

Phase 3 - Landscape and Street Improvements

The project recognises the context and the relationship of the 3 Phases of the Abbey Area improvements and sets out the following principles:

- Creating a positive relationship to the proposed junction
- Enhancements to Abbey and Belsize Road streetscape
- Protection to ground floor homes with appropriate planting and level changes
- Improving the pedestrian movement through the road junction
- Establishing an address - defining a new 'place'
- Retaining key trees at the road junction



Overall Abbey Area Masterplan



Abbey Area Phase 3- Tree Strategy

Opening Up Views To The Courtyard



Phase 3 Illustrative Landscape Plan

Landscape Masterplan Key

1. Garden of Terraces Courtyard
2. Street Frontage Commercial Spill Out
3. Central hard landscape seating/social area
4. Programmatic Play Space
5. Stepped Landscape providing level changes
6. Standard cycle storage/substation
7. Cargo bike storage
8. Access to courtyard
9. Arrived thresholds to blocks
10. Defensible soft landscape
11. Abbey Area Phase 2
12. Drop off/lay
13. Rain Gardens to lower garden terraces



Glimpsed views from Abbey Road into the courtyard



Glimpsed views from Belsize Road into the courtyard



Elevated View towards Phase 3



View from Belsize Road



Landscape garden courtyard



Garden courtyard terrace



Garden courtyard seating area



View across garden of terraces

Sustainability

We are proposing a salvage and re-use principle to bring a sustainable 'circular economy' to the project. The monolithic forms of the existing buildings are cast in exposed aggregate concrete panels that could be detached and removed intact rather than reduced to rubble. Possible uses are:

- Floor finishes
- Edges and walls
- Seating
- Tree surrounds
- Bouldering/climbing wall



Rain Gardens

- Reduce rainfall runoff
- Storage of rainfall
- Slow release to drainage system



Keep up to date with the project at:
www.camden-abbey-phase-3.co.uk
 Please let us have your comments by 5pm on 16 March.



Appendix 10: Consultation 2 extension letter



Date 9th March 2022

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Dear Resident

Abbey Road Area Regeneration - Phase 3 - March Consultation

We sincerely apologise for the late delivery of the newsletter inviting you to the 2nd and 3rd of March consultation. This was due to a postal system failure within the council.

As a result of this, we will extend the closing date to the 23rd March to enable your feedback online through the website www.camden-abbey-phase-3.co.uk or you can email either Oluremi or myself see below contact details.

We are also offering a virtual meeting on the 23rd March 18:30 – 20:00 kindly send an email to oluremi.oloکو@camden.gov.uk if you would like to attend so we can send you a Teams Meeting invite.

Please note that there is also a virtual exhibition on the project website which can be found here: www.camden-abbey-phase-3.co.uk and is open 24 hours a day.

In the virtual exhibition room you can simply click on each board and it will provide information and images explaining the story so far and feedback from the first consultation. This is an opportunity to see the slightly updated design. The regeneration development covers the site of the existing Emminster and Hinstock, Health Centre and Community Centre.

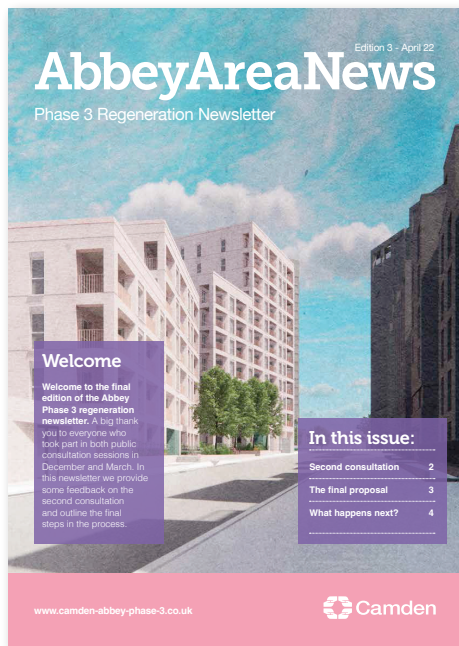
At the end of the virtual exhibition, you will be able to provide further comments for us to consider, in the 'Have Your Say' section. Just click on the [virtual exhibition](#) text and you will enter the room and find display boards and feedback points.

Any specific questions can also be sent by email to karen.honey@camden.gov.uk.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Karen Honey', with a horizontal line extending to the right.

Karen Honey
Senior Development Manager



Appendix 11: Abbey Area News Edition 3

AbbeyAreaNews - Edition 3 - April 22

Second consultation

Following some updates to our proposals as a result of the first consultation in December, we held a second round of consultation in March. This ran from 2 to 23 March when we held a face to face exhibition, virtual drop-in and updated the online exhibition room. Thank you to everyone who took part. Although website traffic was comparable with the first consultation, we had far fewer responses and comments than during the first consultation. No new issues were raised and as a result no further changes were made to our proposal.

More Privacy To Neighbouring Properties

Street Elevations - With horizontal cladding and large windows

Garden elevations - Similar to the existing building

Better Quality Public Space

Wider pavement to Abbey Road

Improved access to the site from the street

Neighbouring Views

Stepped building to fit in with the existing building

Extended view from phase 1 10th floor

Architectural Language

Celebrating local and global

Bay windows and balconies

AbbeyAreaNews - Edition 3 - April 22

What happens next?

We'll be submitting our formal planning application soon. Once the planning application has been submitted, Camden Council planning officers will publish the application documentation on the council's website where you will be able to access it. They will also write to site neighbours.

The planning officers will run a formal consultation on the planning application. Members of the public will have the opportunity to view the plans and documentation and to submit any comments directly to the Camden planning officers.

Before a final decision is made by the councillors on the Planning Committee on whether the proposed development can go ahead.

If planning approval is given, then we expect work to start around February 2023 and be completed by January 2025.

Keeping up to date

You can keep up to date about the project by:

- Visiting the website [camden-abbey-phase-3.co.uk](https://www.camden-abbey-phase-3.co.uk)
- Using Twitter for updates from the Council's Twitter account @CamdenCouncil using the hashtag #Abbey

You can also contact the project team:

Karen Honey
Senior Development Manager, Camden Council
020 7974 3221 or karen.honey@camden.gov.uk

Oluremi Oloko
Development Officer, Camden Council
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www.camden-abbey-phase-3.co.uk

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