



**AN:X DEVELOPMENTS**

## **Land Between Gondar House and South Mansions, West Hampstead**

### **Statement of Community Engagement**

**Prepared by AN:X Developments**

**May 2021**

The purpose of this letter is to summarise the consultation and engagement carried out for the proposed residential development at the land between Gondar House and South Mansions, West Hampstead.

In early 2020, AN:X Developments delivered a leaflet to residents located in South Mansions, Gondar Gardens and Hillfield Road seeking their views on a proposed scheme. A subsequent meeting was with representatives from the Gondar and Agamemnon Residents Association (GARA), the West Hampstead Neighbourhood Forum, residents of South Mansions and Councillor Flick Rea.

Since this meeting, AN:X Developments has continued ongoing dialogue with these groups updating them with any material progress in connection with the site.

For this new planning application, previous comments raised by these local stakeholders were at the forefront of the design brief. The formal comments that were provided as part of the previous planning application were also reviewed, considered and many concerns raised dictated how the design has evolved.

Further engagement has since occurred through letters which were sent on 30<sup>th</sup> April 2021. A copy of this material is enclosed. Further and continued exchanges have proceeded this letter. This letter was sent to the below groups:

- Local residents
- GARA
- Chairman of the Residents Association of South Mansions
- West Hampstead NDF
- Local ward Councillors

This process has enabled key concerns and feedback to be collated and the design of the development amended accordingly. The principal concerns raised throughout the process have been in relation to the number of units, construction impact and the effect of the development on neighbouring amenity. The project team has ensured the concerns have been addressed in the development of the design proposals for the site. In particular, this new planning application has seen the number of units decrease to 4 and the development deliver a smaller footprint and built envelope, helping address concerns over amenity.

AN:X Developments has undertaken detailed consultations with nearby residents and stakeholders over an approximate 18-month period and having heard their comments, AN:X Developments has revised the proposals to arrive a scheme that is sensitive and sympathetic to the local requirements.

**Appendix 1 - Letter sent to local stakeholders on 30<sup>th</sup> April 2021**

**LAND BETWEEN GONDAR HOUSE AND SOUTH MANSIONS GONDAR GARDENS**

Updated Development Proposals

Dear Resident,

30th April 2021

We hope this letter finds you well.

We are writing with respect to new development proposals for land between Gondar House and South Mansions, Gondar Gardens.

In 2020, we met with you to discuss proposals for a new residential development for the site. This scheme was for a total of 6 x flats and the planning application was submitted in August 2020. This scheme was recently refused by Camden Council, with the main reasons for refusal due to design, scale and massing, and impact on neighbouring properties. These were comments that were also raised by the community when the planning application was consulted upon.

We have now reconsidered the development proposals for the site and have appointed a new architect, Tikari Works, to develop a more considerate scheme for the site. Tikari Works have now developed a scheme that is design led, sustainable and sympathetic to the surrounding area. A CGI of the updated proposals is provided below.





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The new proposals would see a total of 4 x new homes provided, including 2 x family sized homes. The footprint of the development has been reduced in size and the separation distances to neighbouring properties has also been increased.

We have prepared the updated development proposals in consultation with officers at Camden Council as well as the Council's independent Design Review Panel. This process has resulted in a new design that we are proud of and believe would protect the amenity of our neighbours and deliver a high quality architectural addition to Gondar Gardens and the local area.

### **NEXT STEPS**

We are now planning to submit a new planning application for the site in May 2021 where you will be provided the opportunity to submit comments to the Council when they assess the new scheme. Should the planning permission be approved then it is anticipated that the works will hopefully commence soon after and will take approximately 12 months to complete. We are mindful of the neighbouring properties causing a lot of disturbances over recent years and we will aim to continue to work closely with neighbours during the construction.

We hope you share our enthusiasm about bringing this scheme forward and would be very grateful if you will be able to support the revised proposals which will provide additional homes in the borough as well as other key benefits.

**If you would like to discuss any aspect of the new development proposals for the site, then please feel free to contact xxxxxxxx from ANX Developments at xxxxxx**