

Securing the future of HNCC & FYA

We are delighted to share the design we intend to submit to the planning authority.

Thank you for all your comments and suggestions over the 2 years, 8 public consultations, 6 project champion group meetings, numerous stakeholder briefings and public events to get to this stage - we could not have done this without you.

- With your help we have a proposal that:
- secures the future of affordable community services for local people
 - includes state-of-the-art facilities and a flexible Hall to match the existing
 - creates a vibrant new piece of London that local people can be proud of
 - connects the whole community with a safe and direct footpath & courtyard
 - has the support of HNCC & FYA who have referred to its '5 star design'
 - responds in detail to local buildings, conservation area & community feedback
 - will be completely self-funding with no cost to the Council or taxpayer
 - is environmentally friendly achieving BREEAM excellent



All of the fantastic existing HNCC & FYA services can be reprovided in a larger, more flexible and attractive building equipped with state-of-the-art facilities



Proposed view from HNCC Cafe looking back to entrance and courtyard, up to first floor activity spaces and roof terrace, and down into Hall

The Community Investment Programme (CIP)

The CIP is Camden's ambitious 15 year plan to invest money in schools, homes and community facilities. The reduction in government funding means we have to be more innovative in how we make the best use of our buildings and land to improve community facilities.

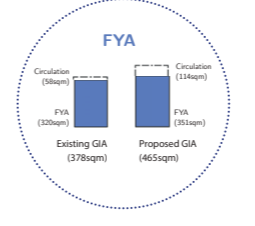
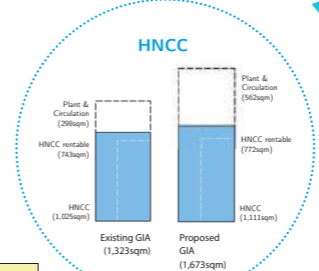
We may sell or redevelop properties that are out of date, expensive to maintain, or underused and difficult to access. This will help us generate funds that are not otherwise available to reinvest into improving other services and facilities.

Meeting the brief HNCC & FYA

This board summarises the amount of development proposed, the technical performance of buildings and the supporting information that will be submitted alongside our planning application.

Further detail will be fully accessible from the Camden website once the application has been uploaded, a link to which will be included on the project website: www.camden.gov.uk/hncc

Housing Quantity/Provision	
Existing GIA	178sqm
Proposed GIA	3,517sqm
Saleable Area	2,702sqm
MIX	8 units
2B4P	13 units
3B5P	1 unit
3B6P	7 units
4B6P	1 unit
4B7P	1 unit
Total No. of Homes	31
Cycle Spaces	40 = 1/unit + visitor
External Storage	55sqm
waste + general	
Community Quantity/Provision	
Existing HNCC GIA	1,304sqm
Proposed HNCC GIA	1,582sqm
Existing FYA GIA	378sqm
Proposed FYA GIA	465sqm
Excluding Plant	
Total Proposed Community GIA	2047sqm
Excluding Plant	
Cycle Spaces	23
Car Parking	1 HNCC disabled space
Refuse	14sqm

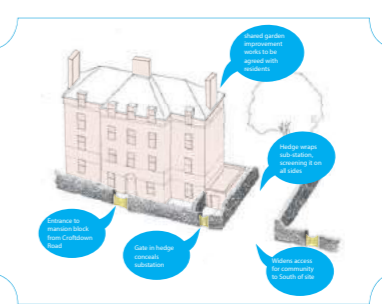


Residential Units needed for Achieving Viability:
Number of units = 31
Total Saleable Area = 2,663m²
Community Area = 2,047m²

Sustainability

BREEAM is the most recognised rigorous sustainability standard used in the UK. It encompasses a wider range of sustainability criteria than UK building regulations. These include using environmental construction practices and low-impact materials, reducing waste and pollution, improving biodiversity and improving the use of sustainable transport as well as exceeding Part L and baseline internal water use figures.

BREEAM Excellent requires a significantly higher level of performance than UK building regulations.



Electrical Substation
The substation must be accessible from the highway to statutory electrical authority requirements, and in an acoustically isolated and fire-rated enclosure at ground level. A high-quality brick exterior screened by hedges to match those along Croftdown Rd. Camden have agreed a budget

Reports

- The following aspects of design have been considered and the reports will be included in the planning submission:
- Highway Report (Transport & Parking)
 - Sunlight / Daylight Assessment
 - Air Quality Assessment
 - Noise Report
 - Ecology Report
 - Basement Impact Assessment
 - Flood Risk Report
 - Energy Performance Statement
 - BREEAM Excellent Credit Report
 - Construction Management Plan
 - Heritage Report
 - Arboriculture Report
 - Viability Assessment



Construction Management Plan (CMP)
This sets out how the contractor safety manages the works, including measures to minimise dust and debris, limit the number of deliveries, and manage traffic out and of the site. A Contractor Community Liaison Group will ensure any issues regarding noise, pollution and working hours can be dealt with directly.

HNCC & FYA Engagement timeline

Since RCKA's appointment in 2014 there have been eight public events about the redevelopment, six Project Champions' Group Meetings, significant stakeholder & user briefings, and attendance at numerous project awareness events.

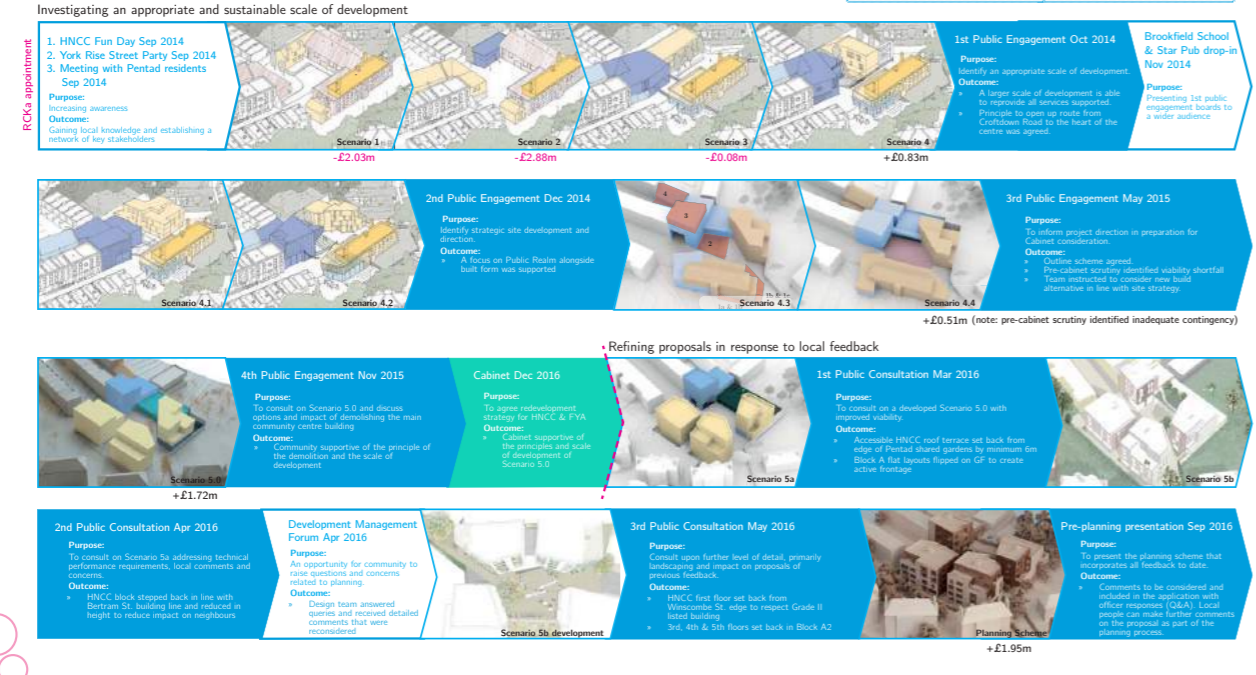
Over the last 2 years community feedback has shaped proposals alongside input

from a comprehensive professional design team and financial viability advisors.

Feedback collated via HNCC/LBC website, RCKA PFGM website, feedback forms, twitter feeds and group emails also helped collate and share information as the project developed.

Spreading awareness about the redevelopment

- Community Outreach Jul-Sep 2013**
Purpose: Community outreach undertaken by Camden to engage and inform service-users, secure tenants, residents and community groups about the redevelopment.
Outcome: A large scale of development is able to reproduce all services supported.
- Cabinet Dec 2013**
Outcome: Cabinet approved funding for a feasibility study to explore redevelopment options.
Cabinet requested subsequent approval prior to proceeding to a planning scheme.

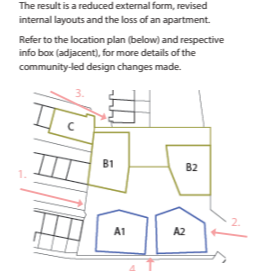


Community-led design changes

We have changed the design in response to community feedback on issues relating to height, massing and impact.

The result is a reduced external form, revised internal layouts and the loss of an apartment.

Refer to the location plan (below) and respective info box (adjacent), for more details of the community-led design changes made.



The sketch below shows how current proposals respond to context, and local feedback.

1. You said...
• The HNCC block is too dominant. It should not project a long way into Bertram Street. Its impact should be reduced.

...We did
• Stepped back 1.3m onto the existing building line of Bertram Street. Its presence is greatly reduced.

• HNCC building lowered by 1.3m, by reducing ceiling heights.

The overall impact of the HNCC building has therefore been significantly reduced.

3. You said...
• Impact of 1st floor of HNCC building on the existing gap and listed building setting, along with concerns about inclusion of an obscured ground floor window.

We did...
• The first storey of the proposed HNCC building is now set back to maintain a clear distance from the Grade II listed terrace, the obscured ground floor window has been removed.

2. You said...
• The residential block (A2) looks too dominant from Croftdown Road.

...We did
• Re-planning the 2nd, 3rd & 4th floors, with one less flat, the mass of the building reduced. Set back upper floors reduced the height of elevations to create a friendlier, more human-scaled approach from Croftdown Road.

The building is lower on its southern end and less impactful, increasing daylight and views for Croftdown Road residents.

4. You said...
• The new residential blocks (A1 + A2) are still too imposing.

...We did
• The roofline of both blocks was lowered to reduce the scale of elevations.

• Architectural detail developed to make the elevation less imposing: the grid of window and recessed balconies was relaxed and greater use of the red cut away brick introduced.

• Mixing in a white brick colour creates a lighter impression.