

Appendix 1: Public Consultation Boards

Chester Road / Introduction



Why are we here?

- Our aim is to ensure that everyone has a roof over their head or is on a pathway to achieving this, minimising homelessness and rough sleeping.
- We propose to develop the Council's portfolio of temporary hostel accommodation so that it better meets the needs of homeless households and supports the longer-term objectives of finding them settled, sustainable housing.
- We will develop new hostels to provide improved accommodation for residents and help us to deliver a sustainable service.
- Instead of paying high rental charges to the private sector to house homeless households, the Council will re-develop some of its own temporary accommodation buildings for homeless families. Bringing the temporary hostel accommodation in-house will enable the council to provide better quality accommodation for those who have a short term housing need and save the council a significant sum in rental charges.
- We will engage with residents affected by this change who live and work close to the Chester Road Hostel as the proposals are further developed, and would like to listen to their views on the Council's proposal to demolish the existing hostel and replace it with a new one for families.

Why Chester Road?

- Chester Road currently provides short term housing for single people. The Council has recently re-developed two new hostels for single people elsewhere in the borough.
- The Council wants to make the best use of its assets in order to save money and has decided that Chester Road would be a suitable location to build a new hostel for small families who will be moved from expensive private sector accommodation.
- The Council will be using the savings achieved to provide better short term homes in a location that already meets the needs of homeless households.

Why can't Camden just repair and refurbish what we've got?

- The current building was constructed in 1979 and is reaching the end of its life-cycle.
- In order to make it fit for purpose, it would require almost complete reconstruction, due to its dated heating system and poor structural integrity. This would be more costly.
- In the case that the building was re-developed, it would still fall far short of the dwelling numbers expected and required by Camden to address the homeless family issue.

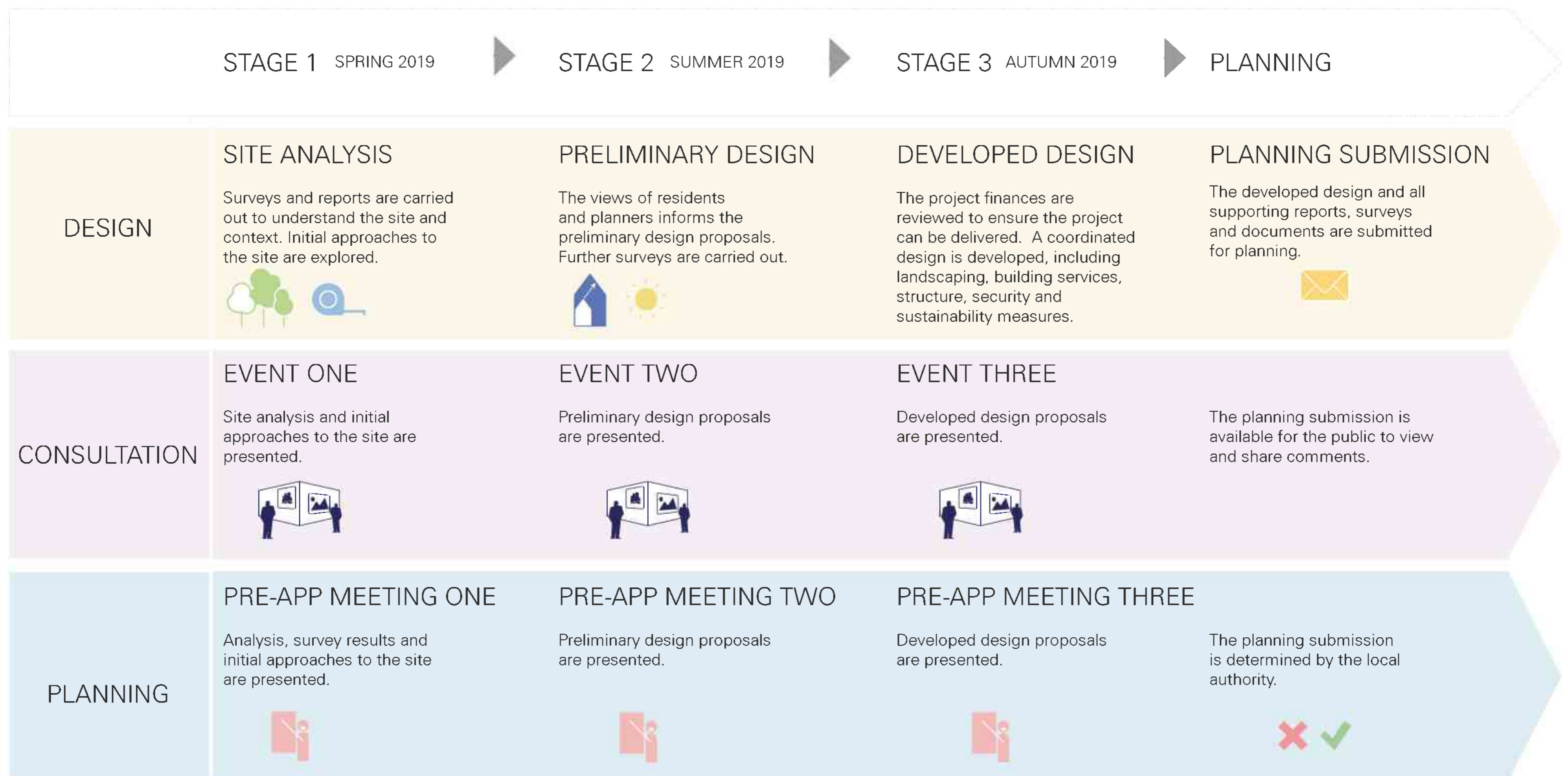
Who will be living in the property?

- The new property on the site will house homeless families for a temporary period of time, helping them to get back on their feet and providing the stability in order to do so.
- The families will live in the building for a variety of time periods dependant on each situation. We only ask people to move on when they are ready to do so and on average this after around a year, but it can be quicker.

Chester Road / The Site

What is the process?

Below is an indicative programme for the design and consultation process up to submitting a planning application. At each stage the design team will listen to resident views.



How will this development impact me?

We have summarised the main considerations regarding impact to local residents.

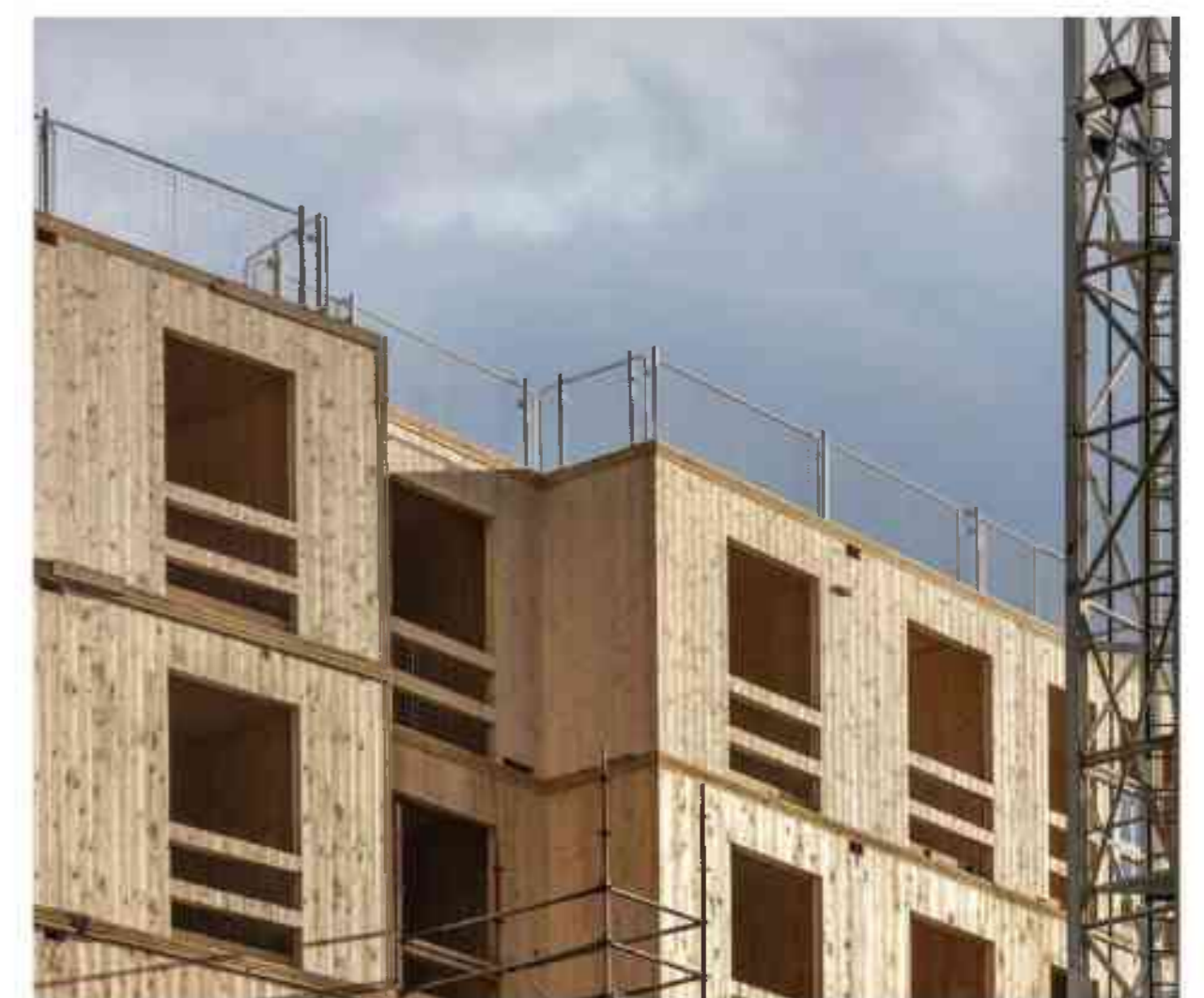
Noise - There will be some noise during construction. However, the team is currently exploring the potential to use alternative forms of offsite construction. This will reduce the duration of construction on site and reduce the impact of noise, thereby reducing the impact on surrounding properties. The potential to utilise these methods will be subject to cost and programme.

Overlooking - The building will be carefully designed to ensure it does not sit too close to neighbouring buildings and does not impact on the privacy of existing homes. This will be considered in detail as the design develops.

Additional Traffic - The new development will be car-free in accordance with planning policy. It is not anticipated that residents will own cars and staff will be expected to use public transport. Plenty of cycle parking will be provided for residents and staff to encourage green modes of transport.

Length of Construction - We anticipate the building will begin construction in March 2020 and will continue through to March 2021.

Health and Safety - We are aware that the building sits in close proximity to existing footpaths, roads and homes. The contractor will be expected to produce a Construction Management Plan to ensure the safety and wellbeing of surrounding residents during construction. The contractor will be expected to sign up to the Considerate Contractors scheme.



Alternative forms of off-site construction are being considered to reduce the impact on surrounding residents.

Chester Road / The Design Team: Bell Phillips Architects

Bell Phillips Architects have been selected by Camden to design this development following an open competitive tender process. They have particular expertise in the delivery of housing and are working with local authorities throughout London and beyond.

Bell Phillips Architects have extensive experience of transforming challenging sites into successful places, to create desirable homes that people enjoy living in and which make a real impact on the quality of people's lives and the surrounding neighbourhood.

Below are some examples of their work.

Marklake Court, Southwark

'A beacon for the delivery of low-cost housing across the capital'

- The Guardian



The Echoes, Tilbury

'It is projects such as these that give you hope for the future of public housing'

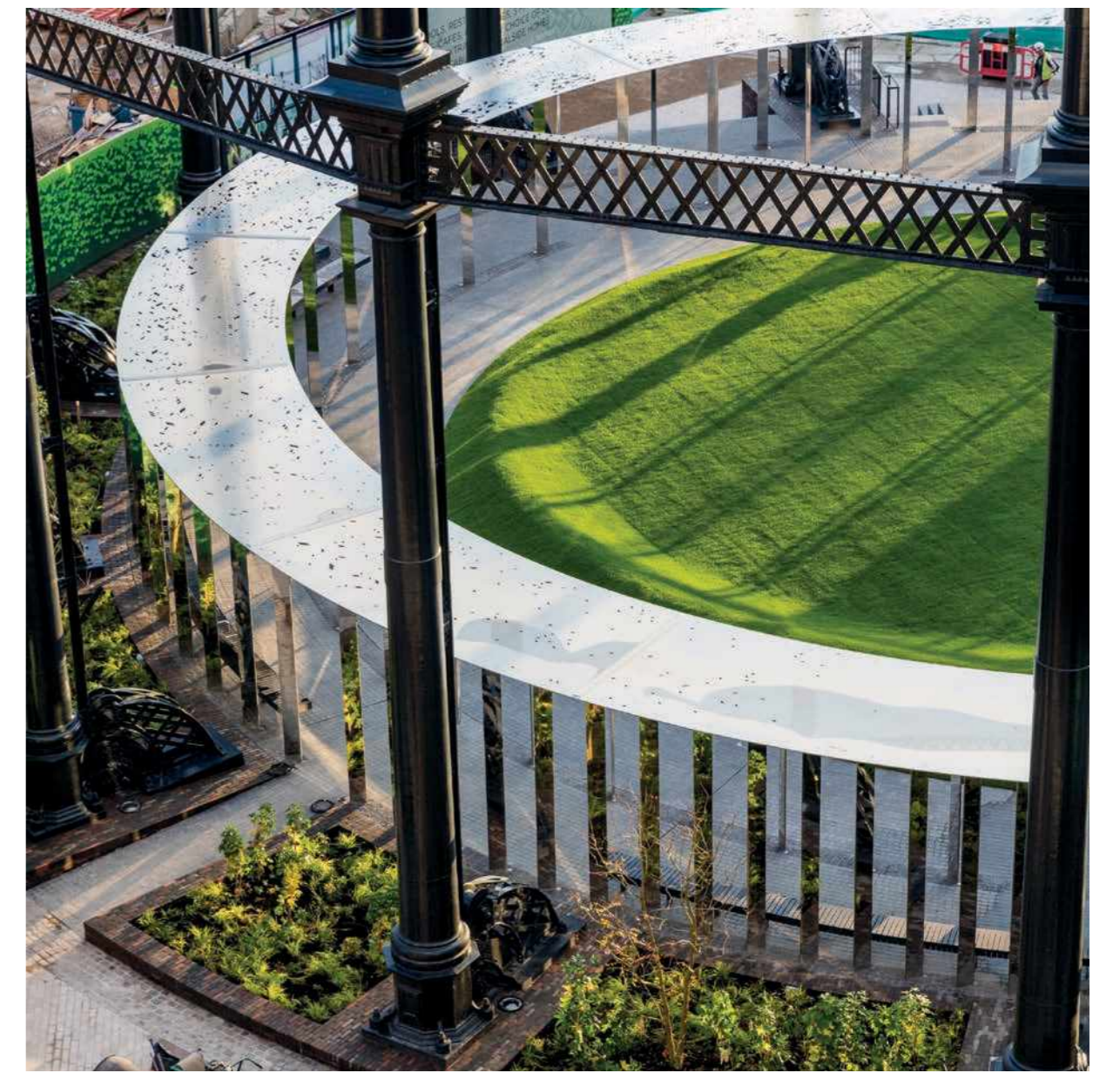
- Robert Bevan, Architects Journal



Gasholder Park, King's Cross

'It's simplicity at its best. The location and the serenity of this new small park adds an invaluable asset to the growing community.'

-RIBA Awards judging citation



Cosway Street, Marylebone

'Bell Phillips have worked closely with the client and team to... deliver an outstanding design that will make a meaningful contribution to the Lisson Grove Conservation Area.'

- Iain Savill, Westminster City Council



St Chad's, Tilbury

'They could show the housebuilders a thing or two about placemaking, even in areas of low house values and little investment'

- RIBA judging panel citation, 2018



Greenwich Bungalows

'It is good to see a local authority commission housing directly, and to such a high standard that demonstrates an intelligent, holistic mind-set raising the quality of streetscape through contemporary design'

- Civic Trust Awards Programme

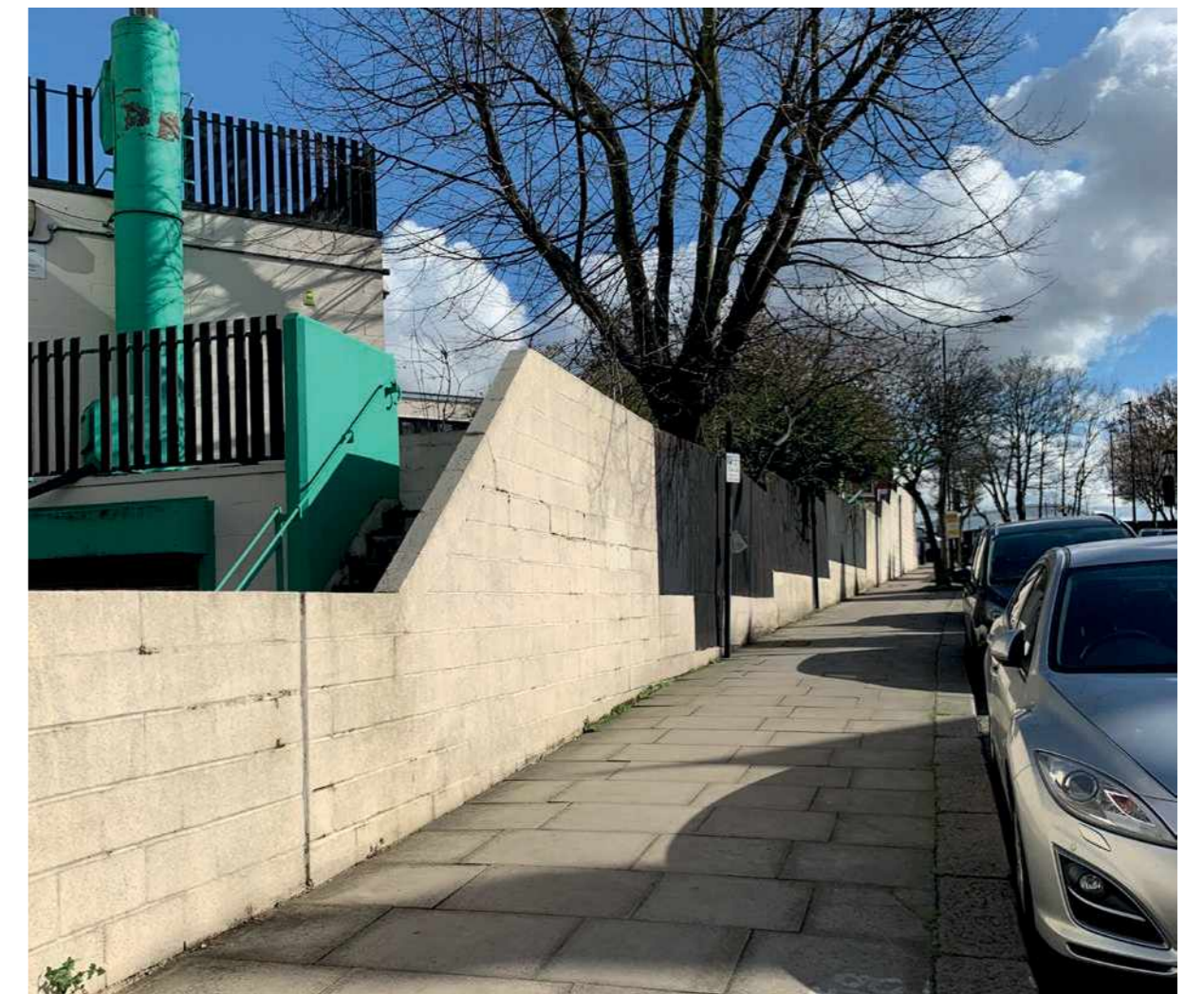


Chester Road / Observations



Key

- Site boundary
- - - - - Pedestrian pathways
- ~~~~~ Potential daylight, sunlight and right to light impact
- ~~~~~ Inactive frontage facing the site
- ~~~~~ Potential noise impact from Dartmouth Park Hill



The existing building presents an inactive front to the surrounding streets, and faces inward.



Wayfinding is not clear and there are complex changes in level around the site

Urban Grain



Building Heights



Key

- 1-2 storeys
- 3 storeys
- 4 storeys
- 5 or more storeys

Amenity



Key

- Private Gardens
- Communal or Shared Gardens
- Public Gardens and Parks
- Buildings

Chester Road / Character of the area

Surrounding Streets

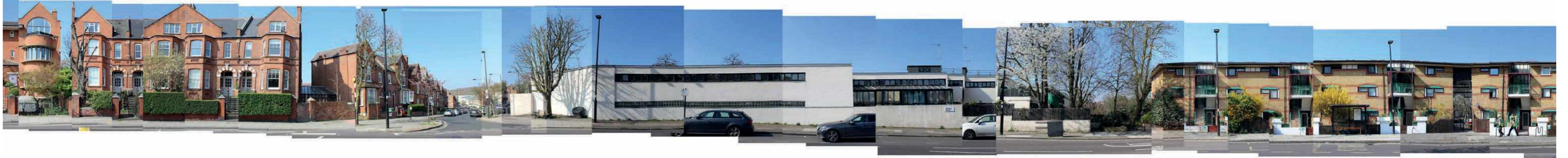


Photo study along Dartmouth Park Hill showing the apex of the existing hostel and character of adjacent buildings.



Photo study along Chester Road showing level changes and character of the terraced housing adjacent to the existing hostel.

Dartmouth Park Conservation Area

"The Conservation Area has a variety and complexity that charts the history of domestic architecture from the late 18th Century to the present day"

- Dartmouth Park Conservation Area Appraisal and Management Statement



Semi-detached and terraced houses facing the site at Chester Road, that continue along Dartmouth Park Hill.



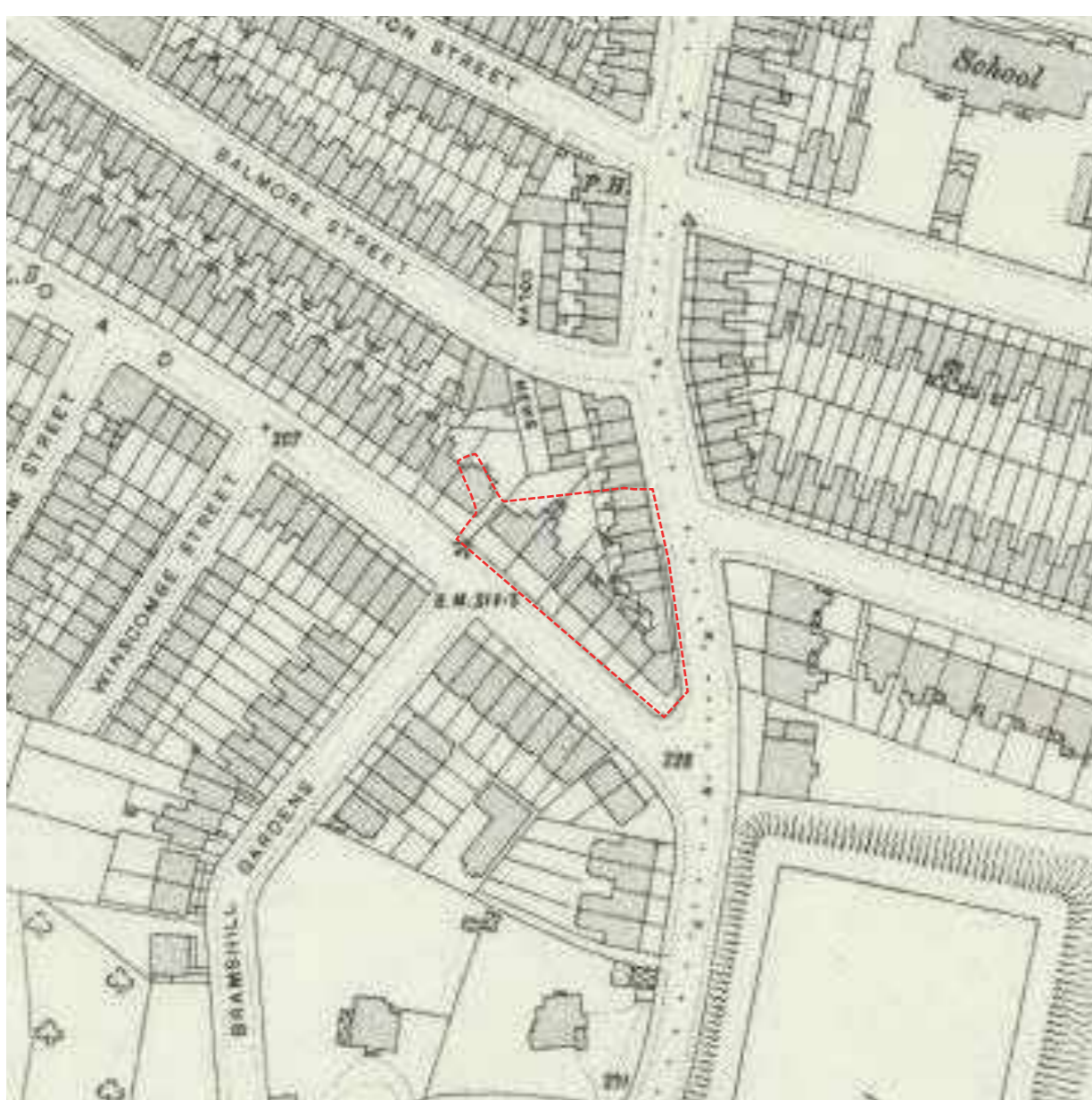
Terraced houses that make a positive contribution to the Conservation Area, adjacent to the site along Chester Road.



Highgate Branch Library, a Grade II listed building completed in 1906, fronting Highgate Cemetery at the northern end of Chester Road.

Mapping

1914 Historic Map



Materials



- Key
- Red brick
 - Beige / pale brick
 - Yellow / London stock brick
 - Contemporary yellow brick
 - Concrete / render / other

Use



- Key
- Hostel (Temporary Accommodation)
 - Residential
 - Cafe / Pub
 - School

Chester Road / Preliminary Proposal

Approach to the Site

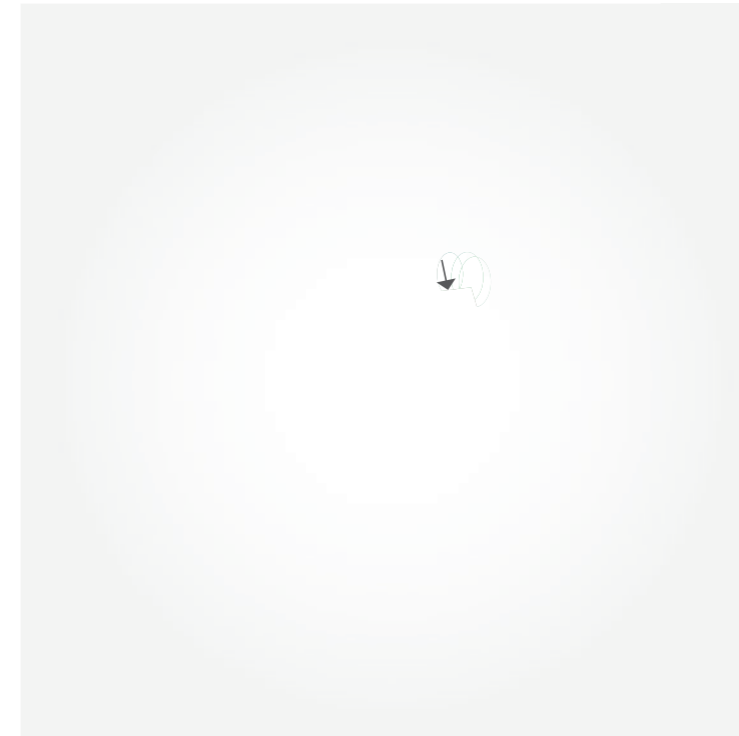
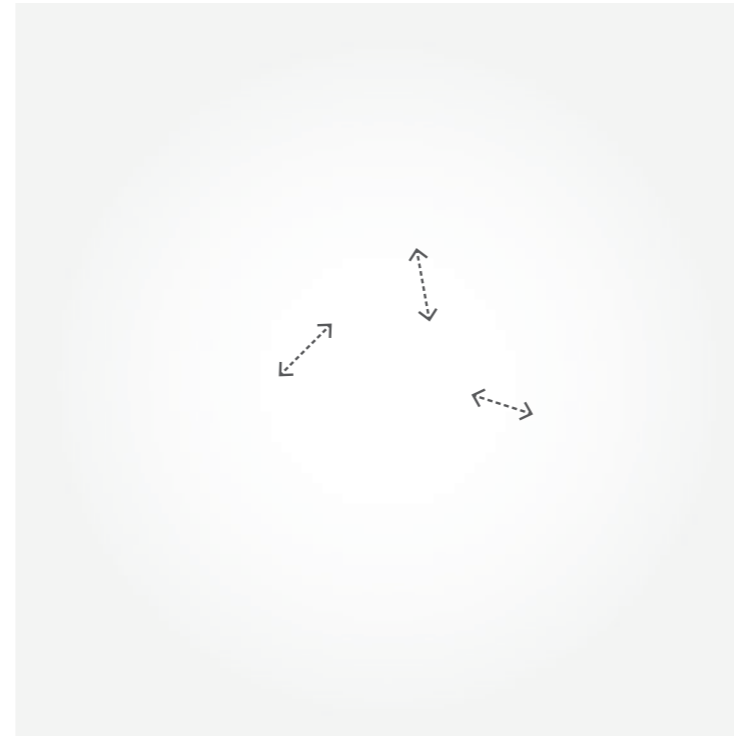
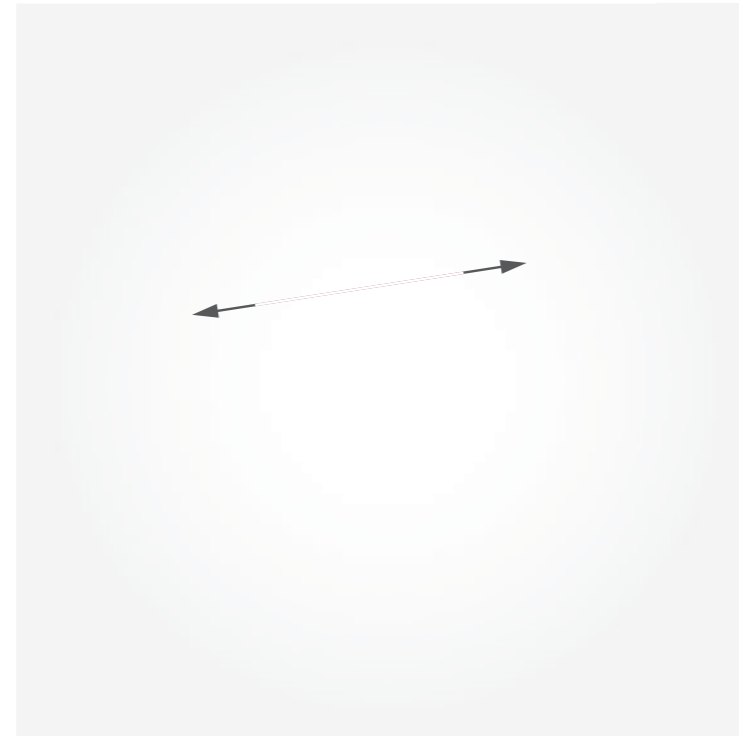
retaining frontages

retaining public walkway

open up internal space

retain existing trees

respond to local context



Preliminary Proposal Typical Floor Plan



Summary of Proposals

- 65 dwellings with ancillary office and communal functions
- Generally 4 storeys in height. 5 storeys at apex of Chester Road and Dartmouth Park Hill.
- Footpath to north retained and landscaped

Benefits:

- The quality of the conservation area will be enhanced by reinstating the historic street frontages on the site, thereby 'completing' the urban form.
- New active street frontages will be provided to Chester Road and Dartmouth Park Hill. These will be designed to be more in keeping with the local context than the existing building.
- The new building will provide a more positive contribution to the corner of Chester Road and Dartmouth Park Hill.
- Existing street trees will be retained with new landscaped frontages to Chester Road and Dartmouth Park Hill.
- The existing pedestrian footpath between Chester Road and Dartmouth Park Hill will be retained and improved with new landscape, a more coherent layout and improved sightlines.
- A new active frontage will be introduced adjacent to the existing footpath thereby improving passive surveillance and personal safety.

Chester Road / Preliminary Proposal

Illustrative Views

The views below describe the preliminary form of the building in context. At the next stage the design will be developed further, to include the roofscape, materials, windows, entrances and landscaping.



proposal view facing north from Dartmouth Park Hill



proposal view facing south from Dartmouth Park Hill

We look forward to hearing your views.

Please complete the questionnaire and hand it to the team so that your views will be considered during the design development.

You can also return this by post, using the address on the bottom of the form.

You can send comments to the project team by emailing ChesterRd@camden.gov.uk

The closing date for comments is 3rd June 2019.

If you would like to be notified by email when a planning application is submitted, you can register on Camden's website. Visit www.camden.gov.uk and search for planning alerts.



proposal view from Chester Road

Following our earlier consultation with you in July 2019, we are writing to present our final scheme designs which will be submitted for planning in July 2020. This document provides a summary of the key features of the proposal.

Once the application is published, there will be a further opportunity for you to comment directly to the Local Planning Authority during the statutory planning consultation process.



The Vision

- 2 Chester Road is part of an ambitious plan we have to ensure that everyone has a place to live or is on a pathway to achieving this, minimising homelessness and rough sleeping.
- Camden Council are developing a portfolio of temporary hostel accommodation that better meets the needs of homeless households and supports the longer-term objectives of finding them settled, sustainable housing.
- Our goal for this project is to provide high quality council-owned family accommodation that is welcoming and secure while also improving the quality of this site on Chester Road.
- The existing hostels within Camden are not able to meet the urgent need for more family accommodation in the borough. Many homeless families are currently housed outside the borough in private facilities, away from their existing support networks, and at great expense. The re-built hostel will provide better quality accommodation for families and keep them within Camden, so it represents much better value and is better for our community.
- Following the Covid-19 pandemic, there is even more urgency to provide families in need with secure, safe, purpose-built homes.

Why Chester Road?

- 2 Chester Road currently provides short term housing for single people. The Council has recently re-developed two new hostels for single people elsewhere in the borough.
- The Council wants to make the best use of its assets in order to save money and has decided that Chester Road would be a suitable location to build a new hostel for small families who will be moved from expensive private sector accommodation.
- The Council will be using the savings achieved to provide better short term homes in a location that already meets the needs of homeless households.

Why can't Camden repair and refurbish the building we have?

- The current building was constructed in 1979 and is reaching the end of its life-cycle.
- In order to make it fit for purpose, it would require almost complete reconstruction, due to its dated heating system and poor structural integrity. This would be more costly.
- If the building were to be refurbished, the current configuration could not provide an adequate number of family units to address the scale of homelessness. Only by rebuilding is it possible to make best use of this asset.

Who will be living in the property and for how long?

- The new property on the site will house homeless families for a temporary period of time, helping them to get back on their feet and providing the stability in order to do so.
- The families will live in the building until suitable, long-term accommodation can be found for them. On average this takes around 12 months. The length of time it takes will depend on the individual needs of each household.

Feedback we have received

At the previous consultation events held on 16th May 2019, 19th June 2019 and 26th September 2019 at St Mary's Brookfield Church, we showed you the initial and developed proposals for the Chester Road Hostel.

We received comments from attendees of the event, through questionnaires, and by email.

We have listened to your comments and responded in a number of ways.

1. Too tall

"Five storeys is not in keeping with neighbouring properties and the conservation area."

"Far too high and dense."

The blue dashed line shows the old proposal height. The new proposal is much lower in height and relates more closely to neighbouring buildings.



3. Too many families

"Too many people for the area."

"We support the idea of housing families."



Old proposal - 64 families



New proposal - 50 families

The families who will be staying here already live in Camden, and will have established links to local facilities in the areas they previously lived in. The Council's Housing Support Service are also working closely with local schools. This is to make sure that children of families staying at the hostel will receive the support they need.

4. Keep mature trees

"We would like to see space for people and children to play / congregate."

"It's very important to keep large trees on the site."

The diagram on the right shows the existing trees on the site and the proposed building. We have developed the design to retain the mature trees.

The proposal retains 21 existing trees shown in dark green. The proposal results in the loss of 11 trees shown in light green.

The new landscape design will incorporate 11 new replacement trees and around 30 smaller multi-stemmed trees and shrubs. The prominent chestnut tree at the apex of Chester Road and Dartmouth Park Hill was removed early in 2020 as it was dying. A mature feature tree will be planted here.



Illustrative Views

The views below describe the general massing in context.



proposal view facing south from Dartmouth Park Hill



proposal view from Chester Road



proposal view from Bickerton Road



proposal view from Bramshill Gardens

How will the development impact me?

Proposed Building and Landscaping Design - see diagrams on the right

Improved Streetscape and Pedestrian Route - The proposed building is set back further than the existing building along Chester Road and Dartmouth Park Hill, for planting and improved privacy at the ground floor. The pedestrian route will have increased planting and be more accessible through the introduction of a ramp.

Overlooking - The proposal is carefully designed to ensure it does not sit too close to neighbouring buildings and does not impact on the privacy of existing homes.

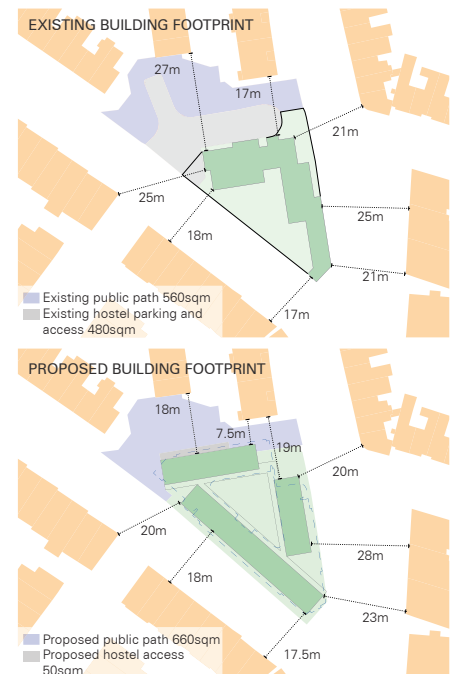
Traffic - The new development will be car-free in accordance with planning policy. Residents and staff will be expected to use public transport. Plenty of cycle parking will be provided for residents and staff to encourage green modes of transport.

Security - The hostel will benefit from 24hour security, CCTV and support staff for residents at all times. The streets will be activated through ground floor dwelling windows that are set back from the pavement. This helps to make the street feel wider and more secure.

Construction Phase

Length of Construction - We anticipate the construction of the building will start in Spring 2021 and take around 12 months to complete. The team is exploring forms of offsite construction so that the majority of the building is produced in a factory. This will reduce the duration of construction on site and reduce the impact of noise.

Health and Safety - We are aware that the building sits in close proximity to existing footpaths, roads and homes. The contractor will be expected to produce a Construction Management Plan to ensure the safety and wellbeing of surrounding residents during construction. The contractor will be expected to sign up to the Considerate Contractors scheme.



Alternative forms of off-site construction are being considered to reduce the impact on surrounding residents.

Approach to the Site

The design has been developed to:

- Retain existing mature trees where possible
- Create a secure central courtyard for new residents
- Enhance the existing public footway
- Respond to the character and height of the local context








Summary of Proposal

- 50 dwellings provided with ancillary areas, staff room and office
- 3 and 4 storeys in height
- Enhancements to the public footpath to the north
- A new courtyard for residents of the hostel

Proposed Ground Floor Plan



- KEY**
-  entrance, reception area and security
 -  common room
 -  wheelchair dwelling
 -  studio dwelling
 -  one-bed dwelling

Sustainability

The design team are integrating sustainable measures to ensure the proposal achieves the Home Quality Mark standard. These include:

- Renewable technologies, including solar PV and Air Source Heat Pumps.
- Low energy lighting and appliances.
- Low water consumption appliances.
- Green roofs to reduce risk of flooding and increase biodiversity.
- High performance thermal envelope to minimise heat loss.
- Durable construction materials and waste management throughout the life of the building.
- Car-free design, encouraging the use of public transport, walking and cycling.

Benefits:

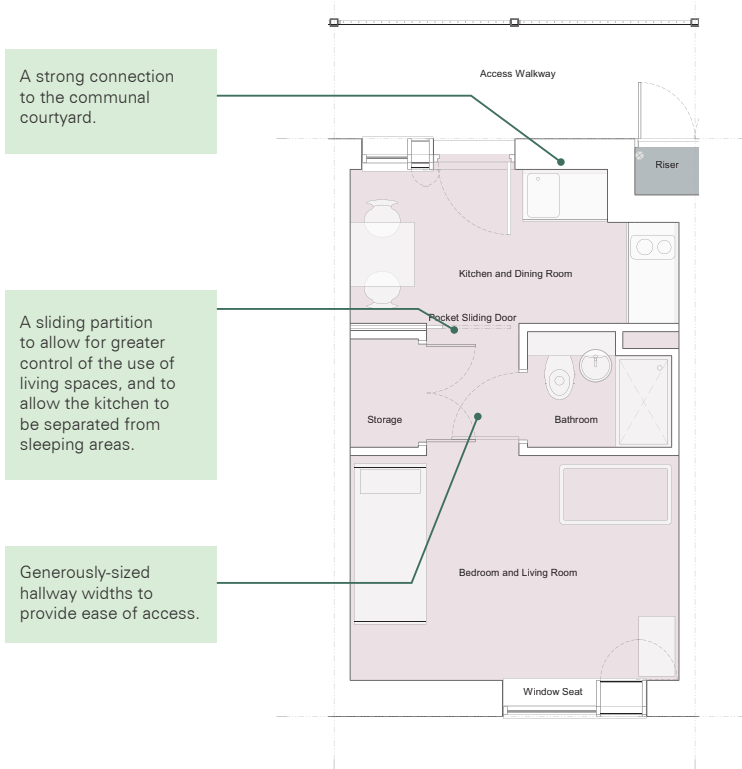
- New homes will be provided for those in need.
- The quality of the conservation area will be enhanced by reinstating the historic street frontages on the site, thereby 'completing' the urban form.
- New active street frontages will be provided to Chester Road and Dartmouth Park Hill. These will be designed to be more in keeping with the local context than the existing building.
- The new building will create a more positive contribution to the corner of Chester Road and Dartmouth Park Hill. A new feature tree will be planted to replace the dying Chestnut tree that was recently removed from this prominent corner.
- Existing street trees will be retained with new landscaped frontages to Chester Road and Dartmouth Park Hill.
- The existing pedestrian footpath between Chester Road and Dartmouth Park Hill will be retained and improved with new planting and trees, a step-free route, a more coherent layout and improved sightlines. Visitor and public cycle stands will also be integrated along the pathway.
- An active frontage will be introduced adjacent to the existing footpath thereby improving passive surveillance and personal safety.

Dwelling Design

The design team have worked closely with LB Camden's Temporary Accommodation team to ensure that the dwellings will provide excellent temporary homes for families that exceed current standards. Below are detailed layouts of the typical dwellings:

Studio

Accommodating 2-3 person families



A strong connection to the communal courtyard.

A sliding partition to allow for greater control of the use of living spaces, and to allow the kitchen to be separated from sleeping areas.

Generously-sized hallway widths to provide ease of access.

Floor to ceiling heights in excess of 2.5m will provide good natural ventilation and daylight.



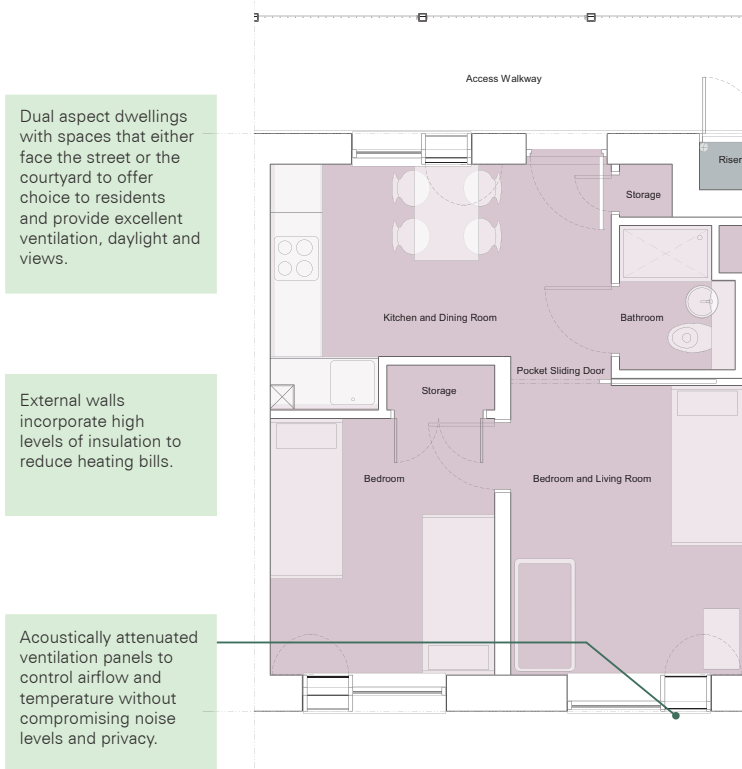
View from inside a studio, looking towards the street



View inside a studio, looking towards the hallway

One Bed

Accommodating 3-4 person families



Dual aspect dwellings with spaces that either face the street or the courtyard to offer choice to residents and provide excellent ventilation, daylight and views.

External walls incorporate high levels of insulation to reduce heating bills.

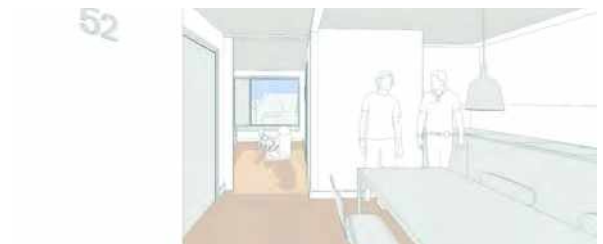
Acoustically attenuated ventilation panels to control airflow and temperature without compromising noise levels and privacy.

Walls and floors between flats will incorporate high levels of acoustic insulation.

Good-sized, high-performance windows will provide good natural light throughout



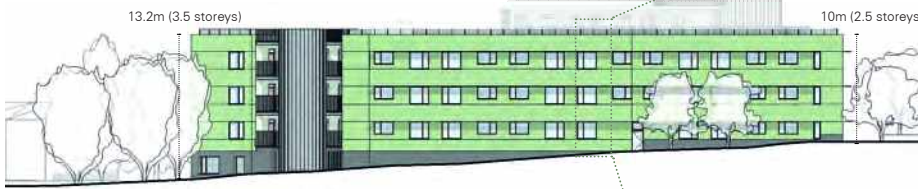
View from inside a one-bed, looking towards the street and bedroom



View from inside a one-bed, looking towards the street

Elevations

The elevations below show the current design proposals in context. Heights indicated are as measured above the street level.



south-west elevation along Chester Road

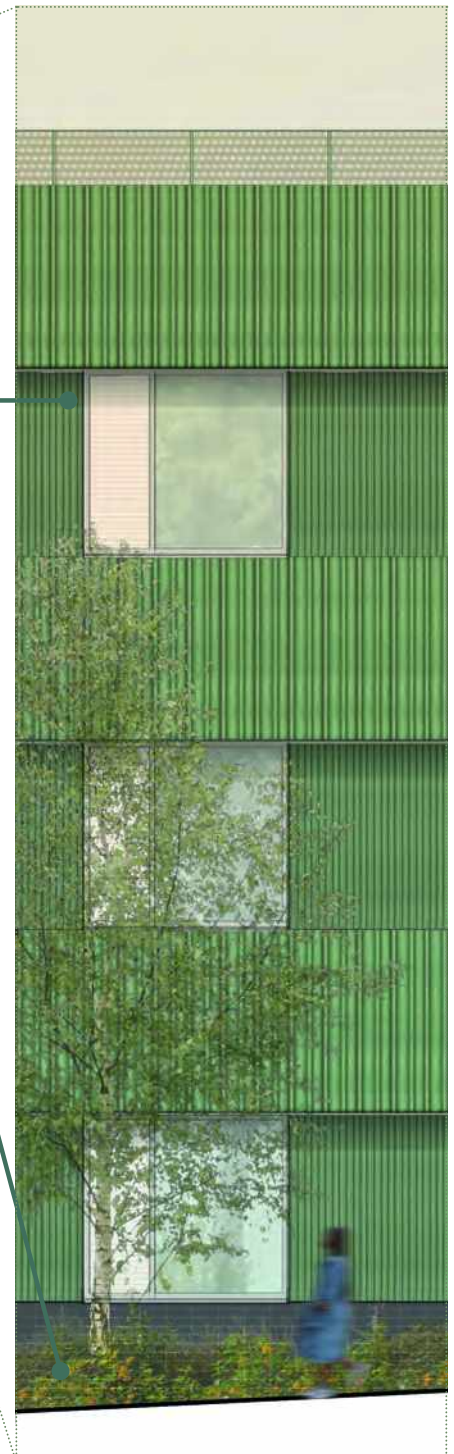


east elevation along Dartmouth Park Hill



north elevation along the pedestrian pathway

Bay Study



Facade Materials

We have selected facade materials that will suit the structure of the building, and complement the character of the Dartmouth Park Conservation Area.

Any proposed materials shown will be subject to further assessment by LB Camden. We are proposing a glazed tile facade and below is an example:



Humanitas - Alters und Pflegeheim



Proposed Material Key

- A** Courtyard facing walls feature a light rendered finish and light coloured metalwork walkways.
- B** Street facing walls feature glazed tile arranged in horizontal bands.
- C** The lower ground features a brick plinth.

CGI View from Dartmouth Park Hill



CGI View from Chester Road

