

138-140 Highgate Road

London

NW5 1PB

Statement of Community Involvement

Prepared by

Westbourne Communications

March 2018

Westbourne

CONTENTS

1. INTRODUCTION	3
2. POLICY FRAMEWORK	4
3. PROPOSED APPLICATION	7
4. THE CONSULTATION PROCESS.....	9
5. CONSULTATION RESPONSES	14
6. SUMMARY AND CONTINUED CONSULTATION	16
APPENDICES.....	17
APPENDIX 1: INVITATION LETTER FOR EXHIBITION	17
APPENDIX 2: EXHIBITION DISPLAY BOARDS	18
APPENDIX 3: FEEDBACK FORM	23
APPENDIX 4: DARTMOUTH PARK FORUM RESPONSE.....	24
APPENDIX 5: DENYER HOUSE DISPLAY BOARDS	28

1. INTRODUCTION

- 1.1. This Statement of Community Involvement has been compiled by specialist community consultation company, Westbourne Communications, on behalf of Design Ventures Highgate Ltd (the applicant). This report supports a planning application for the demolition of the existing MOT workshop and associated former petrol filling station canopy and the erection of a three storey terrace building to provide six 4-bedroom dwelling houses with gardens at basement, lower ground and first floor levels together with associated landscaping.
- 1.2. This report details the public engagement the applicant has undertaken in order to inform local people of the proposals. Consultation for this project meet the requirements of LB Camden's current Statement of Community Involvement (2016).
- 1.3. This report demonstrates the applicant's continued commitment towards engagement throughout the statutory planning process.
- 1.4. The key aims of the pre-application stage of public consultation, which this report documents, were:
 - i. To inform local residents, businesses, councillors and other stakeholders about the redevelopment aspirations for the site.
 - ii. To gain a full understanding of local views of the proposals, engage with the local and wider community throughout the design development stage, and use these views to identify concerns and opportunities, and where possible inform the evolving final proposals.
 - iii. To demonstrate how the applicant has responded to the issues raised by the community and stakeholders and identify how changes have been made to the proposals to address them.
- 1.5. In addition, this report demonstrates the applicant's continued commitment towards engagement throughout the statutory planning process.

2. POLICY FRAMEWORK

National Context

- 2.1. Pre-application consultation has long been seen as a positive process and a key part of ensuring local communities have a say in proposed developments. Many large scale planning applications are the subject of extensive pre-application consultation as a matter of course.
- 2.2. However, prior to the Localism Act 2011, there was no legal requirement for applicants to undertake any pre-application consultation with communities nearby.
- 2.3. The Localism Act 2011 introduced “a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals... to further strengthen the role of local communities in planning.” (A plain English guide to the Localism Act, p.13)
- 2.4. This amends the Town and Country Planning Act 1990 and creates several obligations for potential applicants. There is a requirement to carry out pre-application consultation for all “large scale major applications”, and applicants must:
 - Publicise the proposal and consult with residents in the vicinity of the site concerned.
 - Give local people a chance to comment when there is still genuine scope to make changes to proposals.
 - Have regard to the local planning authority about local good practice.
 - Take account of responses to the consultation.
- 2.5. The Town and Country Planning (Development Management Procedure) (England) Order 2015 defines “major development” as involving any one or more of the following:
 - A) The provision of dwelling houses where –
 - i. The number of dwelling houses to be provided is 10 or more; or
 - ii) The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub- paragraph (c)(i).
 - B) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 - C) Development carried out on a site having an area of 1 hectare or more.

However, it is best practice to consult stakeholders and the local community on all significant developments before a planning application is submitted.

- 2.6. Additionally the Government has used the Localism Act 2011 to clarify the rules on ‘predetermination’. Previously in some cases councillors were warned off doing such things as campaigning, talking with constituents, or publicly expressing views on local issues, for fear of being accused of bias or facing legal challenge. The Localism Act 2011 makes it clear that it is proper for councillors to play an active part in discussions on developments prior to submission of a planning application, and that they should not be

liable to legal challenge as a result. This will help them better represent their constituents and influence the development process.

- 2.7. The National Planning Policy Framework (NPPF), published in March 2012, says that local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The NPPF adds that “early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.” (NPPF, p. 45, 118)

Regional Context

- 2.8. The Mayor of London’s ‘London Plan’ (adopted March 2015), does not directly advise on how developers should engage with local communities about proposed development. However, several sections relate to the principle of involving both residential and business communities in new development.

“8.2 The Mayor recognises the complexities of delivering new development in London, with a wide range of organisational, infrastructure and other issues that have to be considered. The most effective way of achieving delivery is to work together in a collaborative manner towards agreed goals. The Mayor is committed to engagement with all groups and individuals concerned with planning for London, including:

- *Government from national to local level.*
- *Other public bodies/agencies.*
- *Private businesses and trade/representative bodies.*
- *Voluntary and community sector groups.*

8.4 The Mayor will work with boroughs, other agencies with planning responsibilities, enterprises and their organisations and other stakeholders to ensure that planning decisions are taken as close as to the communities and interests they affect, and in as inclusive a way, as is appropriate having regard to the planning system and the nature of the decision concerned. He recognises that community and voluntary groups, local business organisations and other interest groups have particular contributions to make to planning decisions, plans and strategies to shape neighbourhoods (see Policy 7.1 and paragraph 7.6) and will support their involvement. He will also consider what guidance and support it would be appropriate for him to offer to aid neighbourhood planning.

8.5 In the same way, the Mayor supports approaches to planning, regeneration and development that harness the knowledge, commitment and enthusiasm of local communities, enterprises and other groups. In particular, he will encourage use of tools such as community land trusts, which enable communities to shape their own neighbourhoods through the management and development of land and other assets (including those transferred from public sector organisations). He recognises the importance of development trusts, other community organisations and local business partnerships and bodies in helping to shape and develop neighbourhoods, sometimes in ways that the public sector cannot.”

Local Context

- 2.8. London Borough of Camden Statement of Community Involvement (adopted July 2016).

- 2.9. Each local planning authority is required to prepare its own Statement of Community Involvement (SCI) which sets down their policy for community involvement and consultation. The London Borough of Camden adopted its SCI in July 2016.

The SCI states:

“3.6 Most applications can benefit from having planning advice before they are submitted. Pre-application discussions provide greater certainty and clarity to an applicant by identifying planning issues and requirements at an early stage, when they can influence the scheme before its submission. This gives the Council opportunity to encourage applicants to undertake preapplication consultation. These discussions are confidential and the submission of a request for pre-application advice will not be publicised.

3.7 We strongly encourage all applicants to consult any neighbours who may be affected by their proposals before they submit a planning application. We encourage other groups such as local Conservation Area Advisory Committees (CAACs) and any other local interest groups to be consulted. It is especially important to undertake consultation on a wider scale for major, or potentially controversial, proposals were:

- *the proposals are likely to have a significant impact on the environment or on the local community, and*
- *the nature of the development is likely to attract significant local interest.*

3.8 Pre-application consultation provides an opportunity for neighbours, local communities and stakeholders to discuss any proposals with the applicant so any issues can be raised directly with the applicant and influence their proposals.

3.9 We cannot require a developer to undertake pre-application discussions or pre-application consultation. The onus is on the application to carry out preapplication consultation.

3.10 As part of pre-application discussions we expect the applicant / agent to agree the extent and type of pre-application consultation with us to make sure that the consultation process proposed is suitable. Whilst the consultation will be undertaken by the applicant Council officers will recommend suitable methods, such as Development Forums/Exhibitions.

3.11 Where pre-application consultation is carried out, applicants should prepare a report summarising the type of consultation carried out, the key issues raised and how the scheme addresses these issues. This report should be submitted with any subsequent planning application.”

3. PROPOSED APPLICATION

The current site

- 3.1. The site is located within the Dartmouth Park Conservation Area and is adjacent to Grove Terrace Squares public open space which comprises a linear open space separated by Chetwynd Road and Dartmouth Park Road.
- 3.2. The site comprises an underused single storey commercial building used for MOT workshop (Class B2/Sui Generis) and associated former petrol filling station. The site also contains a canopy structure associated with a former petrol filling station. The overall site area is approximately 731 sqm.

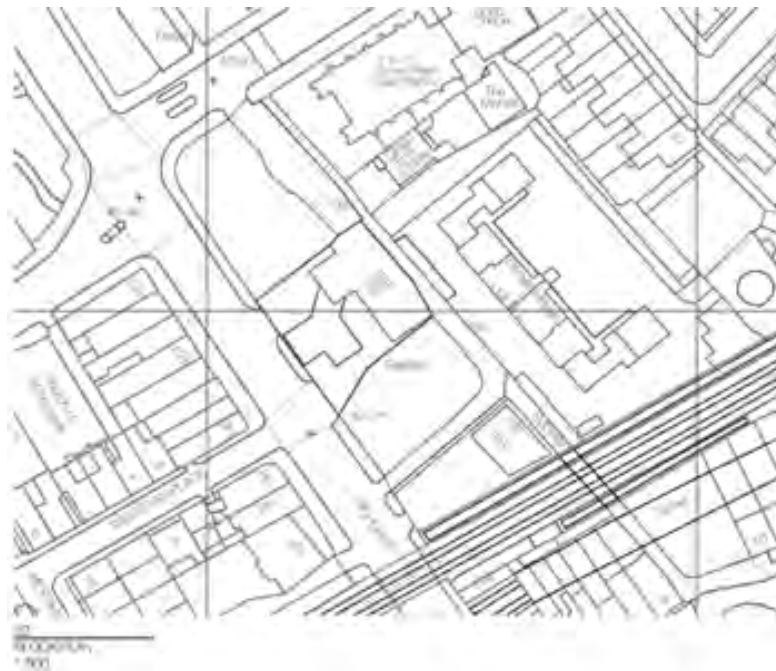


Figure 1 Existing site map with a red line illustrating the planning boundary.



Figure 2 Image of the current site.

The proposals

- 3.3. The proposals involve the demolition of the existing MOT building and former petrol filling station canopy structure.
- 3.4. It is proposed to develop a new 3 storey building, over lower ground, ground and first floor levels with access via College Lane opposite the entrance with Denyer House providing six dwelling houses with private amenity space and open landscaped space provision.

4. THE CONSULTATION PROCESS

- 4.1. As site freeholders, Design Ventures Highgate Ltd is committed to engaging in ongoing consultation and dialogue with residents throughout the application process and beyond.
- 4.2. The consultation process for this scheme exceeds the requirements of the Council's Statement of Community Involvement.

Specifically, we have

- a. Made sure the consultation takes place as early as practically possible in the design development process, and is therefore 'front-loaded'.
- b. Conducted appropriate engagement that fits the community's needs.
- c. Conducted an accessible and visible drop-in session.
- d. Used plain English and adequate response mechanisms.
- e. Explained clearly what the scope of the consultation is, and what can and cannot be changed.
- f. Analysed the results from the consultation objectively.
- g. Publicised collective responses, with due regard to the Data Protection Act.
- h. Summarised how these responses have affected the proposals.
- i. Ensured feed-back, analysis and our response is available to the public and consultation participants.

Pre-application discussions with planning officers

- 4.3. Since February 2016, a series of pre-application meetings were undertaken with Camden Council, including a Design Review Panel meeting in October. Discussions have been ongoing for the duration of the pre-application period. Over the course of these meetings the design of the scheme has been refined. Detailed information about this process and the evolution of the design is included in the Planning Statement.

Pre-application discussions with individuals and groups

- 4.4. Following the drop-in session on 24 February, the project architects met with Dartmouth Park Neighbourhood Forum committee on Monday 5 March to present and discuss the proposals. A copy of their response to the proposals can be found in Appendix 4.

Publicising the consultation

- 4.5. We publicised the consultation to the residential areas surrounding the site by distributing an invitation letter. The objective of the letter was to invite the local community to the public drop-in session, to communicate information about the scheme, and to seek feedback from those not able to attend the public drop-in session.
- 4.6. We distributed approximately 1,200 copies of the letter, which were distributed by our in-house team to ensure correct delivery. The letter was delivered to all homes and businesses inside the area highlighted map below. A copy of this letter is available in Appendix 1.

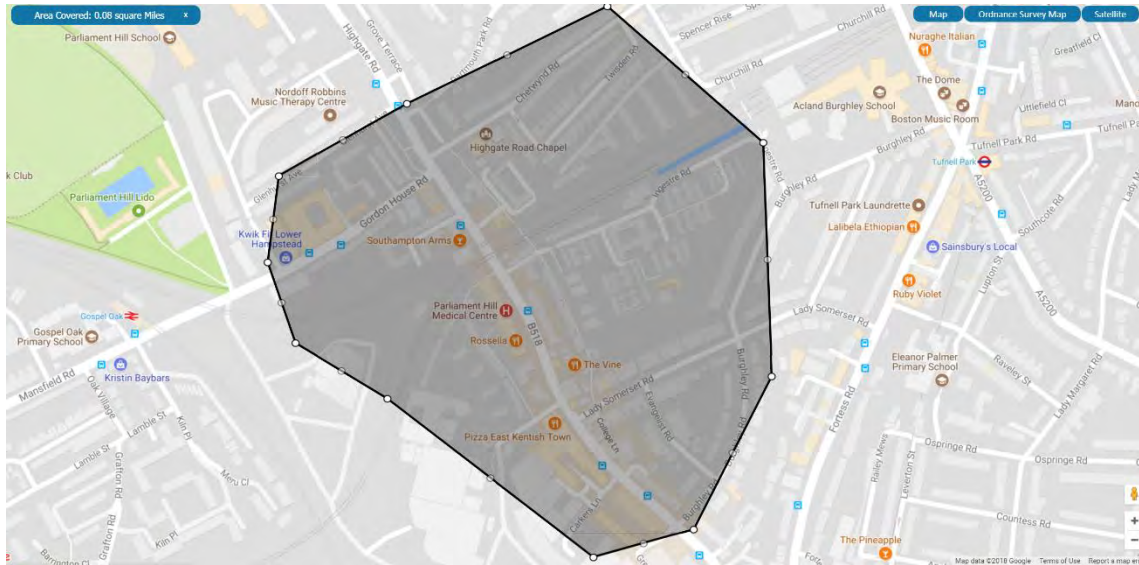


Figure 3 Invitation delivery area

- 4.7. A public drop-in session took place at The Village Cafe & Restaurant, 147 Highgate Road, Kentish Town, London NW5 1LJ on Saturday 24 February 2018 from 10am to 2pm. 56 people attended in total, 36 of them signed in.
- 4.8. The time and date of the drop-in session was chosen to encourage the maximum number of people to attend the drop-in session, including those in full-time employment and those with parental responsibilities. We ensured the drop-in session did not fall on any locally observed religious or cultural festivals.
- 4.9. The venues were accessible to people with limited mobility.
- 4.10. Visitors had the opportunity to view 8 display boards containing details of the scheme, including site layout and details of the proposed development. A copy of the display boards is available in Appendix 2. Members of the project team were available to answer any questions visitors had about the plans.



Figure 4 Residents at public drop-in session on 24 February

Representatives from the applicant, the architect, the planning consultant and Westbourne Communications were present throughout the drop-in session.

- 4.11. Visitors were encouraged to fill out a comment card the public drop-in session and some attendees also took the form away with them to fill in at home and return via stamped address envelopes. A copy of this form is available in Appendix 3.
- 4.12. An additional drop-in session was organised for residents of Denyer House and took place in Highgate Road Chapel, 2 Chetwynd Rd, Highgate, London NW5 1BU on Monday 19th March between 7pm and 9pm.
- 4.13. Invitation letters were issued on Friday 9th March and reissued on Friday 16th March to the residents of Denyer House.
- 4.14. In total 10 residents attended the drop-in session on Monday 19th March and 5 of them signed in.
- 4.15. Visitors had the opportunity to view the original 8 display boards from the previous drop-in session containing details of the scheme, including site layout and details of the proposed development and 4 display boards that provided additional views to and from Denyer House. A copy of the display boards is available in Appendix 5. Members of the project team were available to answer any questions visitors had about the plans.



Figure 4 Residents at public drop-in session on 19 March

Using appropriate response channels

- 4.16. We have maintained, and continue to maintain, several response mechanisms for the local community and stakeholders to give their feedback and comments about the scheme, including:
- A Freephone number, staffed during office hours: 0800 433 2722
 - A Freepost address
 - A project email address: hello@westbournecoms.com
- 4.17. The feedback form contained information on how the responses provided would be used, which read as follows:

“Data will only be held by Westbourne Communications and Design Ventures Highgate Ltd and a summary will be provided to Camden Council. By giving us your details, you authorise us to send periodic updates about this development.”

Response mechanisms

- 4.18. The qualitative response was gathered from listening to individuals and groups in meetings, on the Freephone hotline, and at the drop-in session.
- 4.19. The feedback form asked for written comments about the scheme and the email service also gave an opportunity for people to send in written comments.
- 4.20. Comments have been recorded and analysed objectively by team members from Westbourne Communications.
- 4.21. Feeding-back to participants and the wider community, and opportunities for continuing involvement
- 4.22. One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.
- 4.23. This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.
- 4.24. This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to LB Camden.
- 4.25. The Freephone, and email address will all be maintained until the planning application is determined by the local planning authority.
We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees again as appropriate.

Response mechanisms:

- The consultation included questions which allowed us to assess the response in a quantitative way.
- The qualitative response was gathered from listening to individuals and groups in meetings, on the Freephone hotline, and at the public drop-in session.
- The feedback form asked for written comments about the scheme and the email service also gave an opportunity for people to send in written comments.
- The comments have been recorded and analysed objectively by team members from Westbourne Communications.

4.26. Feeding-back to participants and the wider community, and opportunities for continuing involvement:

- One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.
- This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.
- This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to LB Camden
- The Freephone and email address will all be maintained until the planning application is determined by the local planning authority.
- We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees again as appropriate.

5. CONSULTATION RESPONSES

5.1. People who attended the exhibition, recipients of the letter and other local residents had the opportunity to provide qualitative and quantitative responses to our consultation. These responses have been collected and collated and this will continue throughout the application process. The main points raised are outlined below, along with details of how the applicant has responded to each comment. 61 people attended the two drop-in sessions with 39 of them signing in. In total we received 19 responses on the comment card provided feedback from the drop-in sessions via stamped address envelope, via e-mail and via our Freephone.

5.2. Below is a summary of the quantitative responses to the proposals.
Do you agree or disagree with the following?

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The site is in need of redevelopment	74%	5%	11%	0%	11%
The provision of new homes in the area is welcomed	58%	21%	16%	0%	5%
The provision of affordable homes in the area is welcomed	53%	32%	11%	0%	5%
Architectural design is important given the context of the surrounding area	84%	11%	5%	0%	0%
The proposed design will fit in with the local architecture	42%	37%	11%	11%	0%
Redevelopment should directly contribute to local community improvements	68%	26%	5%	0%	0%

5.3. 74 per cent of respondents stated that they 'strongly agree' with the statement that the 'site is in need of development. 79 per cent of respondents stated that they 'agree' with the statement that 'the provision of new homes is welcomed' and 69 per cent of respondents agree that the proposed design will fit in with the architectural design.

Summary of key points and how we have responded to these comments

5.4. The feedback received covered several themes. A summary of each of the recurring themes raised by respondents is included below. The applicant's response to these issues is also included under the relevant theme. Where stakeholders provided contact details, this detail formed the basis of the applicant's individual response to each stakeholder.

Proposed residential use

5.5. Questions were asked as to whether the proposed change of use from sui generis to residential was justified in planning terms. Planning advice given by LB Camden to the applicant during pre-application discussions was that the commercial element was not appropriate for the site.

Parking

- 5.6. Although a number of residents welcome the prospect of a car-free development, some residents were concerned with the impact on local parking and traffic. A transport study has been undertaken, which has been submitted as part of this application. The results of the study confirm that the existing transport network has capacity for an off-site provision of the required disabled parking space, as such we do not foresee an on-site disabled parking space being required by the Council.

Anti-social behaviour

- 5.7. A number of residents raised concerns that the stretch of College Lane suffers from anti-social behaviour with mopeds frequently riding up the lane at high speeds. Residents proposed the need for kissing-gates to limit the use of mopeds, additional paving and CCTV. The proposed development will create a natural sense of surveillance over College Lane. The introduction of kissing gates, paving and CCTV would be determined by LB Camden, possibly via a s106 contribution.

Brick colours

- 5.8. Residents were expressed concerned with the colour of the bricks and expressed a preference for darker rather than lighter bricks for the current design. The applicant has undertaken a series of material studies to assess different cladding options, which is supplied with the Design and Access Statement. The brick colour and pattern will be agreed with the council via planning condition should the scheme be approved.

Affordable housing

- 5.9. A number of residents expressed the need for affordable housing in the area and some questioned whether the application will provide any on-site affordable housing. As the scheme is for under 9 units, LB Camden's planning policy stipulates that no on-site affordable housing is required. Instead, an off-site financial contribution will be provided in order for affordable housing to be provided elsewhere in the borough.

Impact on Denyer House

- 5.10. Residents of Denyer House raised their concerns in relation to potential overlooking on the existing homes from the proposed new houses. The applicant has taken that into consideration has worked up three options to mitigate overlooking:
- A fully glazed window
 - Frosting up to a height of 1.7m to avoid direct to overlooking
 - A vision control film that changes the opacity of the glass depending on the viewing angle.

6. SUMMARY AND CONTINUED CONSULTATION

- 6.1. The applicant has undertaken public consultation to ensure local stakeholders have had an opportunity to comment on the emerging proposals in advance of submission.
- 6.2. A list of key stakeholders has been put together to ensure that all interested parties have been kept informed of the plans and given a chance to ask questions and give feedback. Where information has been requested, it has been supplied in an easy to understand way.
- 6.3. The applicant held a public drop-in session of the proposals on 24 February 2018. The public exhibition was well advertised with the delivery of invitation letters to the local area. In total, 56 people attended to view the plans in person.
- 6.4. The public drop-in session consisted of information panels that gave a clear indication of the proposals. Members of the applicant's project team were in attendance to answer any questions. A wide variety of ways to respond to the public consultation were available. Feedback could be given by using the Feedback form, Freephone number and an email address.
- 6.5. There have been two pre-application meetings with Camden Council planning officers and one meeting with Camden's Design Review Panel.
- 6.6. In response to the feedback from officers, local residents, and stakeholder groups and councillors the applicant has revised the number of homes proposed. The response to the consultation has generally been positive in nature.
- 6.7. If approved, during the construction phase, the applicant will send out regular newsletters and invite residents to attend site meetings to discuss any potential concerns. Following construction, after handover the applicant aims to be a good neighbour.
- 6.8. This Statement of Community Involvement fully demonstrates the applicant's commitment to thorough and meaningful public consultation and meets the requirements set out by LB Camden. The submission of the planning application does not mark the end of this consultation and the applicant will continue to meet with local groups and individuals as appropriate throughout this process.

APPENDICES

APPENDIX 1: INVITATION LETTER FOR EXHIBITION

Westbourne

14th February 2018

Dear local resident

RE: Drop in session to view proposals to redevelop 138-140 Highgate Road, NW5 1PB

Design Ventures Highgate Ltd is proposing to redevelop 138-140 Highgate Road, NW5 1PB to bring 6 new high-quality terraced homes.

Before we submit an application to the London Borough of Camden, we would like to share our plans with local residents and businesses and listen to what you have to say about the proposals.

The plans will be on display on **Saturday 24th February 2018, from 10am to 2pm at The Village Cafe & Restaurant, 147 Highgate Rd, Kentish Town, London NW5 1LJ.**



Current image of 138-140 Highgate Road

Members of the project team will be there to answer any questions you may have.

If you are unable to come along but would like more information, we would be pleased to meet with you and brief you on the proposals at a time of your convenience. If you would like more information you can email me at raj.mandair@westbournecomms.com or call **0800 433 2622**.

Kind regards,



**Raj Mandair
Westbourne**

Green Park House | 15 Stratton Street | London | W1J 8LQ | +44 (0)20 3397 0100
Company number: 6936185 | www.westbournecomms.com | VAT No: 976 1113 19

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APPENDIX 2: EXHIBITION DISPLAY BOARDS

138-140 HIGHGATE ROAD DROP-IN SESSION

THE SITE

The site marks the end of a green strip on Highgate Road just before the railway bridge; the open spaces to either side are designated green areas.

On approach from the south, the site is obscured by the railway bridge and can only be seen once the bridge is passed. Opposite the site is a row of varied Victorian terrace houses.

To the rear of the site is Denyer house, a large residential six storey Georgian block. The building is positioned at a higher level above the site.



The local area is defined by key roads, buildings and green spaces that characterise it

LOCAL POLICY

The site is listed in the Dartmouth Park Conservation Area Appraisal and Management Statement as 'having a negative impact in the area', and 'would benefit from redevelopment to contribute more positively to the Conservation Area.



The Site is a negative contributor to the Conservation Area

LOCAL HERITAGE

The green space to the front of Denyer House was divided as early as 1895 further to St Johns Farmhouse by being demolished and a garage was built on the site in 1920.

Since then, the site has been a developed parcel of land and has had a garage and petrol pump on it, undergoing modernisation occasionally.

Our aim has to been to return the site to a green space whilst also providing new good-quality homes that addresses the character of Dartmouth Park.



Highgate Road, 1873

138-140 HIGHGATE ROAD DROP-IN SESSION



Roof Plan



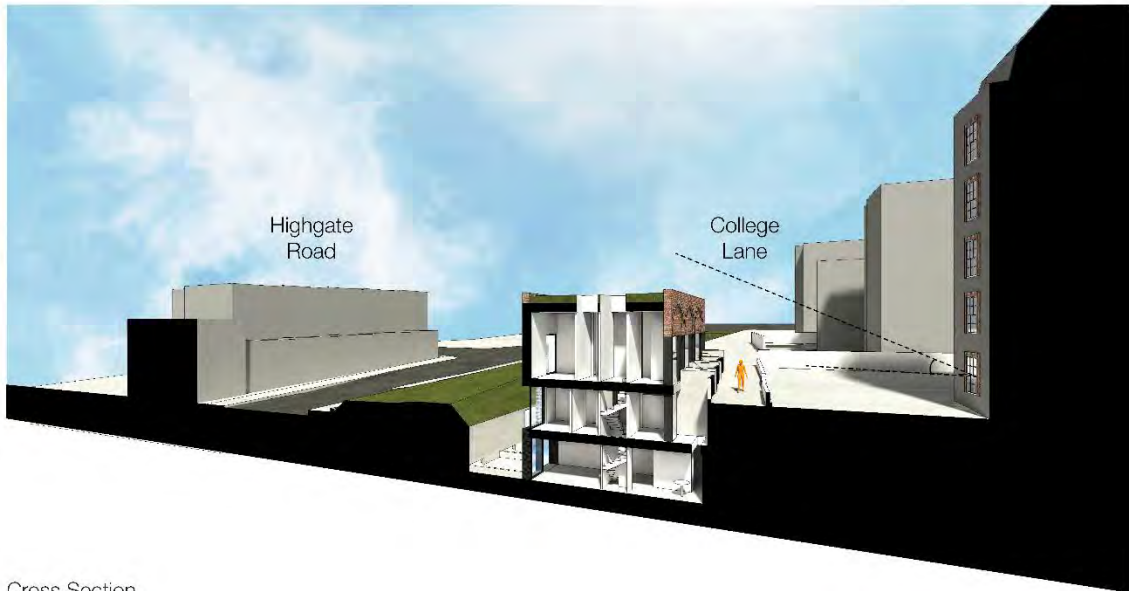
Upper Ground Floor Plan



Lower Ground Floor Plan



Basement Plan



Cross Section

HELLO@WESTBOURNECOMS.COM | 0800 433 2622

138-140 HIGHGATE ROAD DROP-IN SESSION

TRANSPORT

The plans are a car-free development with the exception of one disabled parking spaces.

We will agree a full transport management plan with the London Borough of Camden to ensure that vehicle access is managed to keep the environment safe and friendly for pedestrians.



Aerial map showing nearby transport links

MANAGING CONSTRUCTION

The project will be built under the Considerate Contractors Scheme.

We will agree a construction management plan with the local authority to minimise disruption to local residents.

We will ensure that the site is secure with hoardings kept neat and tidy, and we will advertise on-site and to neighbours.



If you have any questions or queries, please feel free to email us at hello@westbournecoms.com

WHAT HAPPENS NEXT

Thank you for attending our drop-in session. We hope you have found the information useful and that we have been able to answer all your questions.

Please do take a moment to fill out one of our feedback forms. We will strive to include any suggestions you have in our proposals and work to address your concerns.

After this exhibition, the next stage for us is to produce a report based on the feedback we have received here today and from further meetings with residents.

If you have any interested friends or neighbours who have not been able to attend today, please do take one of our leaflets with a feedback form or encourage them to get in touch.



NEXT STEPS

Once we have analysed all of the feedback we have received, the full project team will work to refine the proposals.

We will continue to send updates and will also be meeting with local stakeholders including representatives of the local council as we work up these plans.

HELLO@WESTBOURNECOMS.COM | 0800 433 2622

Westbourne

138-140 HIGHGATE ROAD DROP-IN SESSION

WELCOME

Thank you for attending our public drop-in session. This event has been organised by Design Ventures Highgate Ltd to get initial comments from local people on our emerging proposals for the redevelopment of 138-140 Highgate Road to provide 6 new high-quality terraced homes.



View from Highgate Road

ABOUT US

Our approach has always been to build long lasting relationships with the people who matter: local residents and the people who represent them.

We passionately believe that the best plans are the ones that are shaped through meaningful engagement and consultation with communities.

This drop-in session represents an important step in developing proposals that respond to the needs of local people so we do hope you will take some time to ask questions of the project team, and fill out one of our feedback forms.



Birds eye view

OUR TEAM

In order to work up plans for this proposed new development, we have put together a project team made up of specialists and experts from a range of disciplines.



The D*Haus Company Ltd
Architects



Washington Young LLP
Planning Consultants



Westbourne
Community Consultation



Perspective view showing the site on Green Street (the former name of Highgate Road), 1700's

HELLO@WESTBOURNECOMS.COM | 0800 433 2622

Westbourne

138-140 HIGHGATE ROAD DROP-IN SESSION



Highgate Road, Existing

HELLO@WESTBOURNECOMS.COM | 0800 433 2622

138-140 HIGHGATE ROAD DROP-IN SESSION



Highgate Road, Proposed

HELLO@WESTBOURNECOMS.COM | 0800 433 2622

APPENDIX 3: FEEDBACK FORM



Highgate Road Redevelopment | Questionnaire

Thank you for coming to our public exhibition for the redevelopment of the 138-140 Highgate Road. We would appreciate a few minutes of your time to complete this questionnaire.

Please provide your name and address so we can keep you informed about the progress of the scheme.

Name	
Address	
Telephone	
Email	
<i>Resident / Commercial tenant / Councillor</i>	

Do you agree or disagree with the following?

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
The site is in need of redevelopment					
The provision of new homes in the area is welcomed					
The provision of affordable homes in the area is welcomed					
Architectural design is important given the context of the surrounding area					
The proposed design will fit in with the local architecture					
Redevelopment should directly contribute to local community improvements					

Are there any local community projects you are aware of that could benefit from the redevelopment?

Do you have any other or further comments of the proposals? If so then please write these below in the space provided.

If you have any further comments, please feel free to write on the other side

APPENDIX 4: DARTMOUTH PARK FORUM RESPONSE

Dartmouth Park Neighbourhood Forum

Westbourne Communications
Green Park House
15 Stratton Street
London W1J 8LQ

Attn: Raj Mandair

8 March 2018

Dear Raj

138-140 Highgate Road Redevelopment

Thank you for arranging for members of the redevelopment team to attend the meeting of the Dartmouth Park Neighbourhood Forum committee on Monday evening. We have now had the opportunity to discuss the proposed development and set out our comments below.

At the meeting we provided David Grunberg and Daniel Woolfson with a copy of the part of the current draft of the Neighbourhood Plan that addresses the ASF Garage site. You will therefore be aware of our starting point in assessing the scheme.

Before turning to the proposed development itself, there are several preliminary issues to address:

1 As you will be aware, the strong preference expressed by residents in the area is for the garage site to be returned to public open space, as it was before the construction of the garage. That objective was supported by the planning inspector in respect of the previous planning application for the site. We acknowledge that the current proposal includes a strip of green fronting Highgate Road, which goes some way towards re-creating the appearance of a green connection between the public green spaces on either side of the site. However, our understanding is that that green strip will be fenced off and will not be open to the public. It therefore does not meet the fundamental requirement of neighbours that the space be publicly accessible. The value of the green space in offsetting the negative impacts of the development is very much reduced if the space is not open to the public.

2 The draft Neighbourhood Plan sets out a procedure (in Policy SNS1) that we would like to see followed in respect of the development of any of the Specific Neighbourhood Sites, including the ASF Garage site. This states that applicants are encouraged to produce a development plan jointly with the community before submitting a planning application. By contrast, we understand that there have already been extensive discussions with and strong guidance in respect of this development from both Camden Council planning officers and a design review panel, before there has been any discussion with residents, and that a planning application is to be submitted shortly. We believe it is important that there be genuine discussion with residents about their wishes for the

site before addressing the design. Although the exhibition earlier this month was a step in the right direction, the information provided and, in particular, the questionnaire were extremely superficial. For example, a question about whether people welcome affordable homes is at best misleading in respect of a development that does not include any affordable homes.

3 The proposed development will require a change of use from sui generis to residential. The exhibition materials do not explain the basis on which such a change of use would be justified.

Turning now to the proposed development itself, our comments are as follows:

1 The scale, mass and use of the current proposal are a significant improvement over the previous application for the site. We especially appreciate that the development appears to be little more than one storey from Highgate Road, and we welcome the fact that the light to Denyer House will not be interrupted.

2 We have serious reservations, however, about the design of the development. The draft Neighbourhood Plan states that 'any development on this prominent site should be of outstanding architectural merit and should respond positively to its architectural and historic context'. We believe the current proposal falls far short of that standard. We appreciate that an attempt has been made to reflect the context of the development, by making reference to the nearby railway arches. However, given the location of the development, we believe the more appropriate reference point is the neo-Georgian architecture of Denyer House behind the site or the Georgian architecture of Grove End and Grove Terrace further along. Another important point is how the building will sit within the landscape. We feel a more sympathetic model might, for example, be a modern interpretation of an orangery or a pavilion within a green space.

3 Particular features of concern in the design include:

- (a) the truncated southern edge of the block, which leaves the building looking unfinished and ungainly;
- (b) the large, blank windows in the Highgate Road façade, which are completely at odds with the multi-pane windows of both Denyer House and the local Georgian architecture;
- (c) the cut-out north-west corner of the building, which again leaves it looking unfinished and unbalanced;
- (d) the absence of visibility from the houses onto College Lane, due to frosted glass in the windows;
- (e) the colour of the bricks. While we agree that London stock bricks are appropriate, the colour of the bricks in the rendition does not appear to reference either the bricks of Denyer House or that of the Georgian houses in the area. The committee

expressed a preference for darker rather than lighter bricks for the current design, although other materials may be appropriate for a different design;

- (f) the scale and materials of the retaining wall at the north end of the development. A lower and lighter effect would be welcomed;
- (g) the rather blank appearance of the north and south walls. It would be preferable to have more detailing or, perhaps, green walls;
- (h) although you advised that the green roof would be self-maintaining, we believe there should be a robust and funded maintenance plan for any green roof or walls.

We understood from David and Daniel that many of these issues could be revisited in light of comments on the scheme.

- 4 We are extremely disappointed that no affordable housing is included in the development. We also would prefer to see a mix of unit sizes, with some flats included. This would help to achieve one of the objectives of the draft Neighbourhood Plan, which is to maintain and improve the existing broad range of tenure and type of housing in the neighbourhood. It might also allow the development to include at least some less expensive units that would be within the reach of existing residents of the area, even if not qualifying as affordable housing.
- 5 We welcome the proposal to make the development car free. However, the proposal to locate the single disabled parking space in or off Highgate Road is worrying, given the volume of traffic at the junction of Highgate, Chetwynd and Gordon House Roads. The effect on the green strip is also unclear.
- 6 We discussed the possibility of paving College Lane with York stone as part of a section 106 commitment, although of course that would require agreement with Camden. Similarly, the section 106 agreement might provide for part of the green space to be earmarked as a biodiverse community garden, green corridor or allotments.
- 7 Any planning consent should be conditioned so that there could be no further building on the site or extensions of the building, in order to protect the green strip.
- 8 The removal of the petrol tanks will need to be very carefully managed, in light of the recent tragic accident at the Swain's Lane development. A detailed procedure for this should be included in any planning application.

We appreciate the positive way in which David and Daniel interacted with us at the meeting. We would greatly appreciate the opportunity to see any revised designs before they are submitted for planning consent.

It would also be helpful if we could be provided with the following:

- 1 the earlier designs which were considered by the Camden planning officers and the Design Review Panel, which David and Daniel described at the meeting;
- 2 the members of the Design Review Panel, their terms of reference and their comments on the previous designs.

Councillor Sian Berry (sian.berry@camden.gov.uk) also asked whether it would be possible to provide images showing the view down College Lane for use at a meeting on 14 March.

We hope that we can continue to interact with the development team to try to find a solution acceptable to all.

Regards

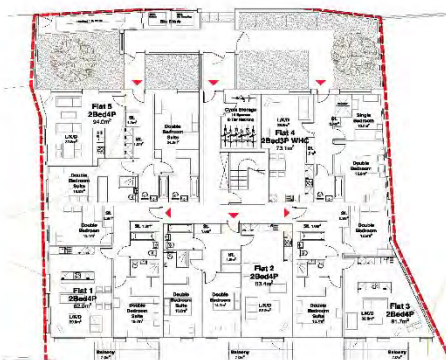
Ellen Gates
Chair
Dartmouth Park Neighbourhood Forum

APPENDIX 5: DENYER HOUSE DISPLAY BOARDS

138-140 HIGHGATE ROAD DROP-IN SESSION

THE PREVIOUS APPLICATION

As part of the design process we have reviewed the previous failed application, looking at the reasons for refusal



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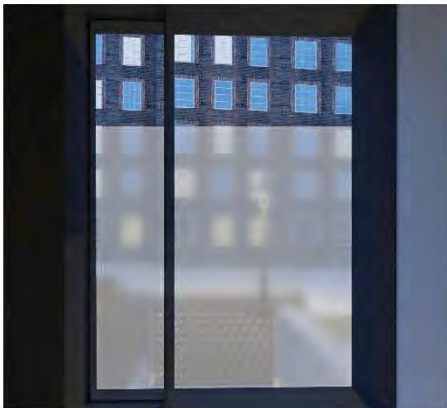
Westbourne

WHAT WILL THE VIEW TOWARDS DENYER HOUSE BE?

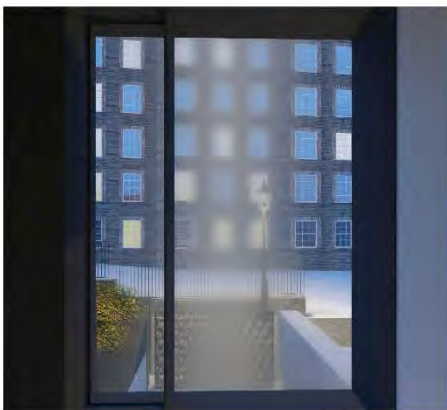
We looked at different options for the glazing to ensure privacy and security for the residents of Denyer House



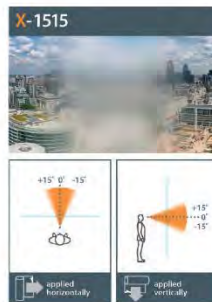
Option 1
With no frosting



Option 2
With 1.7m Frosted Glass



Option 3
With Frosted Vision Glass



Vision Glass limits the viewing angle of glass

138-140 HIGHGATE ROAD DROP-IN SESSION

WHAT WILL IT LOOK LIKE FROM DENYER HOUSE?

We have prepared 3d views showing how the development will look from Denyer House.



Ground Floor View - Existing



Ground Floor View - Proposed



First Floor View - Existing



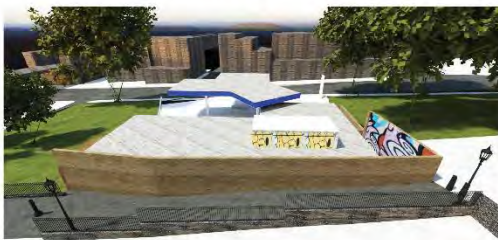
First Floor View - Proposed



Second Floor View - Existing



Second Floor View - Proposed



Third Floor View - Existing



Third Floor View - Proposed



Fourth Floor View - Existing



Fourth Floor View - Proposed

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138-140 HIGHGATE ROAD DROP-IN SESSION



Existing view looking North along College Lane



Proposed view looking North along College Lane



Existing view looking South along College Lane



Proposed view looking South along College Lane

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