



# ABBNEY ROAD PHASE 2

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## Planning Statement

May 2020

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# 1.0 Executive Summary

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## THE SITE

- 1.1 The site is located in the London Borough of Camden, at the junction of Abbey Road and Belsize Road. The site consists of the land surrounding the existing Snowman and Casterbridge House residential buildings, which comprises private and public open space and a 43-space residential car park for the two existing residential buildings. The eastern portion of the site is designated as Abbey Road Private Open Space. The site is and has in previous planning permissions been referred to as Phase 2 of the three-phase regeneration scheme for the Abbey Road area.

## HEALTH AND COMMUNITY CENTRE

- 1.2 The proposed new co-located Health and Community Centre will replace the existing separate facilities located on Phase 3 of the Abbey Area Estate. The design has developed through extensive consultation with local residents and key stakeholders including the end-users, to ensure the provision of a high-quality building that will meet the needs of the community. The co-location of these facilities has numerous social, civic and community benefits in comparison to the existing facilities.

## ARCHITECTURE AND DESIGN

- 1.3 AHR Architects were appointed due to their experience in designing community spaces and buildings. Their expertise combined with a consistent programme of community and stakeholder consultation has resulted in a high-quality, sustainable building with its own identity that promotes a sense of health and wellbeing. The resulting design provides a space where the community can come to spend time and participate in one of the many activities provided by the Community Centre or to avail of health services in privacy and comfort.

## LANDSCAPE AND AMENITY

- 1.4 The existing open space on site is both modest and tired and will be revived and expanded on through the design curated by the Landscape Architects, Fabrik.
- 1.5 The key principles for the landscape design have also been subject to consultation, to ensure that the local community will be provided with a multi-generational space that serves their needs. The relocation of the existing car park has unlocked the opportunity to provide both a quantitative and qualitative improvement.

## IN SUMMARY

- 1.6 In summary, the proposals provide an upgraded, sustainable, efficient and high-quality building that will be a community asset for the local area. The proposals ensure the site meets its full potential and that it provides an accessible and multi-generational amenity that will serve the residents and community.

## 2.0 Introduction

- 2.1 This Planning Statement has been prepared by CBRE Ltd ('CBRE') on behalf of the London Borough of Camden (hereafter 'the applicant'), in relation to an application for full planning permission made to the London Borough of Camden ('LB Camden' or 'LBC') in respect of the land surrounding Snowman and Casterbridge House, Belsize Road, Camden, NW6 4DP, hereafter referred to as 'the Site'.
- 2.2 The Site is approximately 1.09ha in area and consists of the land surrounding Snowman and Casterbridge House which comprises designated private open space and an area of non-designated open space along with a 43-space residential car park for the two existing buildings. The eastern portion of the site is designated as Abbey Road Private Open Space.
- 2.3 This proposal relates to Phase 2 of a wider Abbey Road Estate Regeneration which was first approved in May 2014 under planning reference 2013/4678/P (which has been subsequently amended, See Section 3.0 for full planning history).
- 2.4 This application seeks full planning permission for the following works:
- "Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3 and cycle parking".
- 2.5 This Planning Statement should be read in conjunction with the following set of supporting documentation. The following documents are included:
- Completed Planning Application Form and Certificate B (CBRE, May 2020)
  - Planning Statement (CBRE, May 2020) including:
    - Community Use Plan (London Borough of Camden, May 2020)
    - Regeneration Statement (CBRE, May 2020)
  - Community Infrastructure Levy (CIL) Additional Information Form (CBRE, May 2020)
  - Design and Access Statement (AHR Architects Ltd, May 2020) with the following documents appended:
    - Crime Impact Assessment
    - Waste Management Plan
  - Site Location Plan, Existing and Proposed Plans, Sections and Elevations (AHR Architects Ltd, May 2020)
  - Forecourt Parking Plan (Fabrik, May 2020)
  - Open Space Plan (AHR Architects Ltd and Fabrik, May 2020)
  - Landscaping Plans and Landscaping Design and Access Statement (Fabrik, May 2020)
  - Acoustic Assessment (RBA, May 2020)
  - Air Quality Assessment (Hilson Moran, May 2020)
  - Preliminary Ecological Appraisal Report (DF Clark, May 2020)
  - Draft Construction Management Plan (Wates, May 2020)
  - Energy Assessment (Norman Bromley, May 2020)
  - Flood Risk Assessment and Sustainable Drainage Systems (SuDs) Strategy (Stantec, May 2020)

## 2.0 Introduction

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- Daylight and Sunlight Assessment (Delva Patman Redler, May 2020)
  - Sustainability Statement and BREEAM Pre-Assessment (Norman Bromley and Stantec, May 2020)
  - Transport Statement (Stantec, May 2020)
    - Delivery and Servicing Management Plan (Stantec, May 2020)
    - Travel Plan (Stantec, May 2020)
  - Arboricultural Impact Assessment (Sharon Hosegood, May 2020)
  - Health Impact Assessment (CBRE, May 2020)
  - Preliminary Risk Assessment (Potential Ground Contamination Risks) (WSP, May 2020)
  - Wind Impact Assessment (PTEa, May 2020)
  - Statement of Community Involvement (London Borough of Camden, May 2020)
- 2.6 Planning policy and guidance at all levels recommends early engagement and consultation with key stakeholders in the planning process as well as the local community. Together with a series of consultation meetings with key stakeholders, the applicant has been in detailed discussion with the Local Planning Authority ('LPA') to enable collaborative engagement. The proposals have been positively shaped through this engagement and this Statement provides a summary of this engagement.
- 2.7 This statement is structured as follows:
- **Section 3.0** sets out a summary of the site and the surroundings;
  - **Section 4.0** provides a review of the site planning history and also provides details of recent surrounding applications which are considered to be of relevance to this application;
  - **Section 5.0** details the proposals for the site;
  - **Section 6.0** provides a summary of the engagement that has been held with LBC and other stakeholders and includes a summary of the key discussion points and how comments have been responded to;
  - **Section 7.0** summarises the planning policy context for the site;
  - **Section 8.0** sets out the key planning issues when assessed against the local development framework and relevant policies;
  - **Section 9.0** provides a summary of the likely Planning Obligations and CIL; and,
  - **Section 10** sets out the summary and conclusion.
- 2.8 Overall, the proposed scheme accords with the adopted policy at the local, regional and national level providing a high-quality health and community centre within the London Borough of Camden.

### 3.0 Site and Surroundings

#### THE SITE

- 3.1 The proposed redevelopment site is approximately 1.09ha in area, consisting of the land surrounding Snowman and Casterbridge House, which is located to the north of the junction at Abbey Road (B507) and Belsize Road (B509), within the Kilburn Ward in the London Borough of Camden.
- 3.2 The site forms part of a wider Estate Regeneration scheme which was first approved in May 2014 (Planning Reference: 2013/4678/P), which comprises three phases. This application is specific to phase 2 of the scheme and will be a standalone permission, outlined in red in the site location plan below.



Figure 1: Site Location Plan (AHR Architects Ltd)

- 3.3 The site is currently occupied by the Abbey Co-operative Estate originating from the 1960s, notably comprising two 20-storey buildings (to which there are no proposed works). Snowman House is located to the east with Casterbridge to the West. The two buildings provide 204 homes.
- 3.4 The land between Snowman and Casterbridge is predominantly hard standing and is used as a formal storage area for waste and also for cycle parking. In total there are 43 car parking spaces on site. To the east of Snowman House is a surface level car park which provides 38 spaces for the residents, in addition there are 5 car parking spaces between the two residential towers comprising one disabled parking bay and 4 visitor spaces. To the rear of the towers is a large area of open green space with the eastern portion designated as Private Open Green Space (coloured in green and indicated number 129 on Figure 2 below).

### 3.0 Site and Surroundings

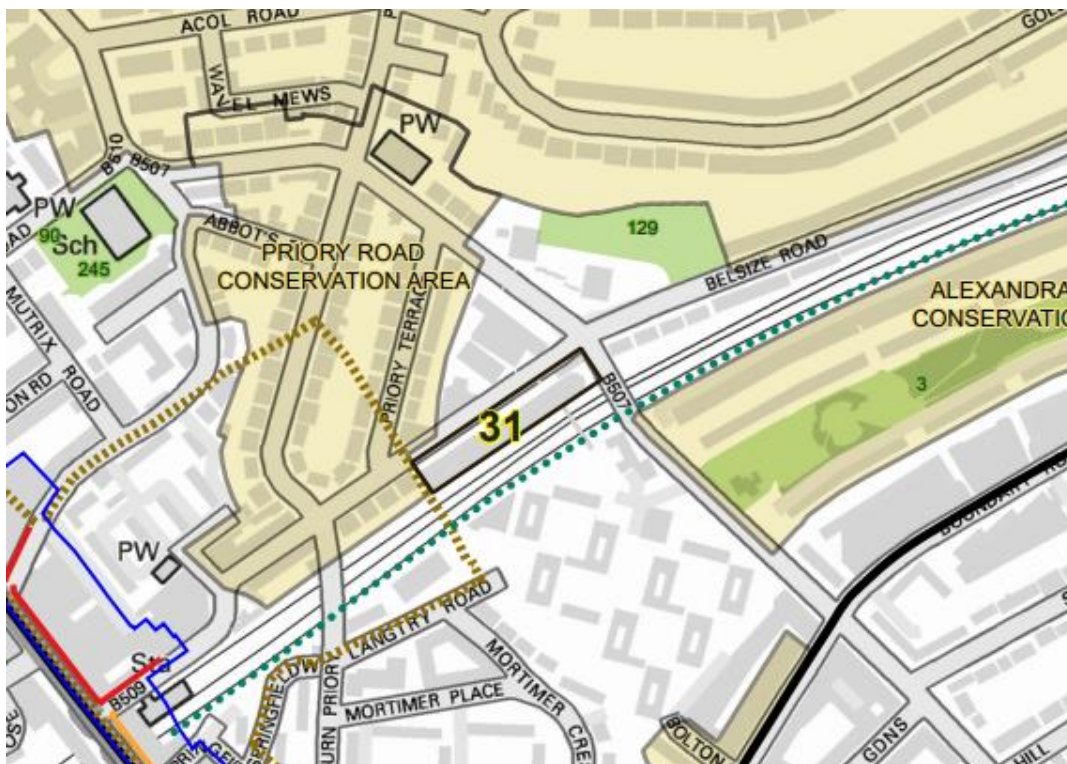


Figure 2: Extract from Camden Policies Map (2017)

- 3.5 Vehicular access to the site is located to the south of the site off Belsize Road. In addition, there are two pedestrian entrances to the site, one being adjacent to the vehicular access point on Belsize Road and the second is to the south-west opposite the entrance to Casterbridge House.
- 3.6 To the north, directly adjacent to the site, is the South Hampstead Conservation Area, consisting mostly of residential dwellings. To the west of the site is a five-storey block (Hinstock) and a seven-storey block (Emminster), also part of the Abbey Estate. The Hinstock/Emminster buildings east of Abbey Road currently provide 74 home. Hinstock accommodates a number of small commercial units (mostly use class A1) on the ground floor, the Lily Langtree Public House sites on the junction of Belsize and Abbey Road<sup>1</sup>. To the south-west, also within the Abbey Estate, is the newly completed Phase 1, comprising 141 residential units and 755 sqm of commercial floorspace across the ground floor of the residential blocks.
- 3.7 The site is located within Flood Zone 1 (low probability zone which is defined as having a less than 0.1% probability of flooding each year).
- 3.8 The Local Authority’s Strategic Flood Risk Assessment identifies the site as being within a Critical Drainage Area and a Local flood Risk Zone.
- 3.9 The site benefits from a public transport accessibility level (‘PTAL’) of 3 to the north and south-east, 4 to the south and 6a to the west (where most accessible level is 4) and is considered to

<sup>1</sup> The site of Emminster and Hinstock is proposed to be Phase 3 of this overarching three-phase masterplan for the Abbey Estate, proposals for this phase are due to come forward in late 2020 and will comprise further residential accommodation. The existing community and medical facilities will be relocated to phase 2 subject to this application being approved.

### 3.0 Site and Surroundings

have very good level of access to public transport. The site is located in between Swiss Cottage Underground Station, South Hampstead and Kilburn High Road Station, these are serviced by the Jubilee line and Overground trains. In addition, there are two bus stops on the border of the site; to the South and the West which are serviced by 10 routes across London, including routes 31<sup>2</sup>, 139<sup>3</sup>, and 189<sup>4</sup>.

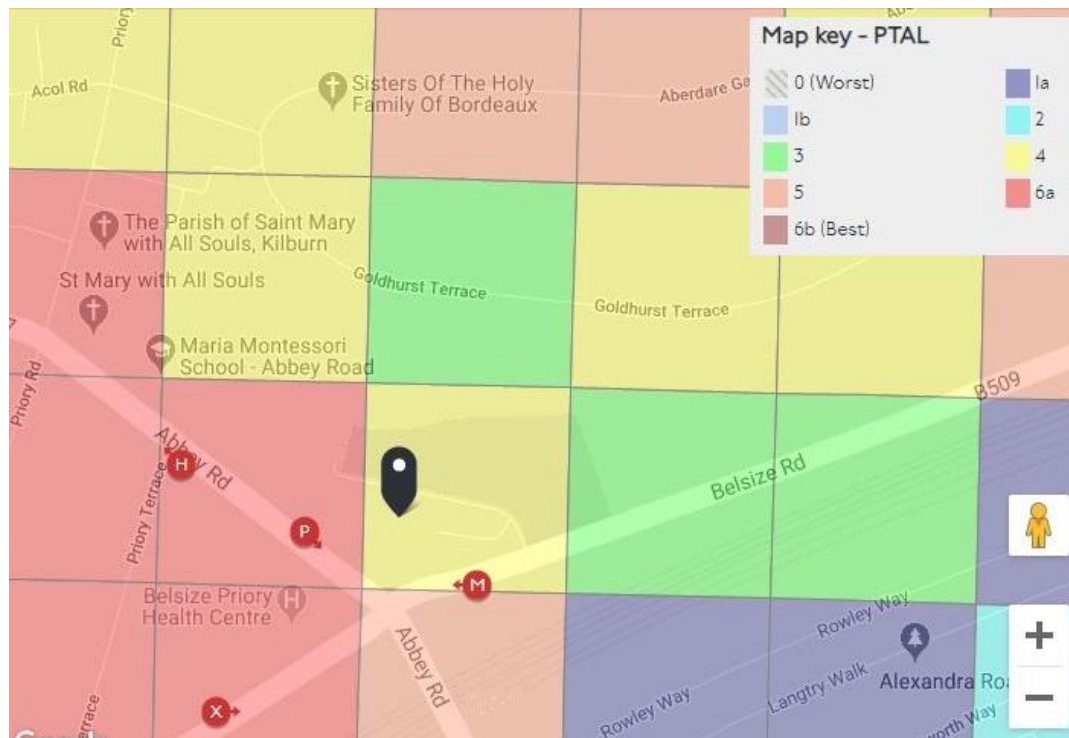


Figure 2: PTAL Map

- 3.10 The site is bound to the south by a main railway line running west from Euston Station, of which Kilburn High Road Station (7-minute walk) is situated to the West, Finchley Road (17-minute walk) to the East and Priory Road to the north. The site is bound by Belsize Road to the east and Abbey Road (4-minute walk) to the West. To the rear of the site are the gardens of properties located on Goldhurst Terrace.
- 3.11 In summary, the site is subject to the following planning designation:
  - Abbey Road Open Space (Private - Allocation 129) see Figure 2 above.

#### SURROUNDING AREA

- 3.12 The character of the surrounding area is predominantly residential, including Alexandra and Ainsworth estates to the south and west of the site respectively. There are a number of secondary uses such as offices, community centres, retail, leisure and a variety of supporting ancillary uses. Directly north of the site contained within the residential area, lies a Grade II listed church, St. Mary with All Souls, an important community asset which is used for a range of social and voluntary programmes.

<sup>2</sup> Route runs from Bayham Street to White City Bus Station  
<sup>3</sup> Route runs from Golders Green Station to Waterloo Station/Waterloo Road  
<sup>4</sup> Route runs from Brent Cross Shopping Centre to Marble Arch Station



## 3.0 Site and Surroundings

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- 3.13 The character of the surrounding area features a mix of architectural styles and heights rising at the eastern end of the application site from single storey dwellings to the 20 storey buildings within the Phase 2 site. The building typologies vary in age within the surrounding area with a diverse range of materials, predominantly brick work on site. There are no listed buildings on site, nor are there any Locally Listed properties in the immediate vicinity of the site.
- 3.14 Designations within the surrounding area include:
- South Hampstead Conservation Area is located to the north of the site.
  - Alexandra Road Conservation Area and Ainsworth Park (Allocation 3) located to the south of the site.
  - Belsize Road Car Park (Allocation 31) to the south of the site. This comprises Phase 1 of the Abbey Road regeneration, which has now been completed.
  - The Priory Road Conservation Area is located to the west of the site.

Please see Figure 2 above for an extract of the policies map.

- 3.15 To the north of the site is St Marys Church which is a Grade II listed building from the 1860s. The surrounding hall, walls, piers and gates are also included in the listing. To the south of the site is the Alexandra Road Estate, also known as the Alexandra and Ainsworth estate, which is Grade II\* listed due to its architectural significance. The Neave Brown of Camden Architects' Department designed the estate in 1968 using brutalist architecture by constructing the estate from site-cast, board-marked white, unpainted reinforced concrete.
- 3.16 There are several open green spaces within walking distance of the site consisting of Alexandra and Ainsworth Estate (200m from the site) and the Kilburn Grange Park (875m from site).

## 4.0 Planning History

- 4.1 This section provides an overview of the site’s planning history.
- 4.2 This information has been obtained from records available from the London Borough of Camden’s online planning applications register.

### THE SITE

- 4.3 Abbey Road Phase 2 is part of a larger regeneration programme for the Abbey Road area. An Original Outline consent was approved in 2012, which established a three-phase plan where all existing buildings on site including link bridges are demolished and Phase 1 of the redevelopment comprised residential dwellings with ancillary retail, Phase 2 comprised a health and community centre and Phase 3 provided further residential accommodation with ancillary commercial space. Figure 3 below sets out the location of each of the phases. The location of each of the phases has not changed since the original application.

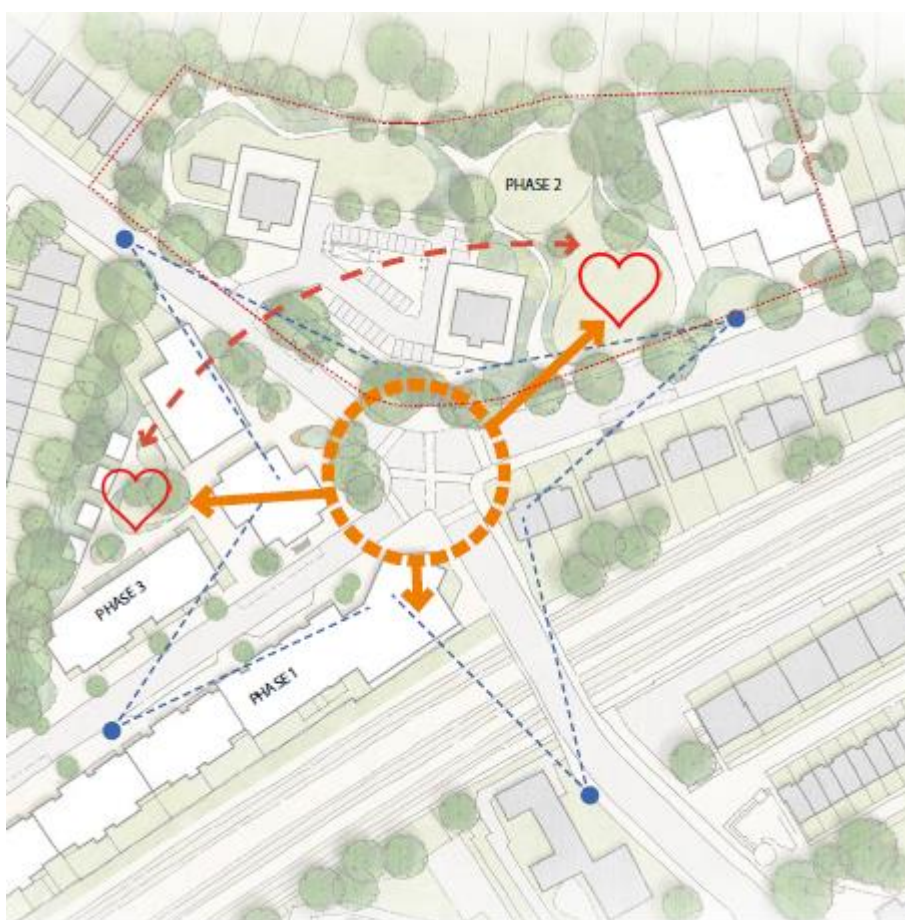


Figure 3: Extract from Design and Access Statement prepared by AHR Architects (May 2020)

- 4.4 The full details of this application are as follows.
  - Application Reference: 2012/0096/P

Outline application for phased redevelopment of site to provide up to 296 residential (Class C3) units (including up to 133 affordable units), up to 1,300 sqm of commercial floor space (Class A1-A5), up to 1,055sqm of business floorspace (Class B1), up to 2,500sqm community and health floorspace (Class D1) and associated space for parking, plant, servicing, ancillary storage and energy centre, all in five buildings as follows: Block C (up to 2 and 3 storey community and health uses), Blocks A, B, D and E

## 4.0 Planning History

(predominantly up to 6 and 7 storeys residential and commercial uses) and Block A (up to 6 to 12 storeys of residential and commercial uses); provision of open space and landscaping; alterations to existing highway layout and creation of new vehicular and pedestrian access routes; all following demolition of Belsize car park building, Abbey Coop Community Centre and Hinstock and Emminster blocks (including Belsize Priory Health centre, residential and commercial units), site-wide walkways and pedestrian railway bridge. Application provides detail for approval of layout and access only and not scale, appearance or landscaping. Approved 12<sup>th</sup> July 2012.

- 4.5 Subsequently, a Hybrid Application was permitted in 2014. This application comprised a detailed application for Phase 1 and outline application for Phases 2 and 3. Phase 2 was proposed to be located around the base of the two residential towers, Snowman and Casterbridge and comprise up to 2,500 sqm. Phase 1 has been completed in line with this Hybrid consent.
- 4.6 This Hybrid consent superseded the previous Outline consent granted in 2012 which was not implemented.
- 4.7 Full details of the application are as follows.
- Application Reference: 2013/4678/P
 

Hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two-storey building following demolition of existing high-level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and new access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways. Approved 16<sup>th</sup> May 2014.
- 4.8 There have been a number of Minor Material Amendment Applications (Section 73) submitted and approved in relation to the Hybrid Consent, these have been listed out within Appendix D of this statement.
- 4.9 Following the successful implementation of Phase 1 in line with the Hybrid consent, work was undertaken in relation to Phases 2 and 3. However, a number of changes were required to the approved parameters which could not be achieved through amendments and as such a separate full planning application was previously submitted for Phase 2 rather than take this forward as a RMA application to the hybrid permission.
- 4.10 A detailed application relating to Phase 2 only was submitted in 2015 and was however subsequently withdrawn in 2019. This application set out that the health and community

## 4.0 Planning History

centre would be split into separate buildings, with the community centre located on the west of the site and health centre located on the east. Full details of the application are as follows.

- Application Reference: 2015/7204/P

Erection of two new buildings within Class D1 to accommodate a new Health Centre and Community facility on land adjoining the Snowman and Casterbridge blocks on the Abbey Road Estate. The total development comprises 3143sqm (GIA) and includes improvements to the open space, landscaping and existing car parking with alterations to existing highways layout and new access routes. This application forms part of the wider redevelopment of the Abbey Road Estate and comprises land originally identified in Outline Planning Permissions 2013/4678/P dated 16 May 2014. This application was withdrawn in 2019.

- 4.11 Following extensive consultation with the NHS user groups in relation to the health centre and with the residents and local community in relation to the scheme as a whole, modified objectives were identified necessitating the withdrawal of the above 2015 application:
- It was identified that the Health Centre requirements had changed, and that a smaller more efficient centre was required to fulfill the needs of the NHS user groups;
  - Following consultation with the community and further consideration of building and management efficiencies, it was decided that the two uses should be co-located. In addition, this accords with Policy C2 of the Local Plan, which sets out that Camden will facilitate multi-purpose community facilities which improve accessibility, user experience and increase efficiency;
  - Co-location of the uses would also allow for more efficient use of the space available on site and reduce the loss of open space. Co-location also provides for the ability to create an anchor hub on the site with improved wayfinding and public realm.
  - It was identified that the creche provided within the community centre will need to include sheltered, protected outdoor play space for the vulnerable children who will be cared for there, which was not achievable in the location set out in the 2015 application;
  - In addition, other site constraints including the location of the Garchey drainage system, the location of the telecommunications substation and the manhole on site meant that the 2015 scheme would be unviable and unable to be delivered.
- 4.12 As such, a new design team was appointed to design a scheme that would meet these new objectives and requirements and would produce an improved and deliverable scheme.
- 4.13 Phase 3 of the Abbey scheme remains unresolved with a new design team recently appointed to review new proposals for the site. This will be the subject of an independent full planning application which is due to come forward in late 2020.

### SURROUNDING SITES

- 4.14 A review of major recent planning permissions in the vicinity of the application site has been undertaken by way of a search of Camden's online planning register. The key applications relating to Abbey Road Phases 1, 2 and 3 and are set out above.

## 5.0 Proposals

### BACKGROUND

- 5.1 The applicant, London Borough of Camden, are investing significantly in the Abbey Road Estate Regeneration. The site which is the subject of this application comprises Phase 2 of a three-phase masterplan to regenerate the area which was originally established and granted consent in 2014.
- 5.2 There have been three previous planning applications relating to Abbey Road Phase 2, as follows:
  - The original Outline Permission for all three phases was granted in 2012 (reference 2012/0096/P), this permission was not implemented;
  - A Hybrid Planning Application comprising detailed proposals for Phase 1 and outline proposals for Phases 2 and 3 was approved in 2014 (reference 2013/4678/P) this application has subsequently been amended and details of amendment applications are included in an Appendix; and
  - A Full Planning application for Phase 2 only was submitted in 2015 (reference 2015/7204/P) and was subsequently withdrawn by the applicant in summer 2019.
  - A Reserved Matters application for Phase 3 was submitted in 2015 (Reference:2015/7205/P) and was subsequently withdrawn by the applicant in summer 2019.
- 5.3 Phase 1 is located to the south of the site and has now completed, providing 141 homes of which 66 are affordable, as well as ground floor retail and a space for the new Tenant Management Organisation (TMO) office. Phase 1 was completed in 2019 and can be seen in Figure 4 below.



Figure 4: An image of the completed Phase 1 scheme.

## 5.0 Proposals

- 5.4 Phase 3 is located to the south-west of the site and currently comprises residential units as well as the existing Abbey Community Centre and the Belsize Priory Heath Centre. The proposals for Phase 3 comprise further residential development with ancillary retail.
- 5.5 The overall masterplan aims to improve the landscape and public realm across all three phases, including enhancements to the junction of Belsize Road and Abbey Road.
- 5.6 The applicant has received Ministry of Housing, Communities and Local Government (MHCLG) funding for the delivery of Phase 2, to provide a new Health and Community Centre along with landscape improvements. The funding is capped and requires that the development is fully delivered by March 2022. The award of this funding has been a key catalyst for bringing these proposals forward.
- 5.7 The current proposals for this site have been developed collaboratively between the applicant, the design team, key stakeholders and in continuous consultation with local residents. The proposal seeks to deliver a high-quality health and community centre and will also relocate and improve the existing residential car park, incorporate high quality new cycle parking facilities and a high-quality landscape strategy.

### PROPOSALS

#### Description of Development

- 5.8 This application is seeking full planning permission for the following development:
 

“Construction of a new health and community centre (Use Class D1), relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3 and cycle parking”.
- 5.9 The following section provides greater detail on the proposed development and sets out the key principles. This section should be read in conjunction with the supporting documents submitted with this application and referenced below where relevant.

#### Use and Quantum of Development

- 5.10 The proposed development comprises the construction of a new Health and Community Centre (including crèche), the re-provision of 35 residential car parking spaces, new cycle parking facilities and associated landscaping and access works as well as the demolition of the link bridge between Phases 2 and 3.
- 5.11 Table 1 summarises the location and floorspace of the land uses included in the proposed development.

LAND USE	GIA SQM	GEA SQM	CAR PARKING SPACES
D1 (Community Centre, creche, Healthcare Centre)	1,878.7	2,004.5	
Nursery Garden		103	
Community Garden		388	
Open Space	-	6,250	
Car Park	-	-	35

Table 1: Land Use Quantum and Distribution

## 5.0 Proposals

### Proposed Community Centre

- 5.12 The proposed development will deliver a purpose built and enhanced Community Centre to replace the existing outdated Centre on Phase 3, that will be demolished as part of the Phase 3 proposals. The Community Centre will be located on the ground floor and the space comprises a range of rooms and spaces for hire and for the operation of a range of community events, activities and clubs (See Appendix B for a Community Use Plan). The Community Centre will continue to operate an 'open-door' policy as it does currently and welcomes all members of the local community to utilise the facilities.
- 5.13 A key element of the new Community Centre is the provision of a dedicated Community Garden, this will replace the existing well-used provision on Phase 3.
- 5.14 This includes a Crèche which is carefully located to provide privacy and safety for children. The location of the Crèche office allows for passive surveillance and a future expansion if necessary.
- 5.15 The Community Centre has been designed with an emphasis on outlook and provision of natural light. The waiting area is located within a 'light box', benefiting from natural light and views over the open space and there are circulation spaces across both floors. A glazed breakout space will also be introduced to maximise the natural light into the circulation spaces and creating a visual link to the green open space in order to break up the building massing.

### Proposed Health Centre

- 5.16 The proposed Health Centre, located on the first floor of the building, including an entrance and core on the ground floor. Directly off the staircase is an opening and welcome reception. Non-structural partitions between clinical rooms allow for future flexibility.
- 5.17 The Health Centre will be occupied by the Central and North West London NHS Foundation (CNWL) and a GP practice. The Health Centre will provide primary care for a total list of 5,625 patients, based on anticipated growth to 2025. The Health Centre capacity for staff is 64, however it is not anticipated that this many staff will occupy the building when it is first opened, but that it will expand in line with the growth in patient-base. CNWL will deliver a range of community services, both directly commissioned and through health partners, as is currently offered in the existing Health Centre.

### Car Park

- 5.18 The existing car park to the east of Casterbridge House provides 38 car parking spaces and there are a further 5 spaces in between the two towers. The proposals involve relocating the carpark from its current location along Belsize Road, to in between the two residential towers. This is deemed to be a more efficient use of the space on the site, bringing the car parking closer to the residential units, combining the parking and refuse facilities and creating more open space.
- 5.19 The applicant and the Tenant Management Organisation (TMO) has confirmed that of the 38 spaces in the car park, 33 are let to residents of Snowman and Casterbridge and 2 spaces are let to contractors. The remaining 3 spaces cannot be let.
- 5.20 Between the towers there are 4 visitor spaces and 1 disabled parking bay. The applicant and the TMO have advised that the visitor spaces are primarily used by contractors.
- 5.21 The proposed re-provision is for a total of 35 car-parking spaces. This includes 33 residential car parking spaces, a direct re-provision of the current used and let spaces along with 1 wheelchair accessible space and one visitor car parking bay. The move to consolidate and

## 5.0 Proposals

relocate the car parking facilities has been driven by overall landscaping ambitions for the estate.

### Cycle Parking

- 5.22 Cycle parking will be provided for both staff (12 spaces) and visitors (20 spaces) to the Health and Community Centre. The staff spaces will be located at the main entrance to the building and the visitor spaces will be located along the Belsize Road side of the building. Should the staff numbers of the Health Centre increase in the future, provision has been made for the inclusion of 6 extra staff spaces (3 stands) and 10 additional visitor spaces (5 stands), next to the proposed locations outlined above. The 38 existing cycle parking spaces used by the residents of Snowman and Casterbridge House will be re-provided adjacent to the re-located car park.

### Landscaping

- 5.23 The proposals aim to provide a refreshed open space that adds value to the on-site uses as well as the wider area. The landscaping will comprise a managed open space with a coherent site-wide character that can be used and enjoyed by all ages. It will include new play typologies for multiple age groups as well as areas for quiet recreation. The landscape design includes the retention of as many trees as possible and increased biodiversity, through the introduction of new trees and plants. In addition, there will be a Community Garden provided, to the rear of the new Health and Community Centre.

### The Entrance Zone

- 5.24 The retained trees will provide a mature setting for the approach to the building and are an important element of street greening on Belsize Road. The trellis and brickwork that define the entrance to the building will be complemented by a centre piece of a retained tree with planting at its base, as well as planters facing the street.

### Community Garden

- 5.25 The Community Garden in the existing community centre is very popular amongst local residents and will be re-provided as part of the new Health and Community Centre. The Community Garden will be accessed through the foyer of the Centre and is a space where the community will manage and cultivate their own planting.
- 5.26 Adjacent to the Community Garden is a secure, enclosed play area for the Creche. The children can play safely and can be supervised by Creche staff within the play area or from the Creche office, which overlooks the play area.

### Wider 'Open Space'

- 5.27 The wider open space will have a figure of eight path, to create a walking route that circulates the space and also provides a suitable space for children to ride bikes or scooters. The boundary will be planted while the rest of the open space will be occupied by a prairie like mix of grasses and perennials. In addition, an entrance point will be created at the western edge of the Site, which is currently fenced off. This will provide routes through the Site and created a natural link to the future Phase 3 development, when it comes forward.



## 5.0 Proposals

### Play Provision

- 5.28 The play provision throughout the site will cater for a range of ages and will be of varying typologies. There will be distinct areas of equipped play elements within the landscape, as well as interspersed natural play features such as log piles and play boulders.
- 5.29 The full details of the play provision will be developed in consultation with the residents of the Abbey Estate, as per condition 14 of the Hybrid permission (reference 2013/4678/P) which states:

*“Phase 1: Play space*

*Prior to first occupation of residential units in phase 1 the following areas of play space shall be completed and made available for use by the public:*

*New doorstep playable spaces (suitable for under 5 year olds) of o less than 300sqm within Belsize Open Space including landscaping for play, climbable objects and equipment, seating and any other appropriate features.*

*Local play spaces (suitable for 5-12 year olds) of no less than 150sqm within the Belsize Open Space including new or enhanced provision of playable landscaping, climbable objects and equipment, seating and any other appropriate features.*

*Youth play space (suitable for 12+ years) of no less than 100sqm within the Belsize Open Space including new or enhanced provision of climbable objects and active play elements, shelter and any other appropriate features.*

*Such play spaces to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained and maintained after.*

- 5.30 This condition is currently being considered under a Section 73 application (ref: 2019/0696/P) to amend the wording to allow greater flexibility on delivery due to the longer timescales for delivery of Phase 2. Once approved, the condition wording will state that the play space shall be completed and made available by 2021.
- 5.31 An application to discharge the requirements of this condition will be submitted separately in due course.

### Pedestrian Link Bridge

- 5.32 As part of the proposals for Phase 2 the existing pedestrian link bridge which spans Abbey Road joining Phases 2 and 3 will be demolished. The principle of demolition was established in the previous planning consents.
- 5.33 The link bridge has not been used for a number of years after being closed off in February 2010 due to concerns over anti-social behaviour. It is considered that the demolition of this bridge is a positive step forward and once the wider masterplan is completed safer and more convenient connectivity will exist at ground level between the phases.
- 5.34 There are no other proposed changes to the existing buildings on the Phase 2 site.

### Access

- 5.35 The building layout has been carefully designed to be accessible to all future users. The Community Centre will be located on a single floor (ground floor) to allow the open-door policy to be fully effective. The Health Centre will be located on the first floor, to protect the privacy of patients, and will accessible by two lifts. The Health Centre is located on a single floor for ease of access, effective patient monitoring and management.

## 5.0 Proposals

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### Design

#### Design Brief

- 5.36 The proposals have been developed by AHR Architects Ltd and have continually evolved through collaboration with user groups including the CCG, the TMO and the Community Centre.
- 5.37 The key design principles are:
- Context  
Creating a new building the complements and responds to its surrounding context. Establishing the relationship between the new building and the surrounding open space, the neighbouring terraces, the regeneration scheme and the wider context of the Abbey Road Area.
  - Architecture and Appearance  
Providing a high-quality building that has its own distinct architectural identity and appearance.
  - Connection  
Cultivating the look, feel and atmosphere inside, outside and around the proposed building.

#### Proposals

- 5.38 The proposed design has evolved through extensive consultation at pre-application stage with the LBC Planning Officers, the LBC Design Review Panel and the local community.

## 6.0 Pre-Application Advice and Consultation

### OVERVIEW OF PRE-APPLICATION ADVICE AND CONSULTATION

- 6.1 In bringing forward the Proposed Development, the applicants have consulted extensively with the LPA under a Planning Performance Agreement to ensure that the scheme represents collaborative engagement in the best interests of the local community, LB Camden and the applicants.
- 6.2 Further engagement has also taken place with statutory bodies, such as the NHS Clinical Commissioning Group.

### CONSULTATION WITH LONDON BOROUGH OF CAMDEN

- 6.3 As part of the evolution of the proposals, the applicants have engaged with LB Camden on a number of occasions, the engagement has focused on a range of matters relating to the development both in terms of the design and technical evolution. The feedback received has been considered and the scheme has sought to evolve and respond; the table below provides a commentary on this engagement.
- 6.4 The table below provides a summary of the engagement on design and technical matters and represents the final position reached with the LB Camden. The table below is a summary of the most pertinent matters raised during pre-application and is not intended to be exhaustive.

THEME	LB CAMDEN COMMENT	SCHEME RESPONSE
Location	Concerns were raised over the proposed location of the building and the impact that this would have on open space, including an overall loss.	The design team considered that the proposed location was most the appropriate for this use for a number of reasons, however in response to comments they have now sought to re-locate the car park into the central area between the residential towers which is currently hard standing. The re-location will allow for the existing car park to be landscaped and given back to the community as part of the wider open space offering in this location.
Architectural identity	LB Camden Planners commented that the building needed embrace a strong identity, due its contrasting surroundings.	The design team re-examined the materials and adjusted the internal layout to create clean lines and added a second skin (as below) to give the building a unique look that complements but contrasts with the surrounding buildings.
Relationship with open space	Comments were made about the relationship of the building and the open space and how this could be strengthened.	The design was reviewed to prioritise views outward from within the building and natural light and the internal layout was adjusted to create visual routes through. The relationship was further strengthened through the use of more natural and sustainable materials.
Materials	Concerns were raised over the proposed cladding and LB Camden expressed a preference for timber.	The design team put together a revised proposal using timber and more sustainable materials. A second skin/vertical bar code treatment was applied to break up the elevation.

## 6.0 Pre-Application Advice and Consultation

### LB CAMDEN DESIGN REVIEW PANEL

- 6.5 Given the nature of this site, the proposals have undergone review by the LB Camden Design Review Panel.
- 6.6 We engaged with the Design Review Panel on one occasion during a meeting that took place on the 13<sup>th</sup> March 2020 in relation to the proposals for the site.
- 6.7 The following table provides a summary of the main points included within the feedback letter received from the Panel sessions, these comments have been considered and incorporated as far as possible into the proposals.

THEME	DRP COMMENT	SCHEME RESPONSE
Co-location of Uses	The panel considered that the co-location of uses is a beneficial combination. The panel felt that an entrance space which brought users together would be helpful.	The scheme remains co-located and there remains a requirement for two separate entrances, the entrance space has been future proofed to allow for the combining of the two entrances should the strategy change in the future.
Design Approach	The panel felt that the design should take an approach of being connected to the terrace or connected to the park rather than trying to achieve both.	AHR worked through the comments and have drawn inspiration from ‘pavilion’ buildings, strengthening the building’s relationship with the park. The relationship has also been strengthened through a change in the materials used on the site and creating a landscaped entrance to the building.
Material Use	The panel felt that the team should seriously consider the use of timber and should simplify and ‘lighten’ the architecture.	The team have explored and integrated the use of timber into the proposals and a ‘second skin’ of timber is now included. The architecture has also been simplified and refined to give a perception of lightness.
Landscaping	There were significant concerns over the loss of trees on the site and felt that the landscaping, whilst positive were ambitious and not maintainable.	The tree removal strategy has been reviewed and a number of trees are now proposed to be retained. There are still proposed to be some losses where essential for the building to be developed, however a comprehensive landscaping strategy is proposed which includes the addition of new semi-mature/mature trees.

### STAKEHOLDER ENGAGEMENT

- 6.8 The proposals have been subject to extensive engagement with stakeholders. A detailed schedule of the meetings that took place and the outcomes is below.

## 6.0 Pre-Application Advice and Consultation

- 6.9 Four meetings were held with the Abbey Co-Operative throughout 2019. Five meetings took place with the NHS Clinical Commissioning Group across 2019 and 2020. These meetings were to discuss the specific needs and requirements of the end users of the Health Centre. These meetings helped the design team to understand how to best create a building that will serve the needs of the NHS and will be sustainable. The discussions held during these meetings informed the number of treatment rooms and influenced the internal layout. The key points identified that have been incorporated into the design are:
- The Health Centre needs to be located on a single floor to allow for efficient monitoring of patients;
  - The Health Centre should be located on the upper level to ensure patient privacy and prevent onlookers from having views into consulting rooms.
- 6.10 Ten meetings have taken place with the Abbey Community Centre across 2019 and 2020 to help understand their needs and to receive and integrate their feedback into the design proposals. The key points identified that have been incorporated into the design are:
- Operational efficiencies require that the Community Centre be located on a single level as it is run by volunteers with limited full-time staff. A single level gives improved visibility, aiding with security and management of the building and enabling the open-door policy;
  - The Community Centre must be located on the ground floor as the creche needs direct access to secure external play space that can be viewed from the nursery office, for safety reasons;
  - The Garden Room must have direct access to the Community Garden.

### PUBLIC CONSULTATION

- 6.11 In addition to the comprehensive engagement with the LB Camden and Statutory bodies, the applicants have held a number of public consultation events, full details of the engagement with the public is set out in the Statement of Community Involvement submitted as part of this application. The following events were held in relation to Phase 2 of the Estate Regeneration:
- 24 October 2019;
  - 30 October 2019;
  - 3 March 2020; and
  - 11 March 2020.
- 6.12 In addition to these events, discussions were held with the residents of Casterbridge and Snowman House of the Abbey Estate.
- 6.13 Overall, a high number of local residents engaged with the applicants and their consultant team at these engagement events. Generally, the feedback was positive and where concerns were raised the design team have sought to incorporate these within the final design of the building and landscape.

## 7.0 Planning Policy Overview

- 7.1 This section provides an overview of the key national, regional, and local planning policies relevant to the application.
- 7.2 The Town and Country Planning Act 1990 (the “1990 Act”) and the Planning Compulsory Purchase Act 2004 (the “2004 Act”) establish the legislative basis for town planning in England and Wales. Together these acts establish a “plan led” system which requires planning authorities to determine planning applications in accordance with the statutory development plan (the development plan) unless material considerations indicate otherwise.
- 7.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that proposals are determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 7.4 The National Planning Policy Framework (NPPF) (February 2019) is a material consideration in the determination of planning applications. In assessing and determining development proposals, the NPPF (2019) sets out that local planning authorities should apply the presumption in favour sustainable development.

### DEVELOPMENT PLAN

- 7.5 The Site is located in the London Borough of Camden and as such the statutory development plan comprises the following:
  - The London Plan 2016 (consolidated with alterations since 2011) (January 2017); and
  - London Borough of Camden Local Plan (2017).
- 7.6 Where there is a conflict between policies in the development plan, Section 38(5) of the 2004 Act provides that the most recently adopted policy takes precedence. As the Draft London Plan is the most recently adopted policy of the above-mentioned development plan, where there is a difference in policy this document takes precedence, although in all cases, where possible, the proposals should seek to achieve the highest defined standards.

### EMERGING DEVELOPMENT PLAN

- 7.7 Emerging planning policy can act as a ‘material consideration’ in the determination of planning applications. The weight given to emerging planning policy is based on the stage of the adoption process the document has reached at the time of the application.

### Draft London Plan

- 7.8 The London Plan is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London (“the Mayor”) in accordance with the Greater London Authority Act 1999 (as amended) (“the GLA Act”) and associated regulations.
- 7.9 The current 2016 Plan (The London Plan consolidated with alterations since 2011) is the adopted Plan, although the Draft London Plan (2019) is being given material consideration in planning decisions as it has now gone through Examination in Public. Once adopted, this document will provide a new set of policies to steer development within the Greater London area for the next 20-25 years.
- 7.10 The policies contained within the Draft London Plan have been considered in detail given the status of the document and the timescales for adoption. The Mayor has considered the Inspectors’ recommendations and has issued to the Secretary of State his intention to publish the London Plan. The Secretary of State published some proposed amendments to the Plan on 13 March 2020, which are currently being considered by the Mayor. Therefore, the

## 7.0 Planning Policy Overview

proposals are also reviewed against these draft policies as well as the changes proposed by the Secretary of State.

### Draft Site Allocations Local Plan

- 7.11 LB Camden is currently reviewing the 2013 Site Allocations Plan. The first formal consultation on the Site Allocations Plan was carried out between 13 February and 27 March 2020. Once adopted, this Plan will replace the policies in the 2013 Site Allocations Plan and will be used in conjunction with the other policies in Camden’s Development plan to assess new development proposals on key sites and areas.

### Other Material Considerations

- 1.1 Other material considerations include (inter alia) at the national, London and local levels:

National:

- National Planning Policy Framework (NPPF) (‘February 2019’);

London:

- Accessible London: Achieving an inclusive environment (October 2014)
- Character and context (June 2014)
- Planning for equality and diversity in London SPG (October 2007)
- Play and informal recreation SPG (September 2012)
- Social infrastructure SPG (May 2015)
- Sustainable design and construction (April 2014)

Camden:

- Access for All CPG (March 2019)
- Air Quality CPG (March 2019)
- Amenity CPG (March 2018)
- Biodiversity CPG (March 2018)
- Community uses, leisure and pubs CPG (March 2018)
- Design CPG (March 2019)
- Developer Contribution CPG (March 2019)
- Energy efficiency and adaptation CPG (March 2019)
- Planning for health and wellbeing CPG (March 2018)
- Public Open Space CPG (March 2018)

- 7.12 A comprehensive review of planning policies has been undertaken to inform the proposal. Appendix A sets out the adopted and emerging policies at national, strategic and local levels that are relevant to the proposals.
- 7.13 Following a review of the key policies as set out above and identified the key matters to be considered in the planning assessment have been identified. These issues are addressed within the next section.

## 8.0 Planning Assessment

- 8.1 This section provides an assessment of the proposed development in relation to the planning policies and material considerations set out in the previous section and the review contained within Appendix A.
- 8.2 The key planning matters for the proposal to be assessed against are:
  - Principle of Development
    - Loss of Existing Use (Open Space); and
    - Principle of Health and Community Centre.
  - Design
  - Heritage
  - Transport and Access
  - Sustainability and Energy
  - Flood Risk and Drainage
  - Amenity (including daylight/sunlight, noise, microclimate and air quality)
  - Landscaping
- 8.3 Each of these sections should be read in conjunction with the relevant report, prepared by specialist consultants, as set out in Section 2.0 above and in support of this application.

### PRINCIPLE OF DEVELOPMENT

#### Loss of Existing Use

##### Open Space

- 8.4 The site currently comprises two residential towers, Snowman and Casterbridge, a residential car park, open space including a play area and designated Private Open Space, refuse and cycle parking facilities. The open space on site is in need of investment and does not utilise in its current arrangement the amenity it could potentially offer to residents on site or the wider community. The space, whilst open is not connected to Belsize or Abbey Road and is cut off and inaccessible. The proposed scheme involves constructing a Community and Health Centre to the east of the site and re-locating the car park to the centre of the two residential towers, replacing the hardstanding with additional green space to the visual and recreational amenity benefit of the area.
- 8.5 There is no proposed change to Snowman and Casterbridge, the buildings will remain as existing.
- 8.6 As shown in the table below, the proposals will result in an overall net gain in open space of 315 sqm, with a loss of 1,577 sqm of designated Private Open Space. This is due to the proposed re-location of the existing residential car parking and the landscaping of that space, overall this provides 1,892 sqm gain of open space. Overall, this results in a net gain of open space and a significant upgrade to the landscaping, provision and quality of play space.
- 8.7 It is important to note that the proposed ‘Community Garden’ which provides 368sqm of open space is accessible to the wider public and all users of the community centre. The Centre which runs on an open-door policy has direct access to this space.
- 8.8 The landscape design has been carefully developed by Fabrik, the landscape architects, and as outlined in section 6 of this statement there has been continuous and extensive public



## 8.0 Planning Assessment

engagement on these proposals, to ensure the open space meets the needs of the local community.

	EXISTING SQM	PROPOSED SQM	LOSS/GAIN SQM
Designated Private Open Space	4,865	3,108	-1,577
Open Space	1,250	3,099	+1,892
Creche Play Area	n/a	103	+103
Community Garden	n/a	368	+368

Table 2: Open Space Calculations

- 8.9 Further public engagement will take place relating to the Play Space provision on Phase 2 in line with Condition 14 of the Hybrid Planning Consent which requires that the play space is designed in conjunction with the local residents. The spaces dedicated for play within the landscaping have been carefully considered and meet the requirements of Condition 14 whilst still providing significant opportunities for community engagement.
- 8.10 Policy A2 of the Local Plan (Open Space) sets out that the Council will protect all designated public and private open spaces, as shown on the Policies Map, unless equivalent or better provision of open space in terms of quality and quantity is provided within the local catchment area.
- 8.11 Overall, the proposals result in a net gain of open spaces on this site. This net gain in open space is located on the same site and therefore there is no loss in the local catchment. In addition to this, there is a significant programme of works for the wider landscaping which will result in a substantial uplift in the quality and the usability of this space for residents and the wider community. Further to this, additional landscaping pockets are proposed in front of the new building and in front of Snowman and Casterbridge, therefore the overall perception of the development will be an increase in landscaping and open space. Therefore, we are satisfied that the loss of Private Open Space is justified as it will be replaced and increased upon in terms of quantity and improved upon in terms of quality.
- 8.12 It is considered that the proposals are in accordance with Policy A2 of the Camden Local Plan as whilst there is proposed to be a loss, space of better quality and quantity is provided within the site area.

### Car Park

- 8.13 There are currently 38 spaces in the existing carpark east of Casterbridge and 5 spaces in between the two towers. We have been advised by Camden and the Tenants’ Management Organisation that 3 of the 38 spaces cannot be let and therefore are unused. The split of the remaining 35 spaces is; 2 spaces are let to contractors and 33 spaces are let to residents.
- 8.14 There are 4 visitor spaces and 1 disabled space in between the two towers (totalling 5 spaces); however, we have been advised by Camden and the Tenants’ Management Organisation that the visitor spaces are primarily used by commercial vans (without permits) and not visitors.

## 8.0 Planning Assessment

- 8.15 Therefore, we are proposing that the relocated car park will have 35 spaces with a breakdown as follows: 33 let to residents, 1 disabled parking provision and 1 visitors parking provision.
- 8.16 Crucially the provision for residents currently with permits and disabled parking remains unchanged, which means those residents will continue to have provision in the proposed relocated car park.
- 8.17 Camden are undergoing negotiations with the Tenants’ Management Organisation over the loss of 3 visitor spaces on the basis that they are not currently used or needed based on the above comment regarding commercial vans.
- 8.18 The existing and proposed car parking can be summarised as follows:

TYPE	EXISTING	PROPOSED
Resident spaces	38	33
Wheelchair Accessible Spaces	1	1
Visitor Spaces	4	1
<b>Total</b>	<b>43</b>	<b>35</b>

Table 3: Car Parking (Existing and Proposed)

- 8.19 The site is in an accessible area, particularly considering its proximity to various bus routes across London. The proposed development will give priority to pedestrian and cycle movements and will facilitate an improved open space and public realm. The existing car park use is not protected through planning policy at a local or regional level and it is considered that the reduction in car parking numbers is entirely in accordance with the wider aspiration of the Mayor of London to reduce car dependency and promote a modal shift towards more sustainable modes of transport (Policy T1). Policy T2 of the Local Plan (Parking and car free development) also promotes limiting the availability of parking and car-free development.
- 8.20 It is considered that the proposed loss of eight car parking spaces is wholly in line with policies at local and regional levels, and that these proposals will contribute to strategic objectives to promote modal shift and more sustainable modes of transport.

### Principle of Health and Community Centre

- 8.21 The proposals are for a new Health and Community Centre, to replace the outdated centre currently located on Phase 3 of the Abbey Road Regeneration Scheme. The proposals have been developed in close consultation with the NHS and the local community to ensure that this building is a high quality, sustainable and fit for purpose building that will serve the community for many years to come.
- 8.22 As outlined in Section 6 above, the proposals have been developed in consultation with the community to ensure they meet the needs of the needs of the staff, volunteers and users of the building. The community facilities will be a huge improvement on the existing building located in Phase 3. The Health and Community Centre are also co-located to ensure efficiency and increase accessibility of these services for the local community. The principle of the co-location of the two uses was first established in the Hybrid planning permission and

## 8.0 Planning Assessment

this has been bolstered and verified by the evaluation of efficiencies and the consultation process.

- 8.23 Policy C1 of the Local Plan (Health and wellbeing) states that LB Camden will support the provision of new or improved health facilities, in line with Camden’s Clinical Commissioning Group and NHS England requirements and will protect existing health facilities. Policy C2 of the Local Plan (Community Facilities) sets out that the Council will work to ensure that community facilities and services are developed and modernised to meet the changing needs of the community and reflect new approaches to the delivery of services. The Council will ensure existing community facilities are retained, recognising their benefit to the community, unless a replacement facility of a similar nature is provided that will meet the needs of the local population.
- 8.24 Policy C2 also sets out that Camden will facilitate multi-purpose community facilities which improve accessibility, user experience and increase efficiency. In addition, the Community uses, leisure and pubs CPG (March 2018) sets out that re-provision programmes often seek to improve operating efficiencies and experience of users by bringing together multiple complementary services, under one roof. The CPG goes on to note that advances in technology mean that the amount of floorspace required by service providers is significantly less than in the past.
- 8.25 The proposals for the Health Centre are less than that previously considered necessary under the Hybrid consent and as existing. This does not result in a reduction of service delivery as the new Centre has been designed to be efficient, well-managed and provide a wide range of services in a fit for purpose modern facility.
- 8.26 As such, we are satisfied that the proposed land use as Use Class D1 is supported by the Local Plan and that the proposals have been developed in compliance with the above planning policies and will provide an improved and valuable community asset to the area.

### DESIGN

#### Design Principles

- 8.27 Section 5.0 sets out the key principles which have informed the design of the proposed development, which respond to the character and constraints of the site and its surrounds. The design team have responded to the feedback from and engagement with stakeholders, LB Camden and the Design Review Panel to maximise the positive contribution of the proposals. This section should be reviewed in conjunction with the AHR Design and Access Statement.
- 8.28 The key principles and objectives of the proposals are as follows:
- Provision of functional Health and Community Centre that has been developed in consultation with the community and meets the needs of the end users
  - The provision of amenity space for the community and local residents
  - Minimal loss of open space and quality of the proposed open space; permeability, accessibility, visibility, quality, layout and usability.

#### Detailed Design

- 8.29 Full details of the proposed architectural design and treatment have been set out in the Design and Access Statement prepared by AHR and this section should be read in conjunction with that statement.

## 8.0 Planning Assessment

- 8.30 The proposed materiality of the development has been informed through studies of the local context and material palette, as well as the building's relationship with the open space. The predominant materials are proposed to be stone, brick and timber. This palette responds to the landscape and the bar code second skin responds to the vertical articulation of the Georgian houses in the surrounding area.
- 8.31 The design approach is in line with policies at national, regional and local levels, which promote the delivery of high-quality design on sites across London. Specifically, the proposals have been developed to use materials and a design approach which gives the building its own unique identity while also complementing and enhancing the local context through building design and materials which respond to local area (Draft London Plan, Policy D3).
- 8.32 The Centre has been designed with an emphasis on outlook and the provision of natural light, to contribute to health and wellbeing. The waiting area is located within a 'light box', benefiting from natural light and views over the open space and there are circulation spaces across both floors. A glazed breakout space will also be introduced to maximise the natural light into the circulation spaces and creating a visual link to the green open space in order to break up the building massing.
- 8.33 In preparing the layout of the building, priority has been given to creating well-lit public open spaces that can accommodate multiple uses. The lighting system will be designed to BS 5480, to ensure that good light levels are provided to all footpaths, parking bays, doorways, storage rooms and internal circulation points. All glazing to ground floor units and common ground floor glazed areas will have 6.4mm laminated glass installed. These measures are in accordance with Policy C5 of the Local Plan (Safety and security) and Policy D1 (Design) which promote design principles that contribute to community safety and security.
- 8.34 The building has been designed to be accessible to all, with the Community Centre located on a single floor (ground floor) and Health Centre on the first floor accessible by lift. The design promotes fair access and removes barriers that prevent everyone from accessing facilities, in line with Policy C6 (Access for all) of the Local Plan.
- 8.35 Policy D1 of the Local Plan (Design), which sets out that all developments must achieve a high standard of design and layout, has also been considered during the design development. The look and feel of the building has been carefully considered and developed, architectural inspiration has been drawn from the local buildings and sustainable materials selected, resulting in high-quality design that responds to and interacts with its surroundings.
- 8.36 Overall, it is considered that the proposals represent a high quality, sustainable scheme, providing a community asset that is complementary to and integrated with the local setting.

### HERITAGE

- 8.37 The site is adjacent to the South Hampstead Conservation Area to the north and east and to the Priory Road Conservation Area to the West. There are no listed buildings on site or adjacent to the site.
- 8.38 The proposals involve a two-storey building that has been carefully designed with respect for the local character and taking architectural inspiration from the buildings in the surrounding area. The proposals have been assessed against Local Plan Policy D2 (Heritage) and will not cause harm to the character or appearance of the adjacent Conservation Areas.

## 8.0 Planning Assessment

### TRANSPORT AND ACCESS

- 8.39 The proposals seek to deliver a car-free Health and Community Centre in an accessible and sustainable location. The proposals will deliver one on-street disabled parking bay and one on-street ambulance parking bay, in line with the Local Plan and Draft London Plan.
- 8.40 The re-located car park will re-provide a total of 35 spaces, as discussed in detail in the Land Use section above. This includes one wheelchair accessible space and one visitor space. The spaces will be for the use of the existing tenants only.
- 8.41 Cycle parking will be provided on-site for the staff and visitors of the proposed scheme: 12 long stay/staff spaces (6 stands) which will be located at the entrance of the Health and Community Centre and 20 short stay/visitor spaces (10 stands) will be provided along the Belsize Road façade of the building. As a future proofing measure, the plans also show an indicative area for 6 additional long stay/staff spaces (3 stands) and 10 additional short stay/visitor spaces (5 stands) in these same locations. The long stay/staff spaces will be secure and covered and the short stay/visitor spaces will be secure and uncovered.
- 8.42 This provision has been calculated in line with Table 10.2 of the Draft London Plan and have been designed in line with the London Cycling Design Standards and the Camden Planning Guidance: Transport (March 2019).
- 8.43 In addition, the proposals include a like-for-like re-provision of the existing residential and visitor cycle spaces that are currently on the hard-standing area between the two residential towers. This is shown on the Fabrik Landscape Plan and the re-provision includes 38no. cycle parking spaces.
- 8.44 The proposals are in accordance with the policies contained in the relevant local and regional policy framework, which seek to encourage and facilitate a modal shift in means of transport, away from private car use and towards more sustainable methods of transport such as walking, cycling and public transport (Draft London Plan, Policy T6).

### SUSTAINABILITY AND ENERGY

- 8.45 A key benefit of the scheme is the opportunity to deliver a sustainable new Health and Community Centre that is in line with the Draft London Plan. An Energy Assessment, Sustainability Statement and BREEAM Pre-Assessment have been prepared in support of the application, setting out the key measures which are employed to achieve the required sustainability targets set out in national, regional and local policy.
- 8.46 The proposed development will achieve a 37.26% improvement over Part L2A 2013, in compliance with the Draft London Plan. The 37.26% improvement will be wholly satisfied by onsite measures. Heating and hot water will be supplied by air source heat pumps (ASHP), with a heating efficiency of 350% and a hot water efficiency of 250%.
- 8.47 Opportunities to connect the scheme to existing or future decentralised heat distribution networks have been investigated with reference to the London Heat Map. No such networks exist or are planned in the vicinity of the proposed development and therefore ASHP have been pursued (Policy SI 3 of the Draft London Plan).
- 8.48 Sustainability principles have been an integrated element of the design since its first inception. The Sustainability Statement sets out that the strategy incorporates a fine balance between natural daylight, natural ventilation and the use of thermal mass, avoiding both discomfort glare and excessive solar gain in the summer months. The design utilises measures based on the London Plan Cooling Hierarchy, to reduce the demand for cooling and prevent the risk

## 8.0 Planning Assessment

of overheating. An overheating analysis of the building has been carried out and demonstrates the effectiveness of the measures adopted, ensuring the building achieves the thermal comfort levels as stated by CIBSE TM52.

- 8.49 The BREEAM PRE-Assessment assesses the performance of the building on the basis of management, health and well-being, energy, water, materials, waste, land use and ecology and pollution. The Pre-Assessment concludes that the Health and Community Centre both have the ability to meet the Excellent threshold.
- 8.50 It is considered that the scheme will deliver a highly sustainable new development and that it is in line with the relevant policies on sustainability and energy.

### FLOOD RISK AND DRAINAGE

- 8.51 The site is located in Flood Zone 1, and therefore has a low (less than 0.1%) annual probability of flooding. Paragraph 163 of the NPPF states that an appropriate Flood Risk Assessment (FRA) is required for all development proposals of 1 ha or greater, in Flood Zone 1.
- 8.52 Stantec have therefore prepared a report assessing the flood risk and a sustainable drainage strategy, including a sustainable urban drainage system (SUDS) assessment, using the LB Camden SUDS proforma.
- 8.53 The report sets out that the proposed use as a Health and Community Centre is in the 'Less Vulnerable' classification. A NPPF Sequential Test is not required as the development proposals are in Flood Zone 1 and are therefore considered sequentially preferable. According to Planning Practice Guidance (PPG) Table 3 'Less Vulnerable' uses are considered appropriate for Flood Zone 1 without the need to apply the Exception Test.
- 8.54 The majority of the site is considered as being at a 'Very Low' susceptibility to surface water flooding. There are areas located towards the centre of the site that are considered as being at 'Medium' and 'High' susceptibility to surface water flooding however, the report concludes that flood depths are unlikely to exceed 300mm. The site is also located in an area not considered to have the potential for elevated groundwater flooding.
- 8.55 A surface water drainage strategy has been developed to accommodate runoff during storm events up to and including the 1 in 100 (1%) Annual Probability storm event plus a 40% allowance for climate change. The proposals will result in an overall 30% reduction in impermeable area for Catchment B, which includes the relocated carpark. This area is served by an existing drainage network, and it is therefore proposed to maintain the existing drainage regime.
- 8.56 As the sewer flood information is only reported at a postcode level it is difficult to directly address any specific risks. To stop back-flow sewer flooding the use of non-return valves will be considered and over-land flooding will be addressed by designing the site levels to direct any flood flows away from the proposed building.
- 8.57 In addition, site levels are to be designed to direct surface water exceedance flows away from the proposed building's accesses towards the surrounding landscaped areas.
- 8.58 As such, the report concludes that the proposals have met the requirement of the Sequential Test and are therefore considered to be compliant with the NPPF, the PPG and Local planning policy.

### AMENITY

## 8.0 Planning Assessment

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### Daylight and Sunlight

- 8.59 Delva Patman Redler LLP have advised the applicant in relation to daylight and sunlight matters. They have undertaken a Daylight and Sunlight Report that is submitted with this application.
- 8.60 The report concludes that there will be no adverse impacts to surrounding residential properties due to the development, in accordance with the BRE guidelines. There will only be one conservatory window of a neighbouring property that may incur an adverse impact, in relation to sunlight provision, to its windows. This room is served by 9 windows in totality, with only 3 with a slight southern orientation. This result is not considered material. All other windows assessed for sunlight will satisfy the BRE guidelines. In summary, the layout of the proposed development is consistent with the LB Camden planning policy on daylight and sunlight (Policy A1).

### Noise

- 8.61 Paragraph 180 of the NPPF, Policy D14 of the Draft London Plan and Policy A4 (Noise and vibration) and associated Appendix 3 of the Local Plan set out the requirements for measuring, mitigation and managing noise impacts, both internal and external.
- 8.62 An Acoustic Report has been carried out at the site by RBA Acoustics. Results of the measurements have been used to determine atmospheric noise emission limits for building services plant at the premises, in accordance with LB Camden planning policy. In addition, measured levels have been used to provide recommendations with regards to the external and glazing elements of the proposed building. Ventilation strategies have also been set out and internal plant noise limits are provided. These mitigation measures are intended to be included in the design, in compliance with Policy A4 (Noise and vibration) of the Local Plan.
- 8.63 As such, in terms of noise and vibration, we are satisfied that the proposals accord with the relevant planning policies.

### Microclimate

- 8.64 A Wind Impact Assessment has been carried out by Pollard Thomas Edwards. The report presents a qualitative and quantitative wind impact assessment for the proposals, analysing the local wind dynamic and pedestrian comfort.
- 8.65 The report concludes that the proposed building does not significantly affect wind conditions in the local area. The pedestrian comfort is dominated by the existing residential towers on site, remaining unchanged by the proposals, and existing wind conditions will be mitigated by the additional tree planting proposed as part of the landscape design.
- 8.66 As such, in terms of wind and microclimate, we are satisfied that the proposals accord with the relevant planning policies (Local Plan Policy A1).

### Air Quality

- 8.67 The Air Quality Assessment prepared by Hilson Moran assesses the potential air quality impacts during construction stages of the proposed development.
- 8.68 In terms of the construction phase, there is a medium risk of dust soiling and fugitive PM10 emissions affecting human health from demolition and trackout, however through good site practice these releases will be minimised. The residual effect of the construction phase on air quality is not significant. The report concludes the impact of the proposed development is classified as negligible for all existing receptors. The development was found to be compliant

## 8.0 Planning Assessment

in relation to Building and Transport Emissions and is therefore air quality neutral. No mitigation or additional off-setting is required.

- 8.69 As such, the proposals are considered to be compliant with the relevant planning policy requirements (Draft London Plan Policy GG3 and SI 1).

### LANDSCAPING

- 8.70 The proposals include a carefully developed landscape plan, created by Fabrik Landscape Architects and influenced by the consultation process outlined in Section 6.0 above. The design was developed to create successful amenity spaces for all ages, providing an asset to users of the Health and Community Centre, the residents living on site and the wider community. The key principles of the design are:

- To provide a multi-generational space
- To diversify the tree and plant stock on site
- To provide a new Community Garden and revived open space that responds to the needs of the community.

- 8.71 The key character areas of the landscape design are:

- The Entrance Zone – Retained trees and planting will create a centrepiece to complement the architectural design of the building entrance and will draw people in.
- Community Garden – This valuable community asset that is currently located in Phase 3 of the Abbey Area will be re-provided to the rear of the new Community and Health Centre and will provide residents with garden space to cultivate and enjoy.
- Wider 'Open Space' – The wider open space will have a relaxed, prairie type design, with a figure of eight path providing a meandering route around the space and complemented by planting along the boundary.
- Play Provision – The play provision will include a designated area to the east of the site as well as interspersed elements such as play boulders.

- 8.72 These areas are explained in detail in Section 5 above and in the Landscape Design and Access Statement, prepared by Fabrik. The landscape design has been developed in conjunction with the local community, to ensure that the revived and expanded space truly meets the needs of the local people.

- 8.73 The landscaping design does not include seating, to prevent the area being an attractive space for anti-social behaviour. There will be gates that provide demarcation and an opportunity to close at dusk common with parks and open spaces. The boundary treatment to the creche has been designed to ensure that no one can gain access out of hours. There will be no climbing aids built into the boundary to assist anyone trying to climb over.

- 8.74 The open space will be managed by the TMO through a grounds maintenance contract. The maintenance company will attend twice a month to cut the grass, trim the hedges and control weeds. A tree surgeon will attend approximately once or twice a year and will undertake any maintenance necessary. The groundskeepers who clean the Abbey Estate will also clean the open space, 6-7 days per week.

- 8.75 The landscape design represents a marked improvement on the existing on-site provision both in terms of quality and quantity, this is in compliance with Policy A2 of the Local Plan (Open Space) which supports the improvement of open space provision. It has also been



## 8.0 Planning Assessment

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designed with regard Policy C5 (Safety and security) to reduce the risk of anti-social behaviour and crime.

## 9.0 Planning Obligations and CIL

### SECTION 106 PLANNING OBLIGATIONS

- 9.1 Section 106 of the Town and Country Planning Act 1990 allows the entering into of an obligation, by agreement or otherwise, between the local planning authority and any person interested in the land for the purposes of:
- a. Restricting the development or use of the land in any specified way;
  - b. Requiring specified operations or activities to be carried out in, on, under or over land;
  - c. Requiring the land to be used in any specified way; or,
  - d. Requiring a sum or sums to be paid to the local planning authority (or, in a case where section 2E of the 1990 Act applies, to the greater London Authority) on a specified date or dates periodically.
- 9.2 Regulation 122 of the Community Infrastructure Levy Regulations (2010) states that planning obligations may only constitute a reason for granting planning permission for the development if the obligation is:
- a. Necessary to make the development acceptable in planning terms;
  - b. Directly related to the development; and
  - c. Fairly and reasonably related in scale and kind to the development.
- 9.3 Paragraph 54 of the NPPF states that ‘Local planning authorities should consider whether otherwise acceptable development could be made acceptable through the use of conditions or planning obligations. Paragraph 56 reinforces the requirement that planning obligations meet the tests set out in regulation 122 of the CIL Regulations.
- 9.4 As a matter of law, the Council cannot enter into or enforce a Section 106 Agreement Against itself. Where it is granted permission for its own development, Heads of Terms will be embodied in a “Shadow Section 106 Agreement”. Although this cannot be enforced in court, it will document the requirements of the Heads of Terms in a similar form to a Section 106 Agreement and will be negotiated by separate lawyers within the Borough Solicitors Department. Senior representatives of the application department will sign a letter undertaking on behalf of the Council applicant that the Shadow Section 106 will be complied with. This letter will be noted on the Planning Register and compliance with the Shadow Section 106 will be monitored by Development Management officers in the same way as a Section 106 Agreement.

### COMMUNITY INFRASTRUCTURE LEVY

- 9.5 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Regulations 2010 (as amended), the Mayor of London’s Community Infrastructure Levy (MCIL2) and Camden Community Infrastructure Levy (HCIL) will be chargeable on this application commencement. This will be calculated in accordance with the Mayor’s and Camden’s adopted Community Infrastructure Levy Charging Schedules at the point of determination of that application.

### London Borough of Camden CIL

- 9.6 The LBC CIL Charging Schedule was adopted in April 2015.
- 9.7 The proposed Health and Community Centre is exempt from LBC CIL, as neither use falls under any of the chargeable categories within the current LBC Charging Schedule.

## 9.0 Planning Obligations and CIL

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### Mayoral CIL

- 9.8 The Mayoral CIL2 Charging Schedule was adopted in January 2019, coming into effect on 01 April 2019. The proposed Community Centre (with the exception of the crèche) is liable for MCIL2 at the rate of £80 per sqm of GIA. The proposed Health Centre and crèche are exempt from MCIL2 as it does not fall under the chargeable categories within the current MCIL2 charging schedule.
- 9.9 The required CIL Form (Additional Information Requirement Form) has been submitted with this application.

# 9.0 Planning Obligations and CIL

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## 10.0 Summary and Conclusion

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- 10.1 This Planning Statement has been prepared in support of the full planning application submitted to LB Camden for the provision of a new Health and Community Centre at the junction of Abbey Road and Belsize Road.
- 10.2 The proposed new Health and Community Centre will replace the existing centres located on Phase 3 of the Abbey Area Regeneration. The design has developed through extensive consultation with local residents and key stakeholders, to ensure the provision of a high-quality building that will meet the needs of the community. The scheme provides a space where the community can make use of the open-door policy and participate in one of the many activities provided by the Community Centre or can avail of the health services in privacy and comfort.
- 10.3 The proposals also include a landscape design that has been subject to consultation, to ensure that the local community will be provided with an upgraded, multi-generational space that serves their needs. The relocation of the existing car park has unlocked the opportunity to provide both a quantitative and qualitative improvement in open space. In addition, the proposals include the re-provision of the popular Community Garden, one of the many ways that locals can contribute to and be a part of the centre.
- 10.4 In summary, the proposals provide an upgraded, sustainable and high-quality building that will be a community asset for the local area and is compliant with local, regional and national planning policies.

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# APPENDICES

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## Appendix A - Relevant Planning Policies

The below provides a summary of the key relevant planning policies:

### PRINCIPLE OF DEVELOPMENT

#### Introduction of a Community Centre

- Local Plan Policy C2 (community facilities) states that the LBC will work with its partners to ensure community facilities and services are developed and modernised to account for the changing needs of the community and to integrate new approaches to the delivery of the services. In relation to new community facilities, LBC will expect developers to reach agreement with the Council on maintenance and other future funding requirements, that facilities are accessible on foot and by sustainable modes of travel, and developments to facilitate multi-purpose community facilities and the secure sharing or extended use of facilities to the wider community.
- The policy also seeks to ensure existing community facilities are retained recognising their benefit to the community. Unless, a replacement facility of a similar nature is provided that meets the needs of the local population or its current, or intended users, or the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. The existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, then their preferred alternative will be the maximum viable amount of affordable housing

#### Introduction of a Healthcare Centre

- Local Plan Policy C1 (health and wellbeing) states that LBC will support the provision of new or improved health facilities, in line with Camden's Clinical Commissioning Group and NHS England requirements and protect existing health facilities in line with Policy C2 Community Facilities.
- Draft London Plan Policy S2 (health and social care facilities) states that development proposals which the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported. These facilities should be easily accessible by public transport, cycling and walking.

#### Introduction of a Nursery

- Draft London Plan Policy S3 (education and childcare facilities) states that there should be a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice. To support this, boroughs should ensure that development proposals for housing and commercial facilities incorporate childcare provision and encourage nursery provision within primary schools, where there is need. Development proposals should ensure that there is no net loss of education or childcare facilities, unless demonstrated that there is no need. Development proposals for education and childcare facilities should:
  - locate facilities in areas of identified need
  - locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling

- locate entrances and playgrounds away from busy roads, with traffic calming at entrances
- link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)
- maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures
- encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers.
- ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach
- ensure that facilities incorporate suitable, accessible outdoor space
- locate facilities next to parks or green spaces, where possible

## DESIGN

- Policy D1 (design) of the local plan states that the LBC will seek to secure high quality design in development. Specifically, the Council will require that development:
  - a. Respect local context and character;
  - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
  - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
  - d. is of sustainable and durable construction and adaptable to different activities and land uses;
  - e. comprises details and materials that are of high quality and complement the local character;
  - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
  - g. is inclusive and accessible for all;
  - h. promotes health;
  - i. is secure and designed to minimise crime and antisocial behaviour;
  - j. responds to natural features and preserves gardens and other open space;
  - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
  - l. incorporates outdoor amenity space;
  - m. preserves strategic and local views;
  - n. for housing, provides a high standard of accommodation; and



- o. carefully integrates building services equipment.
- These provisions are echoed in the Draft London Plan (Policy D1 B), which sets out a design-led approach that:
  - a. enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions;
  - b. encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area;
  - c. be street-based with clearly defined public and private environment;
  - d. facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users;
  - e. achieve safe, secure and inclusive environments;
  - f. provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest;
  - g. deliver appropriate outlook, privacy and amenity;
  - h. provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity;
  - i. help prevent or mitigate the impacts of noise and poor air quality 10) achieve indoor and outdoor environments that are comfortable and inviting for people to use Quality and character;
  - j. respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character;
  - k. be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well;
  - l. aim for high sustainability standards (with reference to the policies within London Plan Chapter's 8 and 9) and take into account the principles of the circular economy;
  - m. provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

## SUSTAINABILITY AND ENERGY

### Climate Change Mitigation

- Policy CC1 (climate change mitigation) of LBC’s Local Plan states that the council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Specifically, they will:
  - a. promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy;
  - b. require all major development to demonstrate how London Plan targets for carbon dioxide emissions have been met;
  - c. ensure that the location of development and mix of land uses minimise the need to travel by car and help to support decentralised energy networks;
  - d. support and encourage sensitive energy efficiency improvements to existing buildings;
  - e. require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building; and
  - f. expect all developments to optimise resource efficiency. For decentralised energy networks, we will promote decentralised energy by:
    - g. working with local organisations and developers to implement decentralised energy networks in the parts of Camden most likely to support them;
    - h. protecting existing decentralised energy networks (e.g. at Gower Street, Bloomsbury, King’s Cross, Gospel Oak and Somers Town) and safeguarding potential network routes; and
    - i. requiring all major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible establishing a new network.

To ensure that the Council can monitor the effectiveness of renewable and low carbon technologies, major developments will be required to install appropriate monitoring equipment. Development is also required to be resilient to climate change, using Sustainable Urban Drainage Systems, integrating bio-diversity through green and blue roofs and green walls where possible, and reducing the impact of urban and dwelling overheating.
- The Draft London Plan echoes these sentiments and seeks for London to become a zero-carbon city by 2050, through initiatives such as a low carbon circular economy, smart and adaptive design to mitigate against climate change as well as the use of green infrastructure and open space.
- NPPF Paragraph 50 requires that new development be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.

## Air Quality

- Policy CC4 (air quality) LBC’s Local Plan states that the Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough. They will take into account the impact of air quality when assess development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality. Air Quality Assessments (AQA) are required where development is likely to expose residents to high levels of air pollution. Development that involves significant demolition, construction or earthworks will also be required to assess the risk of dust and emissions impacts in an AQA and include appropriate mitigation measures to be secured in a Construction Management Plan
- Draft London Plan Policy SI1 (Improving Air Quality) sets out that development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality. Particular care should be taken with developments that are in Air Quality Focus Areas or that are likely to be used by large numbers of people particularly vulnerable to poor air quality, such as children or older people. It states that development proposals should not;
  - Lead to the further deterioration of existing poor air quality
  - Create any new areas that exceed air quality limits
  - Create unacceptable risk of high levels of exposure to poor air quality

In order to meet these requirements, as a minimum:

- Be air quality neutral
- Use solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems
- Major development proposals must be submitted with an AQA
- Development proposals that are likely to be used by large numbers of people vulnerable to poor air quality (children or older people) which do not demonstrate that design measure have been used to minimise exposure should be refused.
- The NPPF sets out in paragraph 181 that planning decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.
- NPPF paragraph 103 requires that development should be focused in sustainable locations, limiting the need to travel. Opportunities to improve air quality or mitigate impacts should be identified. The proposed development will be car free and the site has a PTAL rating of 6A (where the most accessible level is 6B) which is considered to be highly accessible. The site is therefore considered to be a sustainable location in line with the NPPF.
- GLA Sustainable Design and Construction SPG (Mayor of London, 2014) requires that an air quality neutral assessment be undertaken using the latest information about the proposed development.

## Waste

- Policy CC5 (Waste) of LBC’s Local Plan is seeking to make Camden a low waste borough. To achieve this, they will make sure that developments include facilities for the storage and collection of waste and recycling.
- The Draft London Plan states referable applications should promote circular economy outcomes and aim to be net zero waste. A Circular Economy Statement should be submitted to demonstrate:
  - How all materials arising from demolition and remediation works will be re-used and/or recycled;
  - How the proposal’s design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life;
  - Opportunities for managing as much waste as possible on site;
  - Adequate and easily accessible storage space and collection systems to support recycling and re-use;
  - How much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy; and
  - How performance will be monitored and reported.

Development Plans that apply circular economy principles and set local lower thresholds for the application of Circular Economy Statements for development proposals are supported in the Draft London Plan.

## Water Infrastructure

- Policy CC3 (water and flooding) of LBC’s Local Plan states that the Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. They will require development to:
  - a. incorporate water efficiency measures;
  - b. avoid harm to the water environment and improve water quality;
  - c. consider the impact of development in areas at risk of flooding (including drainage);
  - d. incorporate flood resilient measures in areas prone to flooding;
  - e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and
  - f. not locate vulnerable development in flood-prone areas.

Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable.

The Council will protect the borough’s existing drinking water and foul water infrastructure, including the reservoirs at Barrow Hill, Hampstead Heath, Highgate and Kidderpore.

- Policy SI5 (water infrastructure) of the Draft London Plan states that Development Plans should promote improvements to water supply infrastructure to contribute to security of

supply. This should be done in a timely, efficient and sustainable manner taking energy consumption into account. Development proposals should:

- through the use of Planning Conditions minimise the use of mains water in line with the Optional Requirement of the Building Regulations (residential development), achieving mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption)
- achieve at least the BREEAM excellent standard for the 'Wat 01' water category<sup>124A</sup> or equivalent (commercial development)
- incorporate measures such as smart metering, water saving and recycling measures, including retrofitting, to help to achieve lower water consumption rates and to maximise future-proofing.

In terms of water quality, Development Plans should:

- promote the protection and improvement of the water environment in line with the Thames River Basin Management Plan, and should take account of Catchment Plans
- support wastewater treatment infrastructure investment to accommodate London's growth and climate change impacts. Such infrastructure should be constructed in a timely and sustainable manner taking account of new, smart technologies, intensification opportunities on existing sites, and energy implications. Boroughs should work with Thames Water in relation to local wastewater infrastructure requirements.

Development proposals should:

- seek to improve the water environment and ensure that adequate wastewater infrastructure capacity is provided
- take action to minimise the potential for misconnections between foul and surface water networks.

EA Development Plans and proposals for strategically or locally defined growth locations with particular flood risk constraints or where there is insufficient water infrastructure capacity should be informed by Integrated Water Management Strategies at an early stage.

### Net Zero Carbon

- Policy SI12 (minimising greenhouse gas emissions) of the Draft London Plan states that developments should be net zero-carbon. A Major development should be net zero-carbon<sup>116C</sup>. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
  - be lean: use less energy and manage demand during operation.
  - be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly.
  - 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site.
  - be seen: monitor, verify and report on energy performance.

Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy

A minimum on-site reduction of at least 35 per cent beyond Building Regulations 117 is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

- 1) through a cash in lieu contribution to the borough’s carbon offset fund, or
- 2) off-site provided that an alternative proposal is identified, and delivery is certain.

Boroughs must establish and administer a carbon offset fund. Offset fund payments must be ring-fenced to implement projects that deliver carbon reductions. The operation of offset funds should be monitored and reported on annually.

Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.

Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

## TRANSPORT AND ACCESS

### Car Parking

- Policy T2 (parking and car-free development) of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. However, Blue Badge holders may need access to a disabled parking space. The council will consider parking provision for disabled people and essential uses where necessary.
- Policy T6 (car parking) of the Draft London Plan reiterates that car parking should be restricted in line with levels of existing and future accessibility and connectivity. A car-free development should be the starting point for all development proposals in place that are (or are planned to be) well-connected by public transport, such as this site. The development should still provide disabled persons parking for Blue Badge Holders in line with Part D of the policy. T6.5 (non-residential disabled persons parking) provides further clarity stating that it is necessary to provide the following for medical and health facilities:
  - Designated bays account for 6% of total parking provision;
  - Enlarged bays account for 4% of total parking provision;
  - Emergency services parking must also be facilitated.

### Cycle Parking

- Part H of Policy T1 (prioritising walking, cycling and public transport) seeks to promote cycling in the borough by ensuring that developments provide accessible, secure cycle parking facilities which exceed the minimum standards outlined within the London Plan and design requirements outlined within the LBC Planning Guidance on transport. Higher levels of provision may also be required in areas well served by cycle route infrastructure, taking into account the size and location of the development.
- The Draft London Plan provides the following requirement for the provision of cycle parking:

Use Class	Long stay (for employees)	Short stay (for visitors/customers)
D1 (Community Centre)	1 space per 8 FTE staff	1 space per 100 sqm (GEA)
D1 (Nursery)	1 space per 8 FTE staff and 1 space per 8 students	
D1 (Healthcare Centre)	1 space per 5 FTE staff	1 space per 3 FTE staff

- In addition, the Camden Planning Guidance: Transport (March 2019) and the London Cycling Design Standards (LCDS) provide detailed guidance on the design of cycle parking.

### Access

- LBC Policy C6 Access for all

The Council will seek to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities and will:

- expects all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all;
- expects facilities to be located in the most accessible parts of the borough;
- expects spaces, routes and facilities between buildings to be designed to be fully accessible;
- encourages accessible public transport; and
- secure car parking for disabled people.

The Council will seek to ensure that development meets the principles of lifetime neighbourhood.

- Part F of Policy D1 (design) of LBC’s Local Plan states that developments should integrate well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes. It also requires that developments are inclusive and accessible for all to meet the needs of the community.
- Part A of Policy C1 (health and wellbeing) of LBC’s Local Plan requires that developments contribute positively to creating high quality, active, safe and accessible places.
- Part C of Policy C2 (community facilities) of LBC’s Local Plan states that the Council will ensure that facilities provide access to a service on foot and by sustainable modes of

travel. Part D of this policy states that they will facilitate multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community, except for facilities occupied by the emergency services due to their distinct operating needs. Part F seeks the inclusion of measures which address the needs of community groups and foster community integration;

- Policy D3 (inclusive design) of the Draft London Plan states that development proposals should achieve the highest standards of accessible and inclusive design, taking into account London’s diverse population with high quality people focused spaces that are designed to facilitate social interaction and inclusion. In addition, development proposals should be convenient and welcoming with no disabling barriers. Developments should be able to be entered, use and exited safely in everyday circumstances and during emergency evacuation with ease and dignity for all. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. A Design and Access Statement should be submitted to detail this.

## LANDSCAPING AND PUBLIC REALM

### Open Space

- Policy A2 (open space) of the Local Plan states that the Council will protect, enhance and improve access to Camden’s parks, open spaces and other green infrastructure. In order to protect their open spaces, the Council will:
  - a. protect all designated public and private open spaces as shown on the Policies Map and in the accompanying schedule unless equivalent or better provision of open space in terms of quality and quantity is provided within the local catchment area;
  - b. safeguard open space on housing estates while allowing flexibility for the re-configuration of land uses. When assessing development proposals, we will take the following into account: i. the effect of the proposed scheme on the size, siting and form of existing open space and the functions it performs; ii. whether the open space is replaced by equivalent or better provision in terms of quantity and quality; and iii. whether the public value of retaining the open space is outweighed by the benefits of the development for existing estate residents and the wider community, such as improvements to the quality and access of the open space.
  - c. resist development which would be detrimental to the setting of designated open spaces;
  - d. exceptionally, and where it meets a demonstrable need, support small-scale development which is associated with the use of the land as open space and contributes to its use and enjoyment by the public;
  - e. protect non-designated spaces with nature conservation, townscape and amenity value, including gardens, where possible;
  - f. conserve and enhance the heritage value of designated open spaces and other elements of open space which make a significant contribution to the character and appearance of conservation areas or to the setting of heritage assets;
  - g. give strong protection to maintaining the openness and character of Metropolitan Open Land (MOL);



- h. promote and encourage greater community participation in the management of open space and support communities seeking the designation of Local Green Spaces through the neighbourhood planning process;
- i. consider development for alternative sports and recreation provision, where the needs outweigh the loss and where this is supported by an up-to-date need's assessment;
- j. preserve and enhance Hampstead Heath through working with partners and by taking into account the impact on the Heath when considering relevant planning applications, including any impacts on views to and from the Heath; and
- k. work with partners to preserve and enhance the Regent's Canal, including its setting, and balance the differing demands on the Canal and its towpath.

In order to secure new and enhanced open space, they Council will:

- l. seek developer contributions for open space enhancements using Section 106 agreements and the Community Infrastructure Levy (CIL). The Council will secure planning obligations to address the additional impact of proposed schemes on public open space taking into account the scale of the proposal, the number of future occupants and the land uses involved;
  - m. apply a standard of 9 sqm per occupant for residential schemes and 0.74 sqm for commercial and higher education developments while taking into account any funding for open spaces through the Community Infrastructure Levy;
  - n. give priority to securing new public open space on-site, with provision off-site near to the development only considered acceptable where provision on-site is not achievable. If there is no realistic means of direct provision, the Council may accept a financial contribution in lieu of provision;
  - o. ensure developments seek opportunities for providing private amenity space;
  - p. give priority to play facilities and the provision of amenity space which meet residents' needs where a development creates a need for different types of open space;
  - q. seek opportunities to enhance links between open spaces recognising the multiple benefits this may bring;
  - r. tackle deficiencies to open space through enhancement measures; and
  - s. seek temporary provision of open space where opportunities arise.
- Policy G4 (open space) of the Draft London Plan reiterates the position of LBC, stating that development proposals should not result in the loss of protected open space and where possible create areas of publicly accessible open space, with an emphasis on provision in areas of deficiency.

### Trees

- Policy A3 (biodiversity) of the Local Plan seeks to protect and enhance sites of nature conservation and biodiversity. The Council will:
  - a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;

- b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;
  - c. seek the protection of other features with nature conservation value, including gardens, wherever possible;
  - d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;
  - e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;
  - f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;
  - g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;
  - h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and
  - i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.
- LBC will protect and seek to secure additional trees and vegetation. They will:
    - j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;
    - k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;
    - l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;
    - m. expect developments to incorporate additional trees and vegetation wherever possible.
  - The Draft London Plan supports LBC's position and states in Policy G1 (green infrastructure) that London's network of green and open spaces, and green features should be protected and enhanced. This is supported by the Mayor's manifesto commitment to make more than half of London green by 2050. Policy G7 (trees and woodlands) states that if planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, this may be determined by i-tree or CAVAT. In addition, planting of additional trees should generally be included in new developments. In particular, large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

# Appendix B – Community Use Statement

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# **Abbey Road Phase 2**

## Community Use Plan

## Introduction

This Community Use Plan has been submitted in support of an application for a new co-located Health and Community Centre (including Creche) (Use Class D1) located on Phase 2 of the Abbey Road Redevelopment. This statement has been prepared in accordance with the requirements set out in the London Borough of Camden Local Area Requirements and the Community Uses, Leisure Facilities and Pubs Camden Planning Guidance (2018). The following statement comprises the following information:

Provide a description of the use and a list of the activities proposed and:

- the likely number of people attending;
- the number of staff;
- proposed hours of operation;
- any use management measures proposed.

Given that the proposed Health Centre is to be operated by the NHS the details surrounding this use are still under development and can be supplemented further in due course, with details secured by planning condition if considered necessary.

### 1. Abbey Community Centre

#### 1.1 Proposed Hours of Operation

The proposed days and hours of operation of the Abbey Community Centre will be the same as the existing centre (currently located on Phase 3). The Community Centre will offer a number of activities to the public, which will be managed by the staff and volunteers. The activities will provide a range of educational, recreational, cultural and social opportunities. See Appendix A for full list of proposed activities and services the community centre will offer, along with the likely number of people attending per week and frequency per week of operation based on their current schedule.

The Community Centre will also provide a self-contained and secure creche with direct access to an outdoor play area (see Fabrik Landscape Plan and Statement) and will offer a safe environment for children to play and learn. The creche will be open Monday to Thursday between 13:00 – 15:00 for ages six months to five years.

Days	Office Hours (Staff on Site)	Community Centre Open (No Staff on Site)
Monday – Thursday	09:30 – 17:00	17:00 – 21:00
Friday	09:30 – 16:00	16:00 – 21:00
Saturday, Sunday and Bank Holidays		09:30 – 21:00

#### 1.2 Management

The Community Centre currently operates an open-door policy during office hours and intends to continue with this practice in the proposed development. Evening and other out of hour access will be controlled by staff working outside of the office hours and/or volunteers for security reasons. There will be an intercom at the main entrance for evening use linked to the reception and main office. It will be the responsibility of the staff members to ensure the building is securely locked at the end of each day.

### 1.3 Staff Numbers

The number of staff directly employed by the Community Centre will be a minimum of 12 (3 full time + 9 part time) at any one time.

## 2. Health Centre

### 2.1 Proposed Hours of Operation

The proposed days and hours of operation for the Health Centre will be 8:00am to 8:00pm Monday to Sunday. The Health Centre will be occupied by the Central and North West London NHS Foundation Trust (CNWL) and the GP Practice

### 2.2 Management

Below are the management measures proposed of how the Health Centre will operate between the CNWL and the GP Practice:

- It is anticipated that CNWL will continue to manage and offer soft FM services to the GP Practice and the CNWL tenants of the building
- It is envisaged that CNWL would continue to manage and provide hard FM services where not otherwise covered by LB Camden as owners of the building
- CNWL will deliver a range of community services from the new location both directly commissioned, and through health partners much as currently offered
- It is envisaged that both GP Practice team and CNWL will work closely with each other to coordinate use of shared spaces
- There will be a common reception / waiting area staffed by the GP team, and adjacent to that staffed by the CNWL team.

Further details of the management of the building are being developed in conjunction with the Health Centre and the use plan will be updated as appropriate.

### 2.3 Staff Numbers

The total average staff at any one time is 31, as outlined below:

- GP Practice Manager – 1
- GP Staff – 5
- Health Visitors Office – 10
- District Nurses – 10
- Reception – 5

The Health Centre will provide primary care for a total list of 5625 patients, based on assumed anticipated growth in list size to 2025. The Health Centre Capacity for staff is 64, however it is not anticipated that this many staff will occupy the building when first opened, this will expand in line with the growth aspirations set out above.

## 3. Interaction Between End Users

As both the Abbey Community Centre and Health Centre will be operating independently to each other whilst co-located and have different operating hours the building is designed to have two

separate dedicated entrances and each floor will be managed autonomously. Within the building there will be shared areas between the two end users, such as the refuse area and plantroom.

A building wide user group will be established which will promote good neighbourly relations and ensure that the management of the building is suitable for both uses. Further details of the management of the building strategy for the long-term will be developed in conjunction with the end users and the use plan will be updated as appropriate.

## **Appendix A – Abbey Community Centre Activities (Current)**

<b>Children under 5 Services</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Afternoon Crèche	4	40
Monday Toddler Time	1	30
Tuesday Fun for All	1	58
Wednesday Baby Play Health Hub	1	48
Thursday Fun for All	1	60
Friday Fun for All	1	58
Baby massage	one course per term	1.5
Day trip	once yearly	1.5
Crèche trips and events	twice yearly	1
Family Day out	once yearly	2
Christmas Party	once yearly	1.5
Outreach support	1	4

<b>Children 5-12 Services</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Children's Taekwondo	2	13
Piano Lessons	1	6

<b>Adult Classes</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Seated Exercise	1	20
Sewing	1	12
Dance fusion	1	23
Taekwondo	1	9
Yoga	1	6

<b>Intergenerational</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Saturday trips	once a month	3.5
Saturday café	1	89
Table tennis	1	18
Chess Club	1	5
Saturday dominoes	1	8
Saturday Restart	quarterly	2.5

<b>50 Plus Together (Age 50 plus activities)</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Aromatherapy	1	14
Beginners boccia	1	7
Bingo	1	16
Boccia	1	17
Bridge	1	11
Choir	1	11
Coffee Morning	1	9
Colouring Calm	1	9
Computer for beginners	1	10
Computer next steps	1	10
Creative writing	monthly	2



Crochet	1	4
Dominoes	1	5
Gardening Club	1	7
Gentle dance	1	23
Ipad course	1	8
Men's 50+ cooking	fortnightly	4.5
Men's 50+ cooking	fortnightly	4.5
Men's fitness	1	14
Men's Friday cooking group	1	12
Men's group	1	5
Men's IT Drop In	1	4
Men's photo book group	1	7
Men's table tennis	1	8
Recycle art	1	6
Tech Buddies - Saturday Drop in	1	23
Zoo gardening	fortnightly	4.5

<b>Kilburn Neighbours</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Individuals Supported	1	154
Befrienders	1	42
K.N. User Events	quarterly	2.5
K.N. Volunteer Events	twice yearly	1

<b>Tech Buddies - home visits</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Individuals supported	1	2
Volunteers	1	2

<b>Sudan Women's Association</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Sewing and crafts	1	19

<b>Henna Asian Women</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
English for speakers of other languages	3	30
Yoga	1	14
Hatha yoga	1	14
Social Club	1	9
Ageing Better	1	11
Numeracy	1	10
Carers club	2	14

<b>Advice/Information/Support</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
AA	1	15
CA	1	19
Councillor Surgery	monthly	2
Food bank	1	15
Age UK advice sessions	monthly	1

<b>Other</b>	<b>Frequency per week</b>	<b>Weekly numbers</b>
Christmas Party	yearly	3
Volunteer Party	twice yearly	1.5
Centre annual event	yearly	2

# Appendix C – Regeneration Statement

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## ABBNEY ROAD PHASE 2

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### Regeneration Statement

May 2020

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## REGENERATION STATEMENT

This Regeneration Statement has been prepared by CBRE on behalf of the applicant, London Borough of Camden, in support of an application for a new co-located Health and Community Centre (including Creche) (Use Class D1) located on Phase 2 of the Abbey Road Regeneration. This statement has been prepared in accordance with the requirements set out in the London Borough of Camden Local Area Requirements. This statement comprises the following information:

- Regeneration strategies supporting the proposed development;
- Floor space totals for each proposed use;
- New jobs that may be created or supported by the development; and
- Intended community benefits that the proposed development will create.

### Regeneration Strategy

Abbey Road Phase 2 is part of a larger regeneration programme for the Abbey Road area. The Original Outline consent was approved in 2012, which established a three-phase plan where all existing buildings on site including link bridges are demolished and Phase 1 of the redevelopment comprises residential dwellings with ancillary retail, Phase 2 comprises a health and community centre and Phase 3 provides further residential accommodation with ancillary commercial space. Figure 3 below sets out the location of each of the phases.

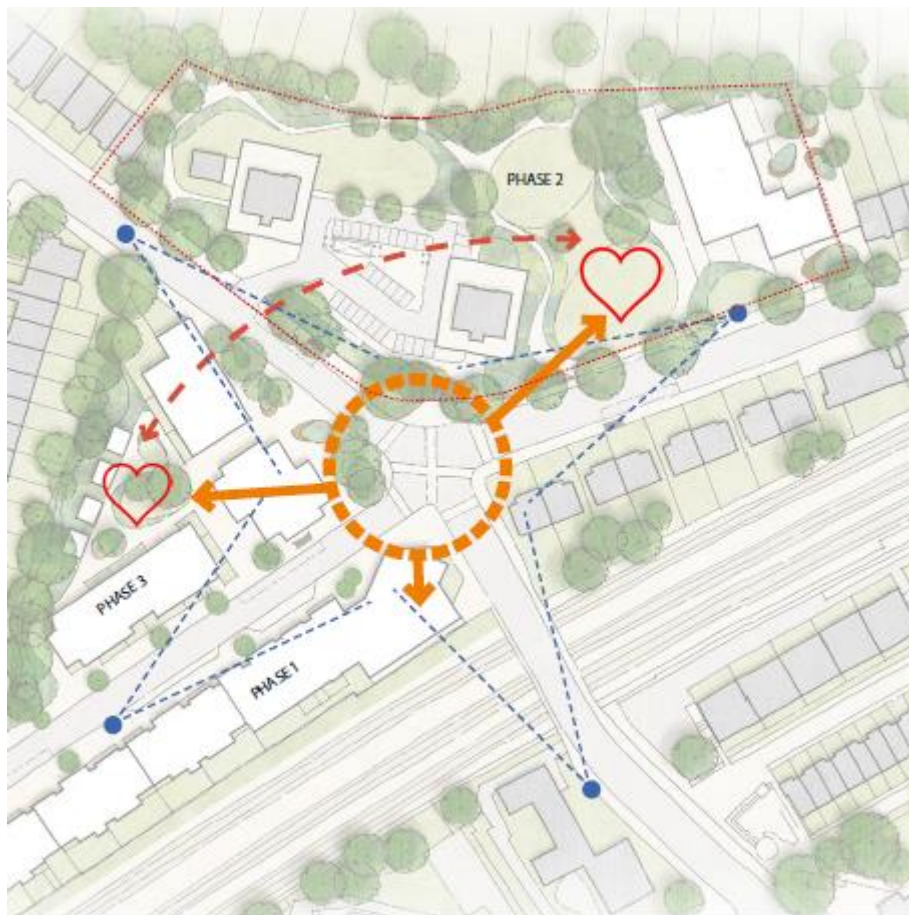


Figure 3: Extract from Design and Access Statement prepared by AHR Architects (May 2020)

Subsequently, a Hybrid Application was permitted in 2014. This application comprised a detailed application for Phase 1 and outline application for Phases 2 and 3. Phase 2 was proposed to be located around the base of the two residential towers, Snowman and Casterbridge and comprise up to 2,500 sqm. Phase 1 has been completed in line with this consent.

Following this, a detailed application relating to Phase 2 only was submitted in 2015 and was subsequently withdrawn in 2019. This application set out that the health and community centre would be split into separate buildings, with the community centre located on the west of the site and health centre located on the east.

Following extensive consultation with the NHS user groups in relation to the health centre and with the residents and local community in relation to the Community Centre and the scheme as a whole, modified objectives were identified necessitating the withdrawal of the above 2015 application, including:

- It was identified that the Health Centre requirements had changed, and that a smaller more efficient centre was required to fulfill the needs of the NHS user groups;
- Following consultation with the community and further consideration of building and management efficiencies, it was decided that the two uses should be co-located;

- Co-location of the uses would also allow for more efficient use of the space available on site and reduce the loss of open space. Co-location also provides for the ability to create an anchor hub on the site with improved wayfinding and public realm.
- It was identified that the creche provided within the community centre will need to include sheltered, protected outdoor play space for the vulnerable children who will be cared for there, which was not achievable in the location set out in the 2015 application;
- In addition, other site constraints including the location of the Garchey drainage system, the location of the telecommunications substation and the manhole on site meant that the 2015 scheme would be unviable and unable to be delivered.

As such, a new design team was appointed to design a scheme that would meet these new objectives and requirements and would produce an improved and deliverable scheme.

The proposed Health and Community Centre will replace the existing, outdated centre that is located on Phase 3 of the Abbey Road Area and will be demolished in order to deliver the third and final phase. As set out above, this is part of a long-standing Regeneration Strategy that has been developed by London Borough of Camden over many years, in consultation with the local community.

### Proposed Uses

The proposed development is a co-located Health and Community Centre, including a Creche. The proposed Community Centre and Creche will be located on the ground floor while the Health Centre will be located on the first floor. The two uses will have a shared ground floor main entrance and shared ancillary plant and refused facilities. The proposed floor areas are as follows:

PROPOSED AREA (TOTAL)		
Use Class	Area (GIA) m <sup>2</sup>	Area (GEA) m <sup>2</sup>
D1 (including Health Centre, Community Centre and Creche)	1,858.7sqm	2004.5sqm
AREA BREAKDOWN		
Use Class	Area (GIA) m <sup>2</sup>	Area (GEA) m <sup>2</sup>
Health Centre (including Core)	988.5sqm	1068.9sqm
Community Centre	796.7sqm	850.4sqm
Shared Facilities (Plant and Refuse)	73.5sqm	85.2sqm

### Employment

The proposed development will provide employment opportunities during both the construction phase and post completion. This statement should be read in conjunction with the Employment and Training Strategy prepared by Wates Construction Limited and London Borough of Camden, submitted as part of this application.

### During Construction

During the construction of the proposed development, Wates Construction Limited have identified 8 potential local employment opportunities and 3 potential apprentice opportunities. These potential opportunities are set out in the below.

DISCIPLINE	POTENTIAL LOCAL EMPLOYMENT OPPORTUNITIES	POTENTIAL APPRENTICE OPPORTUNITIES
Site Management/Administration	Traffic marshals, logistics operatives, welfare staff. <b>Target: 2</b>	Project management, quantity surveyors, business administration, construction and the built environment. <b>Target: 1 (for a 4 month period)</b>
Substructure works	Ground worker, engineers/surveyors, site labour, logistics operatives. <b>Target: 1</b>	n/a
Substructure works	Engineer/Surveyors, site labour <b>Target: 2</b>	n/a
Building Services	Ductwork installer, service and maintenance engineer, ventilation hygiene technician. <b>Target: 1</b>	Electrical engineers, mechanical engineer, plumbing, maintenance operations. <b>Target: 1 (for a 4 month period)</b>
Fit Out	Drylining, electrical, plumbing, carpentry, painting and decorating. <b>Target: 2</b>	Drylining, electrical, plumbing, carpentry, painting and decorating. <b>Target: 1 (for a 4 month period)</b>
<b>Total Target</b>	<b>8</b>	<b>3</b>

### Post Completion

It is anticipated that there will be a minimum of 12 staff (3 full time and 9 part time) employed by the Community Centre. The Community Centre does not have set targets to employ local staff members, but they actively encourage local people to apply through publicity.

It is anticipated that there will be 31 full time staff employed by the Health Centre:

- 1 GP practice manager
- 5 GP staff
- 10 health visitor officers
- 10 district nurses
- 5 reception staff

The Health Centre will also offer clinical training to Physician Associates and Registrars and general work experience will be offered to students.

### Community Benefits

The proposals will provide essential health and community services for the local area as well as reviving the open space for the enjoyment of residents and the local community.

The Community Centre will offer a number of activities to the public which will be managed by the staff and volunteers. The activities will provide a range of educational, recreational, cultural and social opportunities. The Community Centre will also provide a self-contained and secure creche with direct access to an outdoor play area and will offer a safe environment for children to play and learn. The Community Centre will continue to operate an 'open-door' policy as it does currently and welcomes all members of the local community to utilise the facilities.

A key element of the new Community Centre is the provision of a dedicated Community Garden, which will replace the existing well-used provision on Phase 3.

The Health Centre will provide upgraded, essential services to the local community. The Centre has been carefully designed in continuous consultation with the NHS, to ensure an efficient and effective space for staff and patients.

The proposals also include an increase in open space provision and landscaping of the site. The proposals have been developed to provide a space that is accessible to all and can be enjoyed by all ages.

### Conclusion

In conclusion, the proposals are for a new Health and Community Centre to replace the existing, outdated provision located on Phase 3 of the Regeneration Strategy. The new facilities will provide a community asset for the local area, will revive the open space and will also provide employment opportunities. The proposals have been developed in accordance with the Local Plan.



## Appendix D – Schedule of Amendments

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Throughout the course of the implementation of the Hybrid Consent there have been two Section 73 applications which have been approved as follows:

- **2016/4578/P** – Variations to Conditions 6 (Phase 1:Approved drawings), 11 (Phase 1: Refuse and recycling) and 81 (Plant areas) of planning permission 2013/4678/P (for comprehensive redevelopment of site) granted on 16/05/14, as amended by permissions 2015/1636/P granted on 08/06/2015 (amendments to Condition 31 quantum of Phase 3 housing), 2015/1958/p granted on 17/06/2015 (amendments to Condition 75 car capping) and 2015/5417/P granted on 10/11/2015 (amendments to condition 74 car parking); to include amendments relating to altering substation.

**Permission was granted for this application in May 2017.**

- **2017/2523/P** - Variation of conditions 6, 10, 20, 26, 93 and 94 relating to Phase 1 of planning permission, 2013/4678/P (for comprehensive redevelopment of site) granted on 16/05/14. The amendments are namely;
  - Changing glazed brickwork at residential entrances from green to red,
  - Changing design of metal balustrades, privacy screens and soffits
  - Elevational amendments
  - Changing railway boundary from timber to brick with railings
  - Additional photo-voltaic panels
  - Addition of brick vents
  - Changing the trigger for conditions 93 & 94.

**Permission was granted for this application in April 2018.**

- **2019/0696/P** - Variation of conditions 4 (Implementation of Phase 2), 5 (Implementation of Phase 3), 14 (play space) and 60 (CHP) of application reference 2013/4678/P dated 16/05/14 as amended by 2016/4578/P and 2017/2523/P for hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Variation namely to change the trigger for providing the play space to until February 2022 and to amend the type of CHP.

**This application is currently pending.**