

From: Queens Crescent Neighbourhood Forum

Sent: 23 December 2022 09:34

To: Daniel Clifford

Cc:

Subject: 2022/5281/P - Re: West Kentish Town estate redevelopment

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Daniel Clifford

Thank you for your email. Unfortunately it does not address our questions for the following reasons:

Proposed number of different sizes and tenure of new homes

The number of social homes for rent is 31% of the total. Are you able to provide any detail about the affordability/ tenure and size of the remaining 9%?

Non-residential space

The estate is designated in the Site Allocations Local Plan as suitable for *mixed* development. How has this influenced your thinking?

Trees

The mature trees have a value that far exceeds that of newly planted trees. New trees will not acquire the same value for 30-40 years. Because of the Climate and Ecological emergency it no longer make sense to cut down mature trees. Are you aware of this?

Traffic

What is the number of delivery vehicles anticipated to service the increased numbers of flats, once built?

Daylight, Sunlight and Overshadowing

We hope that you will check the daylighting levels before you finalise the plans. We know that it is the habit of developers to try to force through daylighting levels that do not meet the requirements.

Light pollution

We are concerned about the high level of lighting that is proposed to the public spaces.

Geo-Environmental

Local hearsay is that there are many tributaries of the Fleet not all of which are culverted. We don't know how true this is, but it would be wise to take care. We have heard about the failure to carry out proper checks on the site of Parliament Hill School, which resulted in a large waste of public money.

We would be grateful if you could get back to us about the above.

We are concerned that Camden does not realise how damaging its proposals will be (see [visualisations](#)). We therefore hope that the Council will take all necessary precautions.

Yours sincerely,

Queens Crescent Neighbourhood Forum

On Mon, 19 Dec 2022 at 11:06, Laura Dorbeck

wrote:

Following your previous email, please see the response from the Council's CIP team below.

Dear Members of the Queen's Crescent Neighbourhood Forum,

RE: Redevelopment of West Kentish Town Estate

Thank you for your email.

This email includes further information regarding the queries you raised about the new homes, non-residential space, trees, delivery vehicle access and environmental impact assessment. To accompany this information, we have also included the materials shared at the previous consultation events.

Kind Regards,

Daniel Clifford
Senior Development Manager

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Proposed number of different sizes and tenure of new homes

We can confirm that approximately 885 new homes will be constructed, across a range of tenures and sizes, including 1 and 2 bed homes as well as family homes consisting of 3 & 4 bedrooms. Importantly, the size of the homes will be significantly larger than the current properties, which have caused existing residents issues with overcrowding and have failed to meet modern living standards.

We will be providing at least 40% affordable housing and are looking at where we might be able to enhance this in future phases. The affordable homes will be priced differently to reflect social rent and Camden Living rent (homes being built for key workers etc).

Non-residential space

We are happy to provide an update on what non-residential space will be provided. We are currently reviewing new community and amenity spaces we can provide as part of the evolving masterplan.

We will be increasing the amount of open outdoor space in the area, with new landscaping and planting, which will also include growing areas for people to harvest their own produce.

New high-quality play equipment and facilities will be provided on the public spaces for young people and children to use, in addition to seating and communal areas for the community to relax and socialise.

Trees

As our proposals are still developing, we are currently unable to confirm which trees might be removed or provide a plan for removal. We can confirm that we have made a commitment to increase the overall amount of trees and will be sharing further details at our next round of public events in the new year.

Traffic and Transport

We are working closely with other Council departments and the wider team to ensure vehicle and transport routes are managed properly and minimise any potential impact to the local area. As part of our commitment to sustainable travel, we will be creating new pedestrian and cycle routes to and from the site. We can confirm that new residents moving into the Estate will not be allocated car parking spaces and will be unable to apply for on-street permits. Existing residents will have their current spaces re-provided within a Controlled Parking Zone (CPZ), the location of which we are still finalising.

In order to reduce vehicle movements in the area, we have extended the phasing strategy, meaning we will have shorter phases by delivering the scheme over 8 rather than 5 phases. Each phase will need to be completed in their entirety as well before works start on different parts of the Estate to ensure it remains accessible and not intrusive to local people.

To ensure we can deliver the scheme efficiently, we are working to develop a better understanding of the amount and type of construction traffic that will access the site each day. To reduce journeys, we will work with operators to optimise orders and ensure they make deliveries to multiple residents where possible.

Further details of our plans and vehicle routes will be included in the Transport Assessment, Framework Travel Plan, Delivery and Servicing Management Plan. These will be submitted alongside the planning application, updated and included in a Construction Management Plan, which you and other residents will be able to discuss with us in the future as we progress with the project.

Daylight, Sunlight and Overshadowing

We have and are currently undertaking a series of studies to assess the potential impact the development might have on the daylight/sunlight levels and overshadowing of our neighbours and surrounding buildings. The findings of our reports will be available for the public to view once a planning application has been submitted next year. We will also be preparing more advanced studies for each phase of construction, to assess any changes to the local environment and identify opportunities to reduce any potential impacts.

Light pollution

Our initial research has concluded that no significant light pollution will be caused from the development. This is typically an issue experienced from buildings where there are large, unbroken areas of glazed façade that reflect local lights sources. There are very few such buildings in the area, which is more characterised by residential buildings, where local people already use curtains, blinds or shutters, especially in evenings, to reduce any potential light pollution. We will ensure that the new buildings we introduce will adopt similar arrangements for minimising the effect of light generated from within homes.

Geo-Environmental

As part of our ongoing assessments of the Estate, we have consistently reviewed the contamination levels of the site and surrounding area. Although we have found there is unlikely to be any containments left, we are committed to adopting robust mitigation measures to ensure any potential issues that might arise once we start on site are addressed quickly and effectively. Although the River Fleet historically ran close to the location of the West Kentish Town Estate, it has now been culverted and forms part of a sewer system that's runs to the east of the site.

Drainage and Flood risk

The West Kentish Town Estate is located within a Flood Zone 1, meaning there is a low risk of flooding. We will however be utilising sustainable urban drainage systems and elevating floor levels of the new buildings by at least 150mm above ground level, to further reduce the possibility of future floods. Further information on these and our other mitigation measures will be included in a Foul Drainage Assessment, that will be submitted alongside the planning application.

More information

If you wish to contact our team for information about what's included in this email, please do get in touch or visit our website.

We appreciate this process may create uncertainty at times and we want to make sure we support you throughout every phase of the project. As a Council, our aim is to support our Camden communities and, at the same time bring forward the new homes that our borough desperately needs.

Our next series of workshops will be taking place in early 2023, where more detailed plans will be shared with the community. We'll be in touch with details for these closer to the time, but in the meantime, we would like to thank you for your queries and look forward to continuing to work together throughout this process.

Kind regards,

Laura Dorbeck

From: Queens Crescent Neighbourhood Forum

Subject: West Kentish Town estate redevelopment

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Dear Cllr. Beales

We are writing on behalf of members of Queen's Crescent Neighbourhood Forum (previously West Kentish Town Neighbourhood Forum), to request further information about the proposed redevelopment of West Kentish Town estate.

There is much concern in our area about the overbearing scale of the development, large number of private flats (which may be bought by buy-to-let investors and not address local housing need), poor quality of the design and the environmental impacts.

At the recent drop-in there was a lack of clarity provided about various aspects of the proposal. We therefore request information about the following:

- proposed number of different sizes and tenure of new homes
- non-residential space to be provided
- which trees are proposed to be cut down (please provide a plan)
- how delivery vehicles will access the new homes

We appreciate that this information may not be finalised at present, but an estimate would be appreciated. We will be holding a public meeting shortly, and it would be very helpful if this information can be provided within the next 7 days.

ENVIRONMENTAL IMPACT ASSESSEMENT

We note the current planning application (2022/5281/P) for approval of the proposed scope of the Environmental Impact Assessment. We are particularly concerned about the following topics which have been "scoped out" of the study, ie:

- Traffic and Transport
- Daylight, Sunlight and Overshadowing
- Light pollution
- Geo-Environmental (bearing in mind the Fleet and the proposed basements)
- Drainage and Flood risk

As these will be important to developing a scheme compliant with planning policy, we request that these are "scoped in".

For example, Drainage and Flood risk is “scoped out” on the basis of inadequate and inaccurate information: there is currently surface water flooding, there are believed to be tributaries of the River Fleet in the area, and the scheme does propose basements (contrary to what the scoping document says). On these grounds Drainage and flood risk should be “scoped in”.

In respect of Traffic and Transport, the report does not acknowledge the recent road closures in Queen’s Crescent nor the increase in delivery vehicles that will result from tripling the density. Due to the recent increase in vehicle movements in residential streets, this should definitely be “scoped in” to ensure that it does not get any worse.

Thank you in advance.

Yours sincerely,

Queen's Crescent Neighbourhood Forum

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