreed and agreed with this statement. Over a third of respondents (37%) were neutral. However, 53% either strongly disagreed or disagreed that the scheme is in keeping with the local area. The

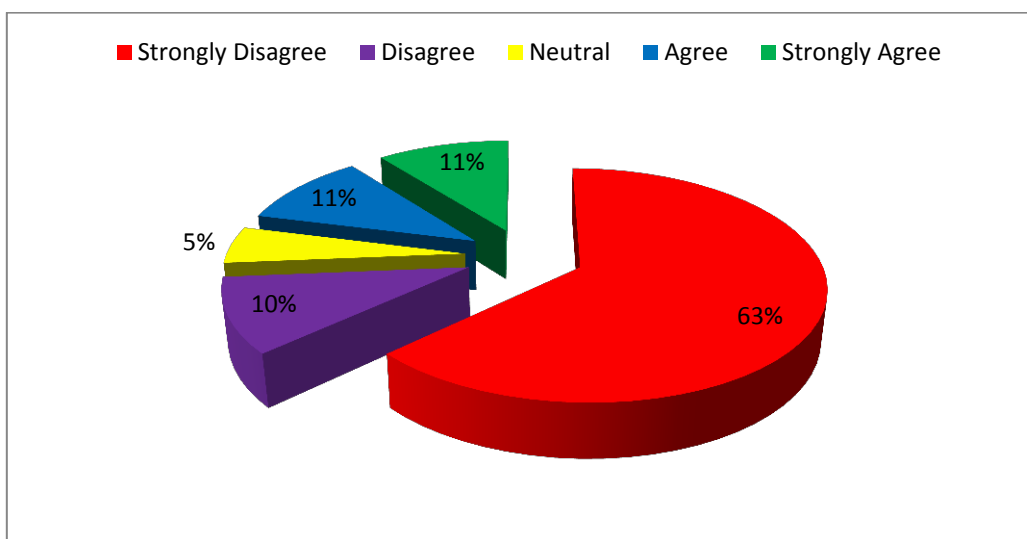
applicant was receptive to this feedback and subsequently reduced the storey height of the plans to alleviate this concern.

**Question 4- I welcome the employment space provided within the scheme.**



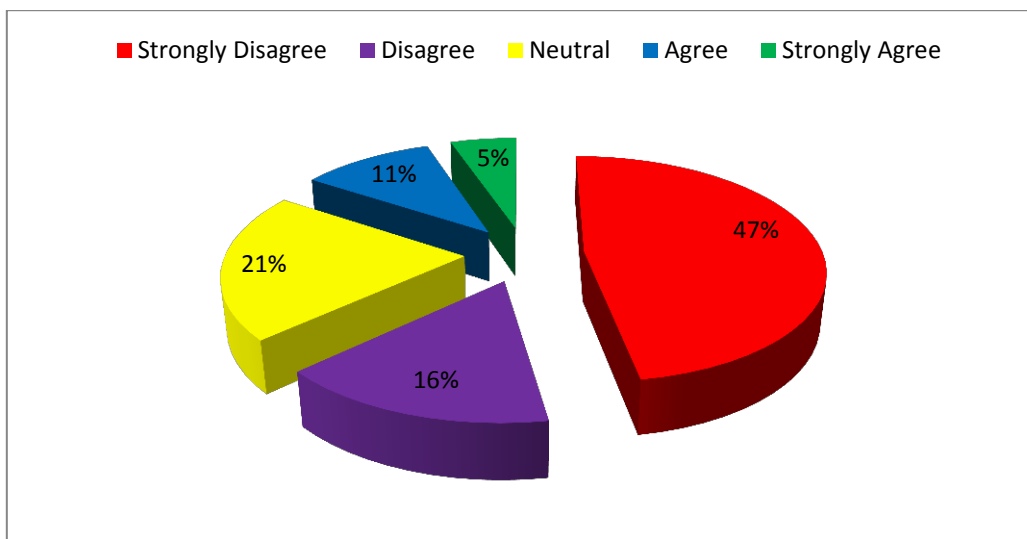
5.5.4 37% of respondents either strongly agreed or agreed with the employment space provided within the scheme. A large number (42%) were neutral to the statement with only 21% either strongly disagreeing or disagreeing with the statement. It is clear that the provision of commercial space is not a concern.

**Question 5- The design of the proposed development will visually improve the area.**



5.5.5 Overall 22% of respondents strongly agreed or agreed with the statement that the design of the proposed development will visually improve the area with a further 5% neutral. It should be noted that 73% of respondents either strongly disagreed or disagreed with the statement. Despite the feedback drawing from only 19 respondents, it is clear from both written feedback and conversations at the Drop-in Centres that the design of the development, most notably the height, was a concern. The applicant took this feedback seriously and subsequently made the decision to reduce the storey height in line with the views of local residents.

**Question 6- I support the proposals.**



5.5.6 Overall, 16% strongly agreed or agreed that they supported the applicant's proposals with a further 21% neutral. Nevertheless, 63% either strongly disagreed or disagreed with the statement.

## 5.6 General comments about the proposals

5.6.1 This was an open-ended section in which residents could raise any comments or considerations. There were a number of themes recognised in the general comments provided to Curtin&Co including the height of the proposals and the obstruction of existing residents' views and sunlight/daylight. Nevertheless, it should be noted that the feedback received is only the views of 19 local residents.

- "Thank you for taking the time to share the proposals with interested residents."
- "I welcome the canal side space. New commercial space will help local pubs and traders. I am concerned that the provision for social or affordable housing will in fact have its benefits for long term residents and young people."
- "I regret having to object to having any large flats outside of our flats. Please let residents have their say."
- "Any parking – commercial/ private? On the west facing wall how high, what height are the first row of windows. Will the wall have a space between the wall and adjoining gardens?"
- "The proposed building (7 storey) will block the sun (during the winter months) to the block of flats on the other side (Reachview Close). Especially ground and first floor. 5 storeys would be acceptable but not 7. We have not been consulted about these plans even though Reachview Close residents will be most affected by this proposal."
- "We opened up the canal and also the over development on the canal means more people attracted to the canal side and more construction makes this place over developed and spoils the tranquillity for all new commuters and locals! Any comment welcomed."
- "This cheap paper is going to make it hard to read both sides!
  - Seven storeys is way too high – out of scale! Even five is one too much for the area.
  - The general architecture is fine.
  - You seem to be ignoring rules about and advice about canal side development offered by Friends of Regents Canal, CRT, London Wildlife Trust, GLA."
- "Need for more homes in Camden? There would be enough housing if it was better regulated. An unregulated free market in housing is obviously going to lead to distortions in the mix of housing types, speculative investment, reduced social housing and lack of productive work spaces.
  - Visually improve the area? The seven storeys above the towpath level will have an adverse impact on this neighbourhood. The excellent and sensitive renovation of

the adjoining warehouse complex (146-150 Royal College Street) should not be compromised. The gap between the two housing blocks is welcome and is compatible with the articulation of the warehouse complex blocks.”

- “The scheme is not in keeping with the local area and it will not visually improve the area as the apartment blocks are simply too high. Ice Wharf next to it is only three storeys. It will dwarf the Victoria houses on Royal College Street. It will shade the canal – people walk along there to enjoy the sunshine. It will disturb the nesting of birds and wildlife in that corner of the canal.
  - On a personal note, I will lose the view and the sunlight that made me buy my flat. It will greatly diminish my enjoyment of my own home. The site is not large enough for 50 flats, without destroying everything around it. It is insensitive to develop such a large site there in a very residential area.”
- “Your plan which builds workshops against our garden are if we are in a prison complex, moreover the roof top garden patios looking over us are disgusting – noise from the garden patios will be intolerable.
  - I am against the taller than existing building and strongly against the balcony looking on us or the roof top gardens.”
- “7 storeys is too high and imposing – Star Wharf opposite is not that high and is substantial enough. There are two storey terraces, and landmark pubs nearby, and Georgiana Street is a conservation area! Greater thought and consideration to wildlife would be good, given that yearly birds nest and raise young below this site – grass area which is safe.”
- “Loss of sunlight and loss of privacy and also the extra noise.”
- “5 storeys is acceptable but 7 is not. There are no other 7 storey buildings nearby. The 7 storey part of this development will block the sun so that in the winter it will not reach my flat or others in Reachview Close. If it’s so important for the canal to get sunlight, surely it is important for Reachview residents.
  - We were not consulted or informed about this plan and, apart from the houses in Royal College Street, we of Reachview Close are the most adversely affected.”
- “The height should not be such as to block out light from existing buildings or ‘loom’ over the canal, creating a tunnel-like effect. There are many water birds on that stretch of canal and in particular a number of species return each year to breed. The ‘island’ should be maintained or recreated.”
- “What is replacing the buildings which protects the security and privacy of our homes in Royal College Street?”
- “Both blocks are too high. They dwarf the buildings along Royal College Street and the warehouse buildings along the canal. They are also significantly higher than the building

opposite on St Pancras Way. More interaction with the canal would be appreciated. Social housing and perhaps shared ownership is what is required in Camden - affordable is still out of the reach of most people. Work space needs to be suitable for small and medium business. More work needs to be done to look at the form of the building's. It is not clear if the amenity space at ground level is suitable for children. It is not clear that appropriate space has been provided for waste storage for this number of units."

- "This development is significantly too high, and totally out of proportion to other buildings on Royal College Street. Most buildings of RC's are 2-3 stories high, with none being higher than 4 stories.
  - It will tower over RC's houses and deprive Reachview close of both light and view to the South, so the claim that you wish to minimise impact on existing neighbours is clearly not correct – it will make their environment hugely worse. Similarly it will clearly not improve the views along the canal as it will tunnel it in by high glass walls."
- "The proposals are not in keeping with the Blue Ribbon policies of the London Plan."

## 5.7 ANALYSIS OF FEEDBACK

- 5.7.1 Overall, the feedback over the course of the two day Drop-in Centre was informative and constructive. By displaying the proposals to local residents, they have been made aware of the applicant's plans and expressed positivity at the consultation process. Additionally, as the Drop-in Centres were held on site, those who attended were able to view the current buildings and understand its need for redevelopment.
- 5.7.2 A large number of residents were interested in the height of the proposed development, especially the original plans for a seven storey building. The height of building was the main concern raised by local residents, especially by those living in Reachview Close who are worried about sunlight and daylight issues, especially during the winter months. It should be noted that those living in Reachview Close all voiced similar concerns as they had consulted with each other prior to attending the Drop-in Centres. The applicant feels that this area of concern has been addressed following design changes and the reduction in storey height.
- 5.7.3 It appears that residents welcome the redevelopment of the site, given that it is brownfield and underutilised. They also expressed support for the provision of affordable housing and commercial space for local businesses. A number of attendees were also interested in purchasing a property should the proposals be approved.



## 5.8 SUMMARY OF CONSULTATION RESPONSES

5.8.1 When issues were raised throughout the consultation process the applicant aimed to ensure that all concerns were adequately addressed. These can be summarised in the table below.

COMMENT/CONCERN	RESPONSE
<p><b>Height</b> – The most prominent issue raised by residents concerned the height of the proposed development. Many felt that seven storeys was too high and would impinge on residents' existing views.</p>	<p>Prior to the applicant revising their scheme to reduce the storey height from seven to six, the applicant sought to ensure that the height of the development does not impact on existing residential properties.</p> <p>Along with the reduction in maximum storey height, the layout has been designed to maintain good levels of daylight to all windows on Royal College Street. Additionally, the rear of the development will step back at third and fourth levels, and will have no windows directly facing properties on Royal College Street.</p>
<p><b>Canal Conservation</b> – A number of residents also expressed concern about the impact a development on the Regent's Canal in general and the effect it could have on existing wildlife and ecology that currently fronts the site.</p>	<p>The applicant intends to sensitively relocate wildlife during construction. Furthermore, significant improvements will be made to the integrity of the canal wall.</p>

## 6. APPENDICES

### 6.1 APPENDIX A – LEAFLET PUBLICISING THE DROP-IN CENTRES

# DROP-IN SESSION

See the emerging proposals for Bangor Wharf on Georgiana Street



**When: Wednesday 11 November**  
4.00pm - 8.00pm

**Thursday 12 November**  
4.00pm - 8.00pm

**Where: On-site at Bangor Wharf,**  
Georgiana Street  
NW1 0QS



We would like to invite you to two drop-in sessions on Wednesday 11 and Thursday 12 November to view and feedback on the emerging proposals for the redevelopment of the Bangor Wharf site on Georgiana Street.

Recently vacated by EDF, Camden Council has included this site in its Site Allocations Plan as suitable for new housing, which will enhance Georgiana Street and the Regents Canal.

Both drop-in-sessions will be held on the site itself, and members of our project team will be on hand to answer any questions.

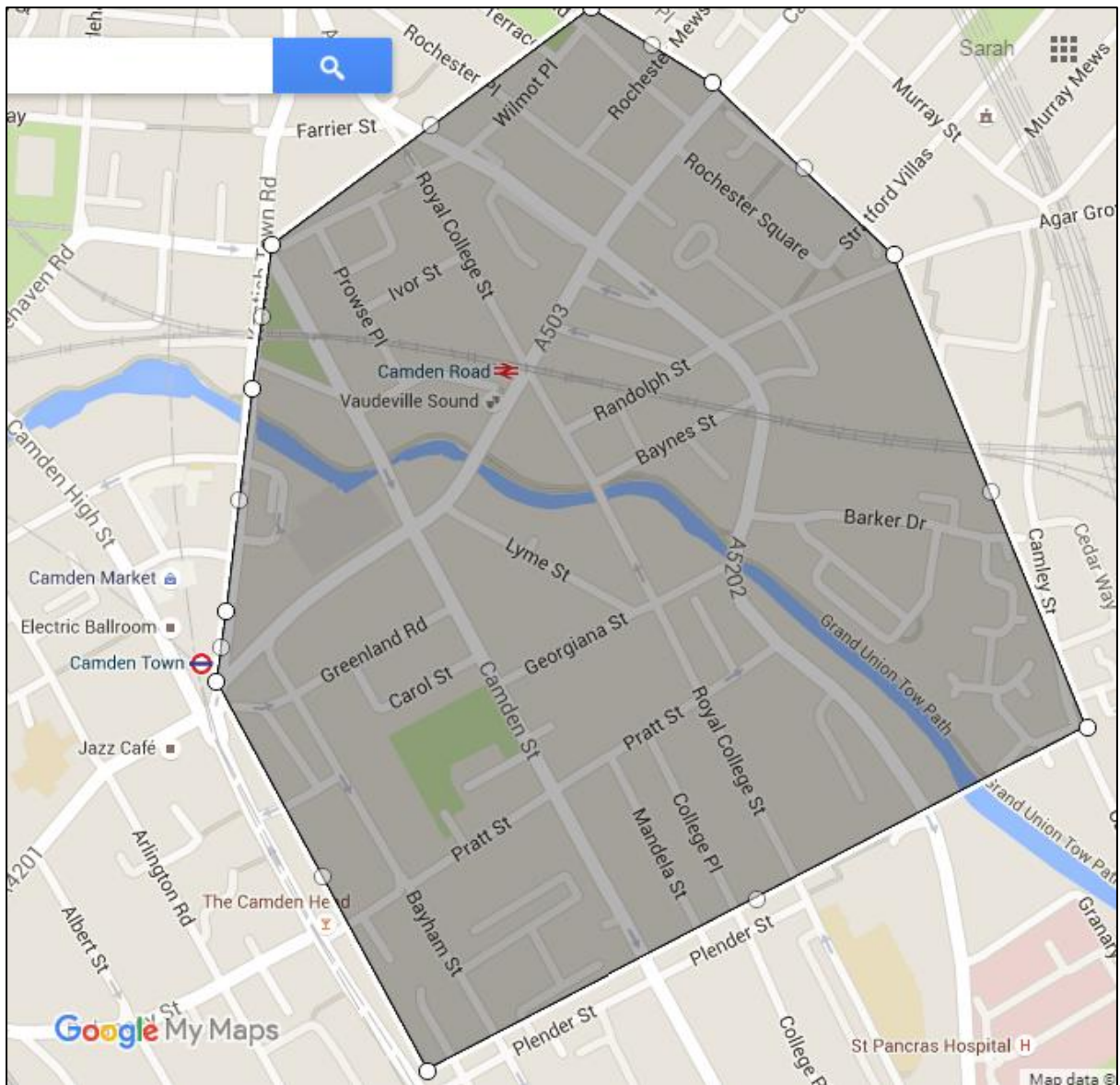
If you are unable to attend, you can view the proposals and provide feedback through the consultation website:

**OneHousingBangorWharf.co.uk**

**Contact Sarah Wardle at Curtin&Co on:**  
**T: 020 7399 2753**  
**E: SarahW@CurtinandCo.com**



## 6.2 APPENDIX B – LEAFLET DELIVERY AREAS







Bangor Wharf, Camden

1. On a scale of 1 to 5 (1 being low and 5 being high) how do you rate the following statements:

There is a need for new homes in Camden.

(Strongly Disagree)      1    2    3    4    5      (Strongly Agree)

This brownfield site is suitable for new housing and employment space.

(Strongly Disagree)      1    2    3    4    5      (Strongly Agree)

The scheme is in keeping with the local area.

(Strongly Disagree)      1    2    3    4    5      (Strongly Agree)

I welcome the employment space provided within the scheme

(Strongly Disagree)      1    2    3    4    5      (Strongly Agree)

The design of the proposed development will visually improve the area.

(Strongly Disagree)      1    2    3    4    5      (Strongly Agree)

I support the proposals.

(Strongly Disagree)      1    2    3    4    5      (Strongly Agree)

2. Please use the space below to let us know any other general comments you have about the emerging proposals.

Comments:

**THANK YOU VERY MUCH FOR YOUR CONTRIBUTION – Feedback Deadline Friday 20<sup>th</sup> November**

6.4 APPENDIX D – QUARTER-PAGE ADVERT IN THE CAMDEN NEW JOURNAL

10 NEWS Follow us on Twitter @newjournal

Camden New Journal Thursday 5 November 2015

# Man died after one-tonne concrete block fell out of hoist at construction site

## Coroner calls for changes after builder, 31, was crushed to death

by TOM FOOT

A CORONER has warned that "action must be taken" to prevent further deaths on construction sites following the death of a building worker.

St Pancras Coroner Mary Hassell has sent a "Prevention of Future Deaths" report to the chief coroner, the mother of Richard Laco and seven managers and supervisors from the Francis Crick Institute building project.

It follows an inquest last month into the death of Mr Laco. The 31-year-old died at the Brill Place site after a one-tonne concrete block fell on him after it slipped out of a hoist.

Following the inquest jury's "narrative verdict", Ms Hassell said: "The evidence revealed matters giving rise to concern. In

Richard Laco died in November 2013 during a building project at the Francis Crick Institute



my opinion, there is a risk that future deaths will occur unless action is taken. In the circumstances, it is my statutory duty to report to you."

Outlining the "matters

for concern", Ms Hassell said one of the reasons the slab fell on Mr Laco – a former City worker from Hendon – was that a "different methodology" was used to lift the con-

crete staircase landing than others on the site.

The shape of the landing was "trapezoid rather than rectangular", meaning it had to be "raised and tilted" rather than simply lowered directly into place.

But "no part of the method statement, risk assessment or lift plan recognised that", the Prevention of Future Deaths report said. "There was no appropriate plan in place," the coroner added.

"Some witnesses did not appear familiar with basic terminology, despite still holding a pivotal role in

planning/approving the plans for such processes, and gave evidence that did not demonstrate clarity of understanding of the processes."

The Francis Crick building contract was won by Laing O'Rourke but the firm had sub-contracted the installation of the staircases and other large structures into the new £500million building to a specialist company, CMF Construction.

Following Mr Laco's death in November 2013, safety campaigners blocked the Midland Road, close to one of the entrances to the Brill Place site, and senior

national union chiefs warned that they were struggling to get their health and safety reps on major construction sites.

The Health and Safety Executive report said: "There were 35 fatal injuries to workers in the construction sector in 2014/15, around 20 per cent lower than the five-year average for 2010/11-2014/15 (43). This brings the total number of fatal injuries to workers in the sector over the last five years to 217."

The HSE reported that there had been a downward trend in the number of fatalities in the past 20 years, although since 2008/09 the "trend is less clear".

Unite's national health and safety advisor Susan Murray said: "Such figures are totally unacceptable – one death is totally unacceptable."

She added that the figures did not take into account the rising death toll of cancers, mesothelioma and other diseases as a result of negligent exposure of workers to asbestos and other dangerous substances on construction sites.

A response to Ms Hassell's report from the chief coroner should be sent to her by December 21.

NEWS IN BRIEF

Chickens are taken from car

MEMBERS of the public have been warned to be on the lookout for a chicken thief after two crates of bantams were stolen from a car in Hampstead. Police asked residents to "keep eyes and ears open" for six chickens taken from the boot of a car in Downshire Hill on Thursday. The poultry thief is understood to have made off with a brood including three brown birds, two black and one black and white.

Fresh protest at Black Cap


PROTESTERS demanding that the Black Cap pub – the legendary gay bar in Camden Town – is reopened staged a demonstration outside the pub on Saturday. The venue in Camden High Street closed in April. A deal for it to become a new branch of The Breakfast Club, a hit diner in east London, collapsed and the future of the venue remains unclear. The protesters, armed with a petition of more than 8,000 names, chose the date to coincide with Halloween. Squatters were recently removed from inside the building and it remains shuttered with metal grilles.

'Treasured' tree for chop?

PLANNERS have been urged to protect a "treasured" tree when La Sainte Union begins landscaping work on its school grounds in Dartmouth Park. Letters published on Camden Council's website show how former model Tamzin Greenhill, now a leading interior designer, has asked planners to help save the "amazing apple blossom tree" in the Highgate Road school's premises.

Bar's bid for 1am licence

A CAMDEN Town craft beer bar wants permission to stay open later. BrewDog has proved a roaring success since opening in 2011. Its managers have now asked Camden Council for a licence to stay open until 1am on Fridays and Saturdays.



## DROP-IN SESSION

See the emerging proposals for new homes at Bangor Wharf, Georgiana Street.

**When: Wednesday 11 November 4.00pm - 8.00pm**

**Thursday 12 November 4.00pm - 8.00pm**

**Where: On-site at Bangor Wharf, Georgiana Street NW1 0QS**

OneHousingBangorWharf.co.uk

Contact Sarah Wardle at Curtin&Co on: T: 020 7399 2753 E: SarahW@CurtinandCo.com

### Poet's complaint 'upheld'

A POET from Sierra Leone has won a legal complaint against Camden police, writes Tom Foot.

Allie Smith said he was "unlawfully detained" by officers who "bundled" him into a car and "dumped" him near Abbey Road after he was attacked in Kentish Town Road in April last year.

Mr Smith had complained that police had failed to properly investigate the assault despite its seriousness.

Sergeant Mick Pilkington, from the Directorate of Professional Standards Appeals Unit, said the appeal had been "upheld", adding: "The incident went beyond a heated argument and, with that in mind, I



Allie Smith

consider it would have been appropriate and proportionate for the investigating officers to have made enquiries."

According to an official "CAD" record from the police, officers were called to Kentish Town Road by a woman who saw "a man being hurt by two others" and a

"black man shouting for help". Another caller told police that a "large fight is happening" and that "it looks like the suspects are going to break the victim's arm".

Mr Smith was featured in the *New Journal* in 2004 after a drug dealer scalded him with boiling water and he was later pictured leaping from the window.

Mr Smith only discovered that he was featured in the *New Journal* in court papers supplied to the High Court, in a separate dispute about a child he had fathered.

Mr Smith said he was not mentally ill at the time and was the victim of a smear campaign by his neighbours.

Monty Python actor Palin issues 'use churches' plea p12

## 6.5 APPENDIX E – INVITATION LETTER TO RESIDENTS

**curtin&co**

To the Resident  
**Delivered by Hand**

10<sup>th</sup> November 2015

Dear Resident,

**Re: Emerging Proposals for Bangor Wharf, Camden**

I am writing to introduce my company, Curtin&Co, which is working with One Housing Group on the community engagement element of their emerging proposals for the former EDF supply depot on Georgiana Street, adjacent to the Grand Union Regent's Canal.

One Housing Group is bringing forward proposals for a residential-led mixed-use development at Georgiana Street, and is in the process of speaking with those who live nearby to discuss the scheme and gain feedback.

One Housing Group would therefore like to invite you to drop-in-sessions, hosted on the site over two days.

The full details of the Public Exhibitions are:


**Where:** Bangor Wharf  
Georgiana Street, NW1 0QS

**When:** Wednesday 11<sup>th</sup> November; 4pm-8pm  
Thursday 12<sup>th</sup> November; 4pm-8pm

If you are unable to attend the exhibition please visit the consultation website, [www.OneHousingGroupBangorWharf.co.uk](http://www.OneHousingGroupBangorWharf.co.uk) which will go live on Wednesday 11<sup>th</sup> November, to view the plans and provide any feedback you may have.

For more information, please feel free to contact me on 0207 399 2753. Alternatively, you can email me at [sarahw@curtinandco.com](mailto:sarahw@curtinandco.com).

Yours faithfully,



Sarah Wardle  
Account Manager, Curtin&Co

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299 Oxford Street  
London  
W1C 2DZ

T : +44 (0) 207 399 2280  
E : [info@curtinandco.com](mailto:info@curtinandco.com)  
W : [www.curtinandco.com](http://www.curtinandco.com)

## 6.6 APPENDIX F – DROP-IN CENTRES INVITATION LETTER TO STAKEHOLDERS

**curtin&co**

Address

6<sup>th</sup> November 2015

**Re: Drop-in Centre regarding One Housing Group's emerging proposals for Bangor Wharf**

As you may be aware, One Housing Group recently acquired the former EDF supply depot on Georgiana Street, adjacent to the Grand Union Regent's Canal and is in the process of bringing forward new residential-led mixed-use development proposals.

One Housing Group is now hosting a drop in session over two days to display the emerging plans to the local community and attain their comments and feedback.

The drop-in sessions are being advertised throughout the Camden area, and as a local stakeholder, One Housing Group would be delighted if you are able to attend to view the emerging proposals and provide your feedback.

The full details of the Drop-in Centres are:

**Where:** Bangor Wharf  
Georgiana Street, NW1 0QS

**When:** Wednesday 11<sup>th</sup> November; 4pm-8pm  
Thursday 12<sup>th</sup> November; 4pm-8pm

Members of the project team will be on hand to talk you through the proposals and answer any questions you may have.

If you are unable to attend the Drop-in Centre, please let me know and we can either arrange a separate time to meet, or I can ensure that you receive all of the relevant information.

Please feel free to contact me on 0207 399 2753 or [sarahw@curtinandco.com](mailto:sarahw@curtinandco.com).

Yours sincerely,

Sarah Wardle  
**Account Manager, Curtin&Co**

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299 Oxford Street  
London  
W1C 2DZ

T : +44 (0) 207 399 2250  
E : [info@curtinandco.com](mailto:info@curtinandco.com)  
W : [www.curtinandco.com](http://www.curtinandco.com)



6.7 APPENDIX G – DROP-IN CENTRE BOARDS



**Welcome to our public exhibition**

One Housing recently acquired the site on Georgiana Street adjacent to the Regent's Canal. The site includes the former EDF depot and is allocated in Camden Council's Local Development Framework as being suitable for residential led, mixed-use development.

The site is in need of regeneration and provides an excellent opportunity to deliver much-needed new homes and jobs close to Camden Town and its excellent transport links.

One Housing is in the early stages of preparing a planning application for the site's redevelopment and we welcome your views and comments on the draft proposals to ensure the plans reflect the needs of the local community.

One Housing is a leading developer of high quality homes for private sale, shared ownership and affordable rent who currently has an ambitious program to deliver 4,500 new homes by 2019. We manage over 15,000 homes across 27 London boroughs and surrounding counties as well as providing care and support for over 11,500 people to help them live more independently.

With all of our profits being re-invested into providing affordable homes across London and the South East, One Housing sees itself as a commercial house builder with a social purpose. We are passionate about making a positive difference to people's lives and the communities we work within. Our vision is to use our commercial success to develop more high-quality homes and services that foster aspiration, independence and well-being.



One Housing is well-known in Camden, where it is based. One Housing is the affordable housing partner at Kings Cross and has already completed some of the new housing at Saxon Court and the Plimsoll Building (above left and right).

TM Architects have been appointed by One Housing to design a residential-led, mixed use scheme for this site. TM Architects have a broad portfolio of award-winning work including the development at Kingsland Wharves in Hackney (bottom left). One Housing and TM Architects previously worked together on the design of a new mixed use scheme for the redevelopment of their building at 100 Chalk Farm Road. The scheme received planning permission from Camden in 2014 (bottom right).



TM Architects

ONE HOUSING  
LIVING BETTER



**The Site as it is now**

The site is a triangular shape of just under half an acre, with its longest side next to the canal. The buildings on the site are of low architectural quality and do not contribute positively to the visual amenity of the area.

Against the backdrop of the housing crisis, where an estimated 62,000 homes are needed per year in London the site represents a significant opportunity to bring new homes into the area, and One Housing's proposals will maximise the site's potential and respond to current housing and employment needs.



The site as seen from Georgiana Street



The building on Georgiana Street seen from inside the site



Views from within the site as it is now

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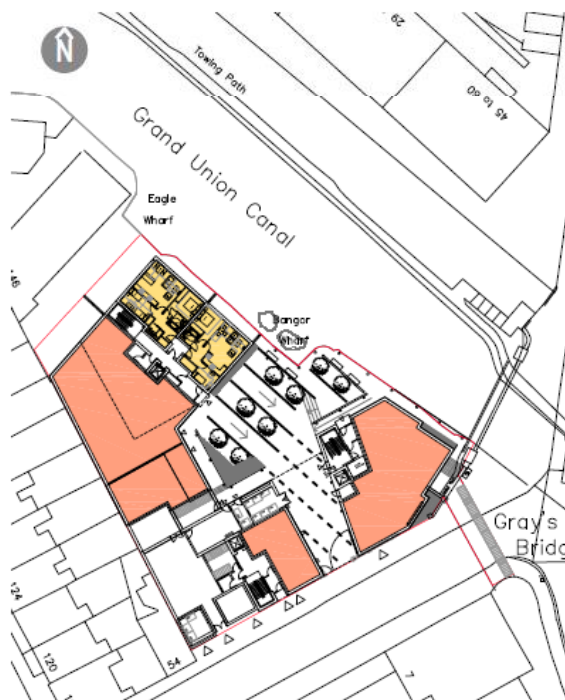
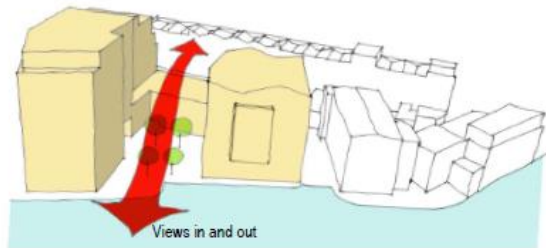
**Approach to design and preliminary floor plans**

As with most inner city, brownfield land, this site has a number of constraints that need to be taken into account when proposing new development. The design team has taken particular care to:

- Minimise impact on existing neighbours
- Enhance the Regents Canal Conservation Area
- Improve views to, from and along the canal

Our proposals will provide:

- 50 new homes
- Provision of affordable housing
- New, purpose-designed workspace
- Two buildings of 3 - 7 storeys stepping back from Royal College Street properties to maintain daylighting and aspect
- New buildings that complement their surroundings
- Landscaped courtyard open to the public



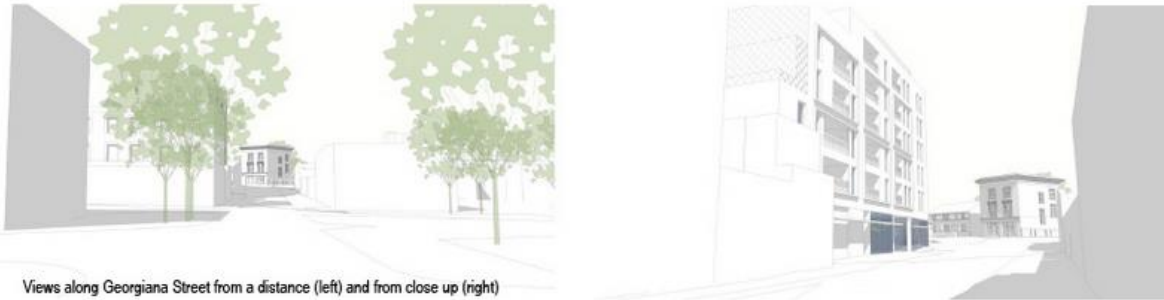
**Key**

Blue	Affordable
Yellow	Private / Intermediate
Orange	Commercial





Proposals: Views 1



Views along Georgiana Street from a distance (left) and from close up (right)



View of the proposal from the towpath, approaching from the west



Birds-eye view of the proposal

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Proposals: Views 2



View of the proposal from the towpath, approaching from the east



View of the proposal from the bridge, looking north west



View of the proposed new public open space on the canalside

TM Architects

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Examples of similar developments and how this one might look



Preliminary proposals for building materials



Buff multi brickwork



for the new buildings



with contrasting brick at ground level



Pre-weathered zinc



for cladding & roofing



and with windows emphasised



REDEVELOPMENT PROPOSALS FOR THE FORMER DEPOT SITE AT  
**BANGOR WHARF**

**New public open space**

The proposals include a new courtyard, opening up this side of the canal to the public for the first time.



Waterside seating



Native tree planting to encourage biodiversity



Opportunities for incorporating rain water collection into landscape design



Bat-friendly lighting



Rain gardens



Roof gardens



**Thank you** for attending One Housing's drop in session. Please don't forget to give us your feedback. All comments will be carefully considered by the project team.

You can submit your comments by:

- Feedback form
- iPad Survey
- Website – [www.OneHousingBangorWharf.co.uk](http://www.OneHousingBangorWharf.co.uk)
- Speak to a member of the project team

The deadline for feedback is Friday 20th November.

If you have any questions or would like any further information, please contact Sarah Wardle at Curtin&Co by:  
Telephone: 020 7399 2753  
Email: [sarahw@curtinandco.com](mailto:sarahw@curtinandco.com)  
Post: Curtin&Co, 299 Oxford Street, London, W1C 2DZ

**Timeline**

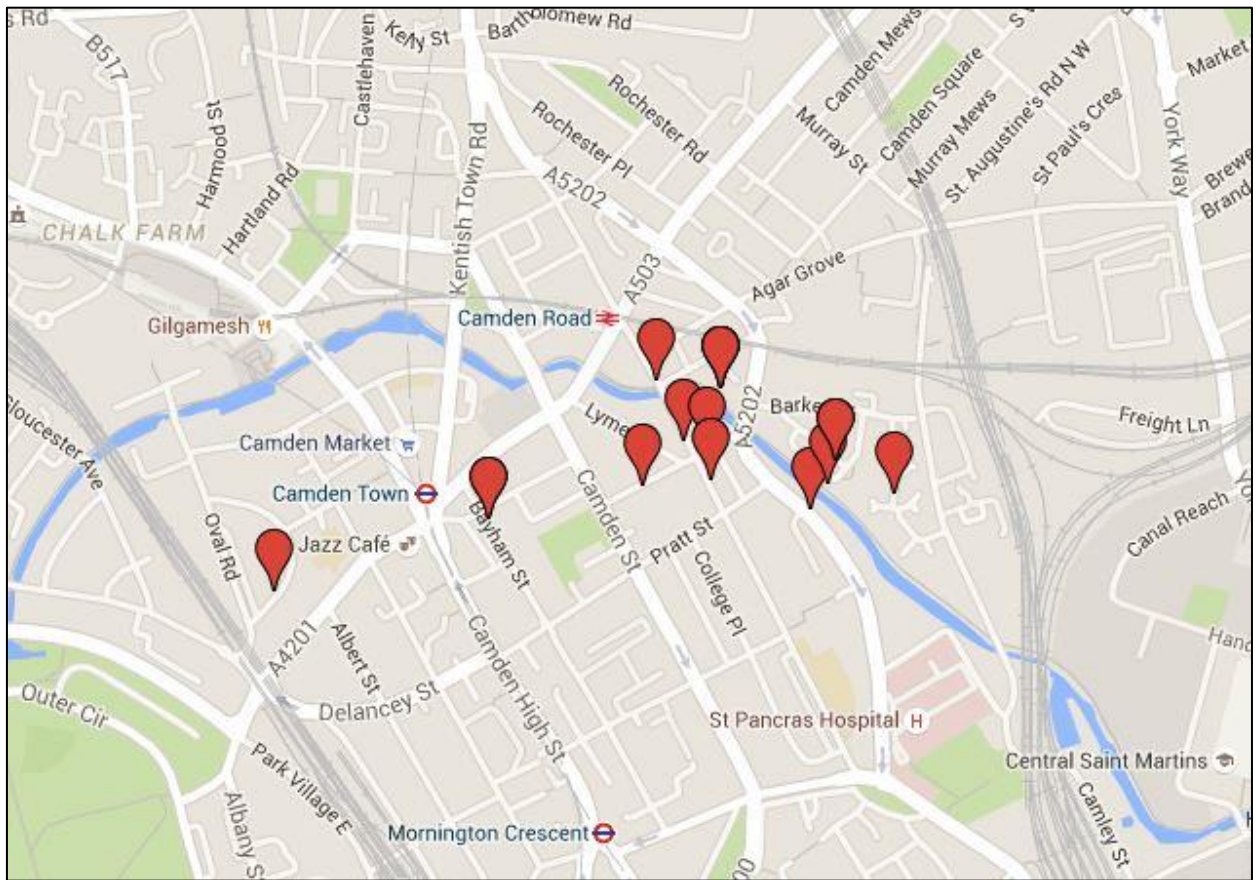
- December 2015 – Submission
- January-March 2016 – Council Consultation
- Spring 2016 – Determination by Camden Council
- Summer 2016 – Demolition and beginning of construction

6.8 Appendix H – Map plotted by attendees during sign-in






### 6.9 APPENDIX I – MAP OF ATTENDEES



6.10 APPENDIX J – CONSULTATION WEBSITE



[WELCOME](#)   [ABOUT](#)   [THE SITE](#)   [FEEDBACK](#)


PROPOSED RE-DEVELOPMENT OF BANGOR WHARF, GEORGIANA STREET


## Welcome

Welcome to our consultation website.

As you may be aware, One Housing is bringing forward plans to redevelop the former EDF supply depot on Georgiana Street, adjacent to the Grand Union Regents Canal.

One Housing aims to submit a planning application within the coming weeks to the London Borough of Camden to provide new homes and commercial space. This website has been created to allow local people to view information about the proposals and provide One Housing with their feedback.





[WELCOME](#)   [ABOUT](#)   [THE SITE](#)   [FEEDBACK](#)


PROPOSED RE-DEVELOPMENT OF BANGOR WHARF, GEORGIANA STREET

## About One Housing

One Housing is a leading developer operating throughout London and the South East. One Housing is a non-profit housing organisation that builds, sells and rents new homes on the open market to fund affordable housing.

One Housing believes the best developments respond to and exceed the need of the local community engagement exercise.

For more information about One Housing, please visit: [www.onehousing.co.uk](http://www.onehousing.co.uk)





PROPOSED RE-DEVELOPMENT OF BANGOR WHARF, GEORGIANA STREET

The Site

The site is allocated for mixed-use residential development within Camden Councils Local Development Framework.

One Housing is looking to submit a detailed planning application within the coming weeks to redevelop the site.

Whilst the final scheme is subject to change, the current proposals will provide for:

- 2 buildings ranging from 3 to 7 stories
- Circa 50 new homes
- Provision of affordable housing for shared ownership and affordable rent
- Flexible commercial space
- Landscaped courtyard



PROPOSED RE-DEVELOPMENT OF BANGOR WHARF, GEORGIANA STREET

Contact / Feedback

If you would like to provide us with your comments and feedback please fill out the online feedback form. **Feedback form.**

If you have any comments, queries or questions, please do not hesitate to get in touch with Sarah Wardle at Curtin&Co by calling **020 7399 2753** or by emailing **sarahw@curtinandco.com**