

# Response to Public Consultation Comments

## 1931 Camden Road Hostel

08 July 2020



**DRAFT**

1931-RCK-RP-A-S3015



Camden





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# Introduction

Introduction

			
<h3>1931 Camden Road Hostel</h3> <p>June Consultation Comments</p>			
No.	Comment	N/P	Source
1	<b>Massing and Appearance</b>		
11	Is all for better temporary accommodation for the homeless, but this proposal pays no attention to location. The terracotta tiles, which seem to be sea-green, are in stark contrast to the Victorian brick buildings on Camden Road. Why has this colour been chosen? Could there not be a colour choice that at least nods in the direction of the beautiful colours of brickwork on the surrounding buildings?		Online
12	The green design is ugly and sticks out like a sore thumb. It's not in keeping with the local architecture - neither in colour or in material - and it is an eye sore.		Online
13	Be aesthetic is a subjective opinion. But what's more troubling is how it affects its residents. Given that the hotel is going to house potentially vulnerable people, it's not wise to draw more attention, scrutiny and judgement by housing these people in a ugly building that few people will look upon kindly.		Online
14	Beyond being an unpleasant aesthetic, I worry that the architecture will negatively affect how people view the residents within it. I think this is dangerous and irresponsible given that this accommodation is intended for vulnerable families.		Online
15	Architecture and planning are not just about design and aesthetics. They are important social and cultural constructs that impact on people's wellbeing, livelihoods and safety in society. And this architecture does not serve the interests of its intended residents.		Online
16	Stick people in a place and they'll be treated as royalty. Stick people in a dump and they'll be treated as rubbish. And that is what you'd be condemning these families to if you agree to these proposals.		Online
17	Will there be security on-site 24/7? Crime rises when a building for homeless people is opened - a fact not an opinion.		Online
18	The use of glazed terracotta tiles for the facade with only brick on the ground floor will make the very substantial new build stand out as a visual distraction to the terrace. You say in the brief consultation document that you want the building to look good in 25 years - well it is a road with very heavy traffic pollution and in a country with a dull, monotonous climate the continued use of bricks as per the ground floor would be visually in keeping a closer reflection of the local environment, far easier to maintain, and as your stated objective 'look good' far longer than a building material more prone to fading.		Online
19	Am I broadly comfortable with the proposal. My main reservation is the height of the development and what this will do to the light for properties facing the development. I note that the point is identified in the proposal, albeit without detailed assurances.		Online
20	An broadly in support of the proposals. The existing building is an eyesore. However, I have some reservations regarding the external appearance which seems very bland and out of sync with the character of the building in the street.		Online
21	Have you read the proposals in the document. I don't think good and will improve the area the building on that site or the moment is not very different. It is a great for homeless people who will be given a home. I see the lack of a new road.		Online
22	Support the initiative has been concerns about elements of the proposed external design.		Online
23	Whilst I welcome the proposal use of brick and terracotta materials, I am concerned that the window frames are of a substantially high standard and not the cheap long standard metal framed. There is no reference to this in the brief.		Online
24	I presume the windows will be double-glazed and a condition needs to be attached regarding window frames that are high-quality and conducive to a conservation area.		Online
25	Am concerned over the new building being higher than the current structure. It will result in less light to the surrounding properties and gardens. Also feel the taller building with external balconies will cause the garden to be more overlooked and cause additional noise.		Online
26	The new design does not look to be in keeping with the rest of the area.		Online
27	Even a property next door and would like more details on security as we have previously had issues with residents using our gardens and porch as well as litter being thrown into the garden. This has been improved by additional security on both properties. The new plans look to be more open between the buildings which concerns me of us having a return of previous issues.		Online
28	The green tiles are awful. It makes the building look like the tablets in the Philharmonie park in Liverpool could you not dream up a more appropriate colour.		Online
29	The accommodation seems cramped and small for a 'family'. Why one bed-room? Why are you squeezing a family into such a small space do you plan to limit the age of the children and the number?		Online
30	Is there a proposal on how long they can stay in the property although I suspect it will depend on the availability of long term accommodation.		Online
31	While does not detestable reduction in light levels mean in a computer modelling? People are not computers. I suspect in the real environment we will easily notice the reduction in light.		Online
32	The space around the present building has led to issues with people using the neighbouring gardens. I trust there is an intention to monitor the residents.		Online
33	Is this aimed at women and their children from an abused household and if as a security going to be adequate.		Online
34	Are there no national guidelines on this type of housing? If so does it meet them?		Online
35	Think you make a much better effort at designing this building and grounds.		Online
36	It is good that Camden is supporting the provision of housing for homeless people. However, the design to me looks to be too tall and over-scale for the neighbourhood. In my view, this should be re-worked and reduced.		Online
37	The idea of re-purposing the property for 14 for families is a sensible / recognise as having to be in Borough.		Online
38	Am concerned about:		Online
39	The height of the building it seems not in keeping with the other (already very tall) houses on Camden Road and I think it will give a sense of being very imposing when out on the street.		Online
40	The lack of detail in the plans/section sheets so far about how far back the new building will extend compared to our houses. It only think the building should be extended further back than it's current location. If the house comes further into the garden area, this will significantly negatively impact on my family's experience of our use of our own balcony and garden.		Online
41	If the external viewing balcony platform. I strongly suspect this will mean that we are easily overlooked in our garden. I strongly object to this proposed feature. I feel we will be directly overlooked as residents would be able to see directly into our back garden and this would negatively impact on my family's experience of our garden.		Online
42	If the placement of a building towards the back of the garden. Again, for reasons of privacy and proximity, I think this will be too close to the back garden of our house, and will impact on our privacy.		Online
43	The particular changes I have raised concerns about will materially alter our rear view, and the degree to which we had a sense of peace and privacy in our garden. It could cause significant negative impact to our use of our garden, as a family with two young children teenagers.		Online
44	Have no objection in principle to housing homeless people locally but I strongly object to poor architecture. The building will need to restrict to improve the area long along Camden Road of them from here. Indeed, the Council is seeking to replace a building with very architectural merit with a taller and even uglier one. The proposed is also taller than its neighbouring buildings and therefore should be limited to four stories, without reducing the number of homes on the area. Furthermore, why does the architect want to place a bright green building in Camden Road? So, please think again about the external design of the building and take this opportunity to building something that is sympathetic to the historic building nearby both in style and colour.		Online
45	What is the height of the community room and what is the position in relation to the back driveway from the Camden Mews properties? The community room appears to block the light from the living room in 98 Camden Mews having a significant impact on the quality of life of the residents. Has integrating the community room into the main building been considered? If it is a community centre or community room? Are external people going to be able to use the space for events as an example? The drawing shows that the community room disrupts the light of the ground floor of 98 Camden Mews, the high of the wall will create a sense of enclosure and reduce a sense of security.		Event
46	Being in the height of the wheelchair accessible unit, how does it relate to the boundary wall? If appears the building could make it easier for people to climb into neighbouring properties due to its positioning near the boundary. Is the garden area below this still a separate point is there going to be a fence around this area?		Event
47	How much further back is the rear elevation and the gallery going compared to the current footprint? Footprint comparison appears dangerous as it includes the deck. The proposed building appears to move back into the garden significantly compared to the existing.		Event
48	How does the building enhance the conservation area? Why are terracotta tiles proposed? Are there local precedents of this material? The existing building is a neutral contribution to the conservation area. It is sensitive additive to the conservation area? The proposal is not responding to its context. Showing that the building has been through a proper process and the CDP and the proposed design is the outcome.		Event
49	The increased high of the building would have an effect on the sunlight of neighbouring properties. Can this document be shared with residents? It is understandable that there is pressure to deliver properties but the proposed measure needs to be looked at to ensure it does not have a negative effect on the context and residents.		Event
50	It is good that the trees are going to be maintained.		Event
51	Front is well considered, but all ugly functionality has been put in the back like an old council block. National for design decisions does not make much sense.		Event

120	Would like to know how the height of the community building compares to the height of the current wall which divides the garden area from the garden at 98 Camden Mews.		Event
121	The objection is to the height and access deck on the rear elevation. The lives of others shouldn't be improved at the expense of locals. It would be possible for anyone to go from a sensitive development that take account of the feelings of residents.		Event
2	<b>Construction</b>		
21	In principle the plans seem fine, the building sits very neatly in keeping with the area but that's my opinion. My main concern is if we are still in some form of lockdown next year that any regular construction noise from Spring and Autumn will drive us all totally insane, whether reduced or not due to optimising with remote construction. I would like to see robust contingency plans for lockdown style construction to give us significant noise-free periods, e.g. a week off every 3 number of weeks, or no construction on Saturday through Tuesday if we are still broadly confined to our homes. Without a rescue this may be possible.	Online	Construction would cause disruption to residents, what are the plans to mitigate this during lockdown? Building work will impact traffic.
22	Am afraid I am opposed to the proposed development due to being a local resident who fears disruption.	Online	
23	I am concerned how building work will impact traffic outside my home. I see directly opposite the hotel and feel that construction will add further noise and disruption to that already exists from the presence of the hotel.	Online	
3	<b>Layout</b>		
31	Whilst I think the project aspirations are good, and the use of high quality materials on the exterior of the building is excellent, I have serious reservations on the layout of the building and its siting. Whilst they may mention the architect's faith for the external stair and it is a nostalgic reference to failed social housing projects of the 1960s. Whilst they may mention the architect's faith for the point of design, on a practical level, they do not work and result in unsafe spaces. Corroded corners are not ideal. There should also be a minimum of two entrances both in terms of fire safety and in case one becomes blocked by antisocial behaviour.	Online	External stairs are unsafe spaces, there should be 2 stairs for fire reasons and in case there is any social behaviour. How will access for residents work? Corroded corners are also unsafe. Only having 1 accessible flat and 2 family-sized flats is unacceptable.
32	During times in which the reception is unoccupied, it is unclear if residents will be allowed through, or forced to use one of the dark and narrow side passages. Consideration should be given to the fact that the architecture will be larger than the foreseeable staffing of the building, and that provision should be allowed for residents to access their apartments easily and safely in any scenario.	Online	The units seem small for a family. The garden could be better used to provide larger accommodation as there is a park across the road.
33	The street facing facade looks antiquated and dated. The windows should be restored or articulated in a similar way to the entrance of the lobby, to better fit the context of the surrounding historic architecture.	Online	Access should be on the Camden Road side like other properties on the road. The stair should be incorporated in the deck and the lift brought inboard of the plan, the stair is too far into the garden.
34	I think maintaining the integrity of the historic neighbourhood in the design of the facade is very important. Accommodating the families in need is of utmost importance of course. To that end, I find the decision to only have 1 disability accessible flat, and only 1 family-sized flat unacceptable. Please consider offering more accessible flats, and more flats for larger families. I appreciate the outdoor spaces offered to the residents.	Online	How far is the access route from the back of the mews? Camden Road has precedents for balconies at the front not the rear.
35	It is a great idea and the building looks nice. However, I am slightly concerned by the size of the site if they are to accommodate a whole family.	Online	The deck access at Chester Road looks into a private courtyard, this one looks into other people's gardens. The balconies are on the noisy side. Camden Road has precedents for balconies at the front not the rear.
36	I love that we are providing accommodation to people who desperately need it. However I am concerned that the design proposed has extremely small units. I don't see how a family could live in a space that tiny without suffering a lot of stress. In your own images it seems that the bad area only has a double bed and a cot. What about larger families? Will parents have to share a bed with their children?	Online	How is parking and vehicle access going to work? How far is the access route from the back of the mews? How much higher is the development compared to the existing?
37	Although the garden is a wonderful area, perhaps space could be better used by providing larger accommodation? After all there is a park in there going to be facing around the garden area near the back of the mews properties.	Event	Why is the front part underutilised? There should be removed and building line brought forward.
38	Am I prior the building matches the buildings either side and opposite on Camden Road (Overport/Camden).	Online	
39	I like the proposal for the interior, use of the garden and retaining the trees.	Online	
40	The existing building is ugly and I look forward to it being demolished.	Online	
41	Why is access to the properties from the back and not from the other properties along Camden Road? If the building was stepped south and the rear lower level the building would be better. If the walkways were on the Camden Road side it would avoid crossing the tree line it has been done in New Gardens using mini plots to ensure the trees are not damaged. The building is the wrong way around and two floors too high. The stair tower should be incorporated in the deck and the lift integrated within the building. The deck access works at Chester road looks to be a private courtyard, looking into the garden and other people's gardens. The balconies are on the noisy side.	Event	
42	The balconies should be at the front not the rear, Camden road has precedents for balconies at the front. New schemes on the corner of Camden Park Road have balconies on Camden Road side. Agreed for the positioning of the balconies seems reasonable.	Event	
43	How is parking going to work? It is expected that the number of vehicles accessing the site will increase because of lockdown? There seems to be quite a lot of traffic at the moment, there is also people constantly moving in and out of the building which also increases the number of vehicles accessing the site. How is vehicular access going to work in the new proposal?	Event	
44	The stair goes too far into the garden and should be internalised.	Event	
45	How wide are the balconies? How far does the lift tower extend into the gallery. How far is the rear wall of the lift tower from houses in Camden mews?	Event	
46	How many metres higher than the existing building is the proposed development.	Event	
47	Is what is the justification for the missing which is an out of keeping with the pitch and slope roof lines of the villas that characterise the road?	Event	
48	I find it as such a premium why to front so under utilised? The secure line should be at the front, remove the excessive driveway and allow the front garden to be owned? Why not sacrifice some trees at the front, move the building line, replace with some nice trees thereafter?	Event	
49	<b>Overlooking, Privacy and Noise</b>		
50	How is the building matching the buildings either side and opposite on Camden Road (Overport/Camden)?	Online	The deck and stair allow overlooking and compromise the privacy of neighbours. The deck and stair will increase noise and light pollution. Currently a portion of the garden near 98 and 99A Camden Mews is only used for storage and is not accessed by residents, using the white garden in the new proposal will impact the privacy and security of these properties.
51	At night whilst people are accessing and leaving.	Online	Adding two floors will increase the sense of overlooking. Who by some residents.
52	The current building has internal access to the upper floors/terraces, the proposed building has external access which presumably would be it at night.	Online	
53	There is a history of disturbances at the property which at the moment has been confined to the street as the property is surrounded by high railings and a security gate access, preventing non-residents from entering.	Online	
54	The front elevation shows the front of the property as being open plan along with security entrance.	Online	
55	One extra window will be added at the entrance corner with the current number of windows 2.	Online	
56	As a direct neighbour to the hotel I have a few concerns with the proposed plans for the redevelopment.	Online	
57	While I am glad that residents are being taken to make in an attractive place for people to live while waiting to be rehoused, in the building next to it, have previously had problems with anti-social behaviour from residents. For example, rubbish being dumped into our side ally, people climbing over into our garden leaving rubbish and causing damage to fencing. It would be of interest to know what measures you are taking in order to provide adequate security and privacy to all concerned.	Online	
58	Also, the building is higher and with external galleries I am concerned with light pollution into our building as well as noise pollution created from the use of the galleries.	Online	
59	I look forward to hearing clarity on these points.	Online	
60	Neighbouring properties are going to suffer a loss of amenity due to the noise and 24 hour lighting from the walkway that will result from people climbing and going.	Event	
61	The portion of the garden near 98 and 99A Camden Mews is currently fenced off and used for storage and only accessed by staff. The new development will change this condition significantly and allow people to come close to the back windows on these properties, this will impact the security, privacy, quiet and general enjoyment of residents, how are these properties going to be safeguarded?	Event	
62	1931 Camden Mews already has a series of overlooking from the two top two floors of the existing building. Adding two floors to the building would create a feeling of being on top, especially with an increased number of residents and an open access gallery, there would be no privacy at all having no impact when sitting on the sofa or watching the on the roof terrace.	Event	
63	<b>Occupancy and Security</b>		
64	Dear officer to whom it refers, I am sympathetic as I am with this cause. I am concerned that having nearly 40 homeless (probably) families as well as place clearly families in a single space can create high risk areas in the neighbourhood and the nearby park that families and students regularly use.	Online	Introducing homeless people into the area will have an impact creating a high risk environment, what measures are you taking to manage this? What is the profile of the residents? How long are they going to be in the accommodation for? Are these homeless residents going to be introduced to the neighbourhood? What support are they going to be provided with?
65	Is there a plan to reintroduce those homeless families in a normal job market as well?	Online	Could another case be introduced into the building to support the residents?
66	What measures do you have in place to prevent the hotel becoming a high risk environment for its guests and neighbours?	Online	Be careful with the people going into the accommodation to keep the area safe. Housing families in a busy street is bad for their health. Camden Town is unsafe and not a good place to introduce homeless families. There is already enough homeless accommodation in Camden.
67	The regulation would be to restrict part or half of the space to another initiative able to create positive externalities on the guests as well, e.g. some tourist services, children car/nativity or similar social or economic initiative like cafes/bistros/restaurant.	Online	The proposed building will increase the density of residents impacting security. How will security work if the existing front gates are removed? Neighbours have experienced problems with anti-social
68	Plans for containing it.	Online	
69	I am happy that there is a plan for people to live. I am however worried about crowds bringing types of people into the area who might be drug users, gang organisers and people who have criminal records. This area of 1931 is not filled with the most educated people and are often used towards crime and other undesirable behaviour. There must be provision to keep records on people living in these venues who might be child abusers or people being targeted. Please be careful who goes into this flats and keep the area safe. We do not need any more mothers in 1931.	Online	
70	This proposal is a fantastic idea and I don't consider any other option in housing these families in need for preventing homelessness and those who would otherwise be housed and isolated without additional support from family, friends and social colleagues.	Online	
71	The idea offers not only accommodation to families but security and a potential to minimise emotional trauma and uncertainty to young children especially if remain in their familiar through as that they can arrange school placements, children close to work so that especially those who are financially excluded may not need additional support in childcare.	Online	
72	The proposal also enables parents to have time to prepare for a future home/ work a greenhouse first (for many affordable property).	Online	
73	The idea that these families will often live in the street and at times feel like there is no hope, that they have an opportunity to integrate within the hotel and draw upon emotional support and even friendships. This may also positively impact on lone parents who may not feel so alone and	Online	
74	Consequence P.D. Anxiety and Depression.	Online	

**Above:** The comments received during the consultation process have been recorded in the document shown above

This document contains the responses from the project team to comments received during the second round of public consultation held by the London Borough of Camden (LBC) for the replacement of an existing hostel at 248-250 Camden Road with new family hostel accommodation.

The consultation was held from May 26th to June 23th 2020. Comments were received online via the 'We Are Camden' Portal and a dedicated email address for the project. An online event was held on June 17 with key residents, local groups and councillors where further comments were received.

Comments have been collated, grouped into themes and summarized resulting in a series of questions that will be answered in this document.

5.4	The building is out of keeping with the area and too tall. Housing families, even temporarily, on a street with heavy traffic, will be injurious to their health, from poor air quality and the risk of a road traffic accident. The site is too near Camden town which contains many corrupting influences, street drinkers and open drug dealing and is not suitable for family accommodation and people trying to get away from living on the street. The plot should be sold off to the highest bidder for re-development, to raise the maximum amount of money and protect the best interests of all Camden residents. Families should be re-sited to the area they came from or a more suitable location.	Online	behaviour in the past, rubbish being thrown over fences, people climbing over the fence, how is this going to be managed? What is the number of residents in each unit? 18 months does not seem very temporary
5.5	an supporter of this project but I am worried about the impact that this might have on our building (I live next door to 250 Camden road) and overall neighbourhood. From the documents, it is unclear the criteria for the families to be able to apply to the temporary accommodation, how long the families will be allowed to stay and what controls and rules will be in place to reduce the noise during the day and night. Also, it looks like the building will have direct view of our private spaces reducing our privacy.	Online	
5.6	The hostel looks very nice and an excellent asset (sustainability, environmentally friendly etc etc). However, I believe we already have our fair share of houses that provide shelter for homeless (Camden rd, North Villa...). And loads of these people are fouling and loitering around our houses (people paying a high council tax and all the bills...) and are certainly not trying to get their lives back. I believe that everyone needs a second chance and help but I also think this borough is already providing enough and it would be good to give something back to the others who spend their money here and have seen crime rates rising during these last few months, rubbish everywhere, drugs in our streets.	Online	
5.7	We are wondering whether there are any security measures to implement to monitor the area especially around supermarkets closely like Tesco and Lidl.	Online	
5.8	It appears the proposed building would increase the density of residents having a significant impact on neighbours in terms of privacy, noise and general disturbance. What is the profile of the new residents? Are these people going to be dangerous? How long are they going to be living in the property?	Event	
5.9	Integrating homeless families into the area is welcomed by most residents. It is horrible that the garden is quiet at the moment, it would be nice to hear the sound of children playing and people being happy in the space.	Event	
5.10	It is worrying that by moving the secure line back to the front of the building existing issues like people throwing stuff into 248 Camden Road will be exacerbated. How is this going to be dealt with? What is the policy for guests in the new proposal? If families are expected to live in the property for up to 18 months, what help is going to be offered to help them integrate into the community?	Event	
5.11	Council should be applauded for taking care of homeless residents.	Event	
5.12	What is the number of inhabitants in each unit?	Event	
5.13	18 months is a long time, this will be 18 months for inhabitants but continuous for residents.	Event	
5.14	In the past people have used the alley way to 248 to access the site, it has been common for the residents to use this as a way of avoiding main rd, how is this going to be managed so that it does not happen again? Security needs to be better considered.	Event	
6	<b>Consultation Process</b>		
6.1	Listen now to ensure problems are not built into the project which the building management are going to have deal with on a regular basis.	Event	Public consultation was done way too late in the process.
6.2	What is the possibility that changes suggested by attendees are going to be taken into account?	Event	The scheme was very different in first round of consultation and some residents did not receive this information or did not live in the area.
6.3	What is the next step in the process?	Event	It seems to be a quick box exercise where comments are going to be ignored.
6.4	The Camden Square Conservation Area Committee have not received much information on the project apart from a letter a few days before the consultation event. If they had they would criticise what is planned in terms of meeting and privacy quite heavily and the group would object the application. The scheme challenges the conservation area. The residents have a solid case against the scheme.	Event	What are the next steps?
6.5	In this just a tick box exercise or are comments actually going to be heard and incorporated into the design? Why has this consultation been delayed until just before submitting the application.	Event	Will there be another event?
6.6	The event was not arranged by project team, instead it was organised by one of the councillors.	Event	
6.7	Will there be another event to show how comments have been addressed?	Event	
6.8	Why did we not get consulted earlier in the process?	Event	
6.9	If the first communication about this was in July 2019, no-one lived in B7A or B7B and I'm not sure that B9 was occupied. (Mawa). We happened to be away and received no information about this. The communication seems to have been very hit and miss. We are woefully badly informed, exactly. B9 was empty and unoccupied but not checked regularly and never received a letter. I feel you may have misunderstood that B9 was abandoned and that is why the plans for the inclusive community centre has been proposed. It is now fully refurbished, we are here long term.	Event	
7	<b>Miscellaneous</b>		
7.1	I support this proposal.	Online	
7.2	That is a great idea! Please let me know if there is anything I could do to help.	Online	
7.3	Like the proposal much nicer building than the existing and a good proposed use. Good to keep the families in the borough at a location close to services.	Online	
7.4	Completely support this. Anything to help more people is ok with me.	Online	
7.5	seems all good	Online	
7.6	Am very supportive of the proposal and this seems like a very good use of the property.	Online	
7.7	No comments, no objections.	Online	
7.8	Really happy to see that the council is considering these kind of proposals, especially given the current Tory government who are slashing funding left, right and centre. Really happy for this to go ahead as long as we make sure this accommodation goes to those who really need it!	Online	
7.9	I think this is a great project and you have my full support.	Online	
7.10	I think this is a wonderful idea and I am in full support of this temporary accommodation to be created for families in need.	Online	
7.11	I support the proposal as long as there is good accommodation for the women who will be moved from this hostel.	Online	
7.12	As a Camden resident, I am constantly rejected by Camden council on many issues without any true explanation or without bias and that can be repeated without consequences. So I believe it is not fair if we allow the council to continue with this development as they do not offer the same leniency or fair appeals and processes to current residents. Therefore I am refusing to support this build. Rose	Online	
7.13	Given the circumstances of insufficient social housing this proposed hostel is much needed. The size of it is good.	Online	
7.14	It's a shame our area has to be the proposed one. I strongly support the plan to make a high quality block of temporary accommodation for Camden.	Online	
7.15	This will go some way to addressing broader issues around housing and homelessness and ensure that residents of the area are not forced to leave their networks to seek appropriate housing. This will hopefully serve as the starting point of recovery from homelessness for many families and individuals in Camden. A modern building with modern amenities and outdoor space is a welcome addition to the area.	Event	
7.16	Documents requested had not been received by residents by the time of the consultation event.	Event	
7.17	Consent would not be given to scheme if it was not put forward by the council.	Event	

# Themes and Questions

## Existing Building

- Why is the hostel being changed?
- Why can't the current building be refurbished?

## Massing and Appearance

- How much larger (height and massing) is the new building?
- Is the increased height going to have an impact on the light to neighbouring properties?
- How much further back does the new building go compared to the original?
- How fair is the stair from the mews properties?
- What are the new buildings in the back garden? How high? How close to the neighbouring properties?
- How does the building respond to the conservation area?
- Why have terracotta tiles been selected?
- Why is the Camden Road facade lacking in architectural detail?

## Layout

- Why has the access been moved to the back of the building?
- Couldn't you 'flip' the design, so that the access gallery was at the front of the building? How wide is the access gallery?
- The Chester Road scheme gallery looks into a private courtyard, why does this scheme look into other people's garden?
- How will access work for the residents? Will they have to use the side entrance?
- How will vehicular access work?
- The front garden appears underutilized.
- The units seem small, why are there only a few family sized units? Why are the bedrooms on the noisy side of the site?

## Overlooking, Privacy and Noise

- How will the privacy and security of residents be protected?
- Currently a portion of the garden near 99 and 99A Camden Mews is only used for storage and is not accessed by residents, how is the privacy and security for residents going to be maintained?

- The gallery and core appears to increase the sense of overlooking felt by some residents and can potentially increase the, noise and light pollution, how is this going to be mediated?

## Occupancy and Security

- Will there be more people living there?
- What is the profile of residents? How long are they expected to live in the accommodation?
- What will happen to the single homeless people living there? Does this mean there's no provision in future for single homeless people?
- Will there be an adverse impact on local schools, health services and transport?
- Is this location appropriate for homeless families?
- How will security work now that the existing gates are being removed?
- Neighbours have experienced problems with anti-social behaviour in the past, rubbish being thrown over fence, people climbing over the fence, how is this going to be managed?

## Construction

- Construction would cause disruption to residents, what are the plans to mediate this during lockdown?
- Will building work have a significant impact on traffic?

## Consultation

- When was the first consultation and what did people say?
- This design seems to have changed significantly. Why was it changed?
- We don't feel that there's enough time to adequately comment?
- It would be useful to have more information, such as the daylight sunlight study in order to comment?
- The architect mentioned that the design had been discussed at a review panel. Does this mean the design is fixed?
- What are the next steps? Will there be another event?
- What further opportunity will there be to comment and how will our comments be responded to?





# The Existing Building

# The Existing Building

*Why is the hostel being changed?*

Camden Council recently re-developed two new single-person's hostels elsewhere in the Borough. Residents of 248-250 Camden Road will be relocated to the new buildings making the site available for redevelopment to provide improved hostel services.

*Why can't the current building be refurbished?*

The existing building at 248-250 Camden Road was completed in the mid-1970s by Camden Council. It is of limited architectural interest and is neither statutorily nor locally listed, and is identified as a "neutral" contributor to the Camden Square Conservation Area.

During Stage 1 of the design process the project team focused on developing an option where the building was refurbished but the study showed that the scheme would not be viable because:

- The communal spaces and units created would not meet the standards expected of new temporary accommodation in Camden
- The energy performance of the refurbished building would not match that of a new build
- The number of units created would not meet the target required.



Refurbishment



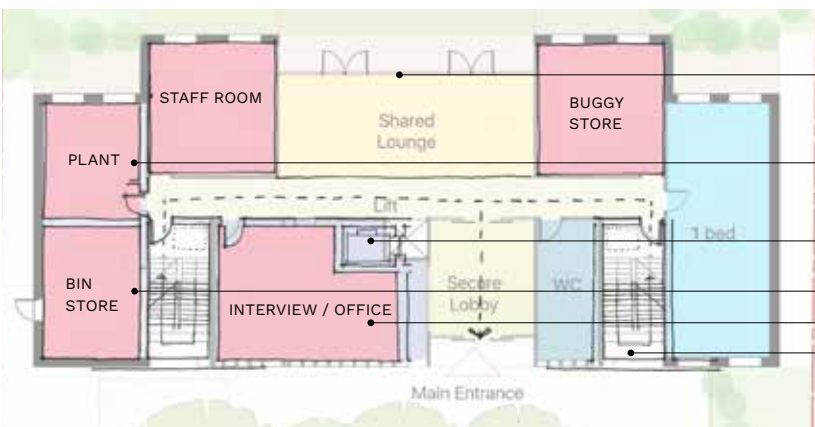
Refurbishment and back extension



New build



- To account for thicker walls between units, unit sizes would have had to be reduced
- Lobbied evacuation lift takes up greater area
- Area for 2 units, not 3
- Single aspect units facing Camden Road
- Staircase core gets larger to include disabled refuge



- No level access from entrance to garden
- Small plant room
- Lobbied evacuation lift takes up greater area - entrance would need to be reconfigured
- Small bin store
- Staff area fragmented
- Two stair cores create security issue

**Top:** Stage 1 options developed by Architype  
**Bottom:** Study of refurbishment option outlining key concerns



# Massing & Appearance

# Height

*How much larger (height and massing) is the new building?*

The proposed building is 6.5m higher than the existing building.

*Is the increased height going to have an impact on the light to neighbouring properties?*

A daylight and sunlight study has been carried out and it is supportive of the scheme, the document will be available for the public to review as part of the planning application, in the conclusion it states that:

“taking into account the overall high level of compliance with the BRE recommendations, and the mitigating factors set out in section 4, the proposed development is acceptable in terms of daylight and sunlight”

Mitigating circumstances: some windows that do not pass are under existing overhangs or projecting wings, where there are shortfalls they are borderline, the use of a couple of rooms could not be confirmed, and one of the windows that fails is one of four windows that serve a room.

## Additional Information

The height of the proposal has been developed through a thorough consultation process carried over 4no. pre-application meeting and 2no. DRPs.

The planners, including the conservation officer, and DRP panellists agreed that the views from Camden Road show that the 6 storey building proposed does not compromise the pattern of the street and could be seen as a continuation of the stepped roofscape of the villas created by chimneys and dormer windows. It was also considered that the mature trees along Camden Road and the building set back allow for the additional height without having a negative impact on the area.

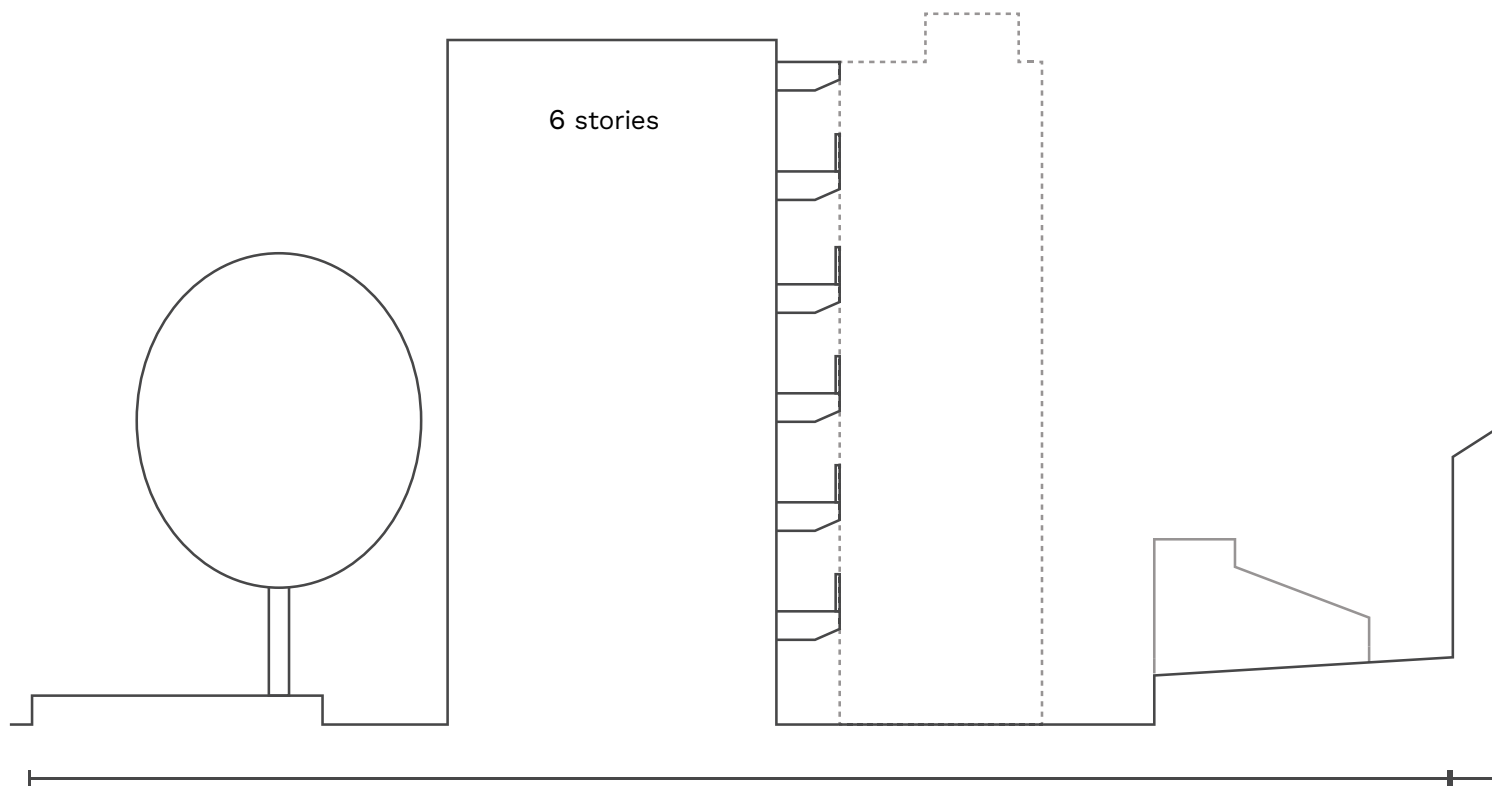


**Top:** Elevation showing height increase between the existing and proposed schemes  
**Bottom:** View north walking along Camden Road showing an initial massing study to test the impact of the added height

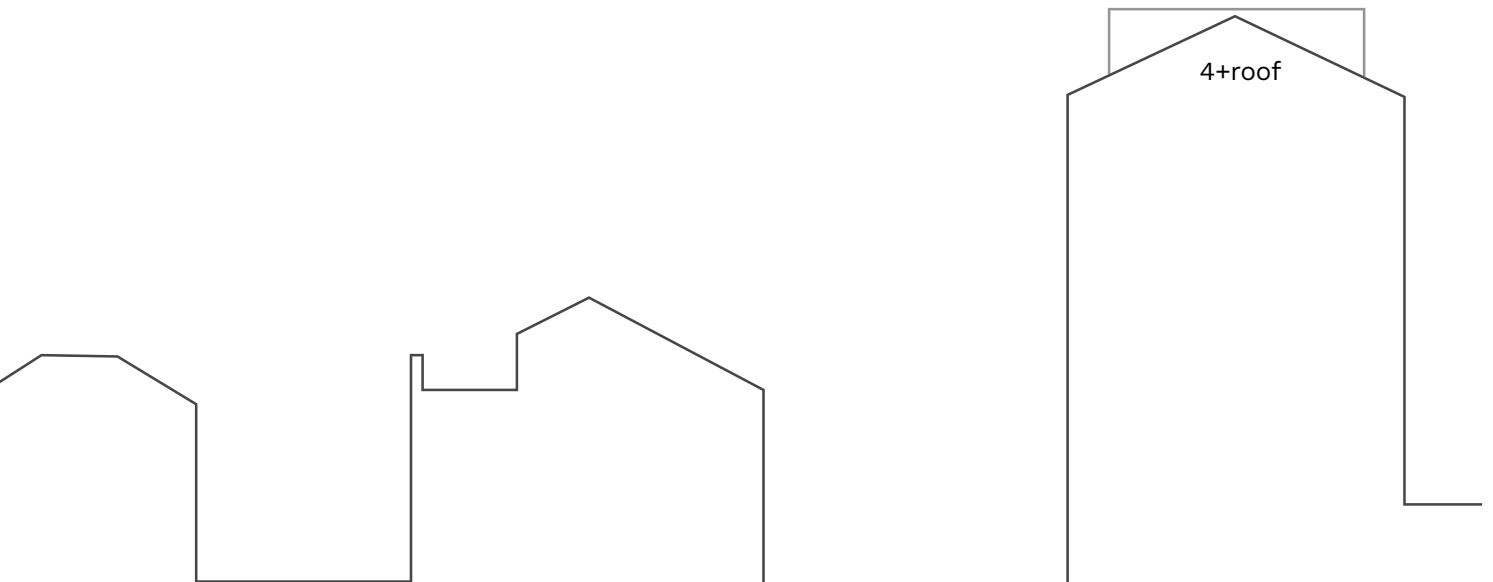
### Additional Information

We have carried out an additional study to review the proposed massing against the wider context. Looking at a section through the site it can be seen that there are other buildings of a similar height in Camden Square Conservation Area such as the North Villas which are only a couple of roads down from the site.

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Camden Road Hostel



Camden Mews

North Villas

# The Rear Garden

*How much further back does the new building go compared to the original?*

The new building is 1.5m further back than the original.

*How fair is the stair from the mews properties?*

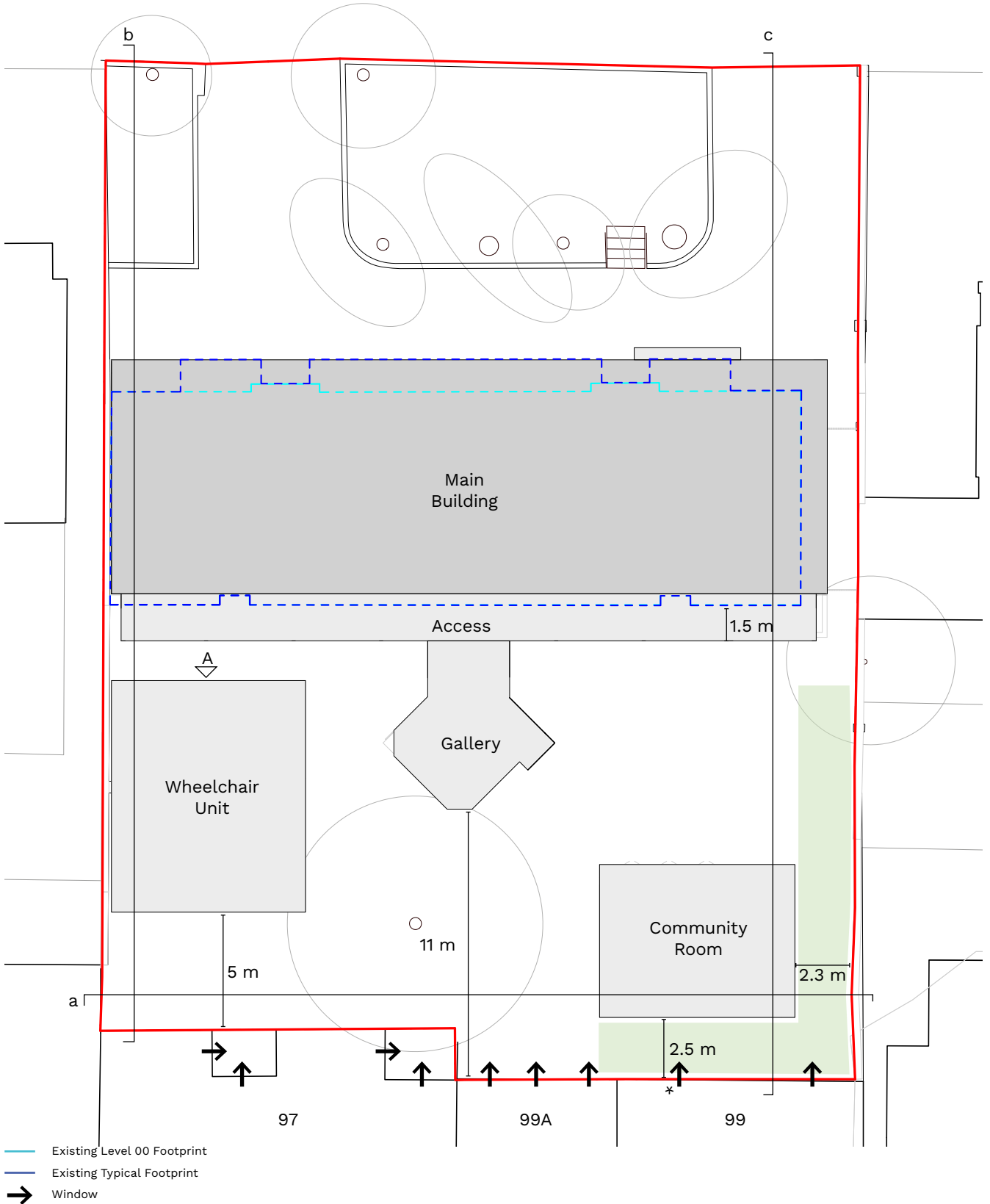
The stair is 11m from the mews properties.

*What are the new buildings in the back garden?  
How high? How close to the neighbouring properties?*

The wheelchair accessible unit is a fully accessible 1 bed unit for up to 4 people (typically 1 adult, 1 teen, and 2 children). It is sunken into the ground and sits next to the boundary wall on the west side of the site. It is 4m high.

The community room is a communal space provided as extension of the residents' living space, activities in the room will be managed and include after school clubs and yoga classes. The space will only be used by the residents. At consultation the room was 5.4m high at the front and 4.6m at the back. We have introduced a planted buffer behind the structure to ensure this space is not used by the residents maintaining the privacy of 99 and 99A Camden Mews.

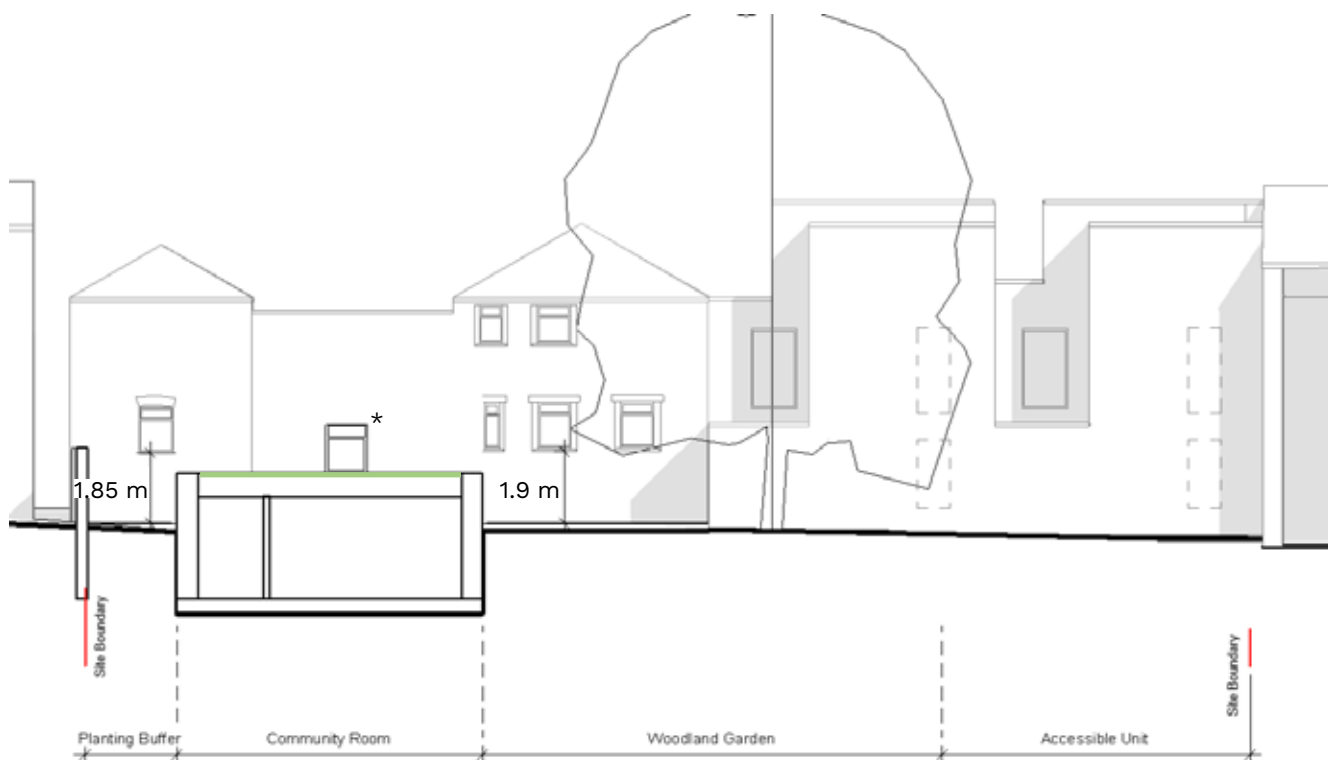
As a response to comments received we are reducing the height of the whole building by 400mm and sloping half the roof to reduce the height of the back wall to 3.3m (1.4m above ground). This ensures none of the windows at 99 Camden News are blocked by the building and provide window \* with an outlook into a planted buffer and green roof.



**Top:** Diagram showing the relationship of the structures in the back garden with their context



**Top:** (a) Section through the wheelchair accessible unit showing the current site slope in brown and the outline of the boundary wall in orange  
**Bottom:** (A) Front elevation of the wheelchair accessible unit showing it's relationship with the boundary wall



**Top:** (b) Section through the back of the community room showing its location in relation to neighbouring windows

**Bottom:** (c) Section through the community room showing the amended roof design and its relationship to window \*

# Appearance

*How does the building respond to the conservation area?*

*Why have terracotta tiles been selected?*

*Why is the Camden Road facade lacking in architectural detail?*

The building steps on each side to respect its context and continue the stepped roofline of Camden Road, it has also borrowed elements from neighbouring properties by creating a brick podium, emphasising the entrance and responding to the scale of the windows of neighbouring properties.

Camden Square Conservation Area has always pushed the boundaries architecturally (Camden Mews, for example, is home to eclectic modern buildings) and the unique site conditions allow for a creative response here. As such, During the consultation process the team was encouraged by the DRP to design a building that would reflect its context but also have its own architectural character and be a modern addition to the conservation area.

The mature trees along Camden Road are a key feature of the site and became an inspiration for the material selection, the glazed terracotta and muted design will reflect the shadows of the

trees and act as a calm ever-changing background reinforcing the green moment of relief provided by the trees along the trees and thus responding positively to the streetscape

Glazed terracotta is also very hard wearing, and as a consequence does not weather in the same way that brick might – it retains its inherent depth and vibrancy for many decades after installation. The material has been used to good effect recently in the borough, seen in examples such as Commonwealth House, which provide a rich and robust finish.

The cladding material is also compatible with the modular construction system that has been chosen for the project.



**Bottom:** Illustrative view of the hostel from Camden Road showing the relationship between the glazed terracotta and the trees



**Top:** Illustrative Camden Road elevation  
**Bottom:** Illustrative bay showing the entrance to the hostel



# Layout

# Access and The Rear Garden

*Why has the access been moved to the back of the building?*

Properties in the area have their main access at ground level, upper stories are accessed via internal circulation. Similarly, the main access point to the building is from Camden Road, the upper stories are accessed from the access gallery in the rear.

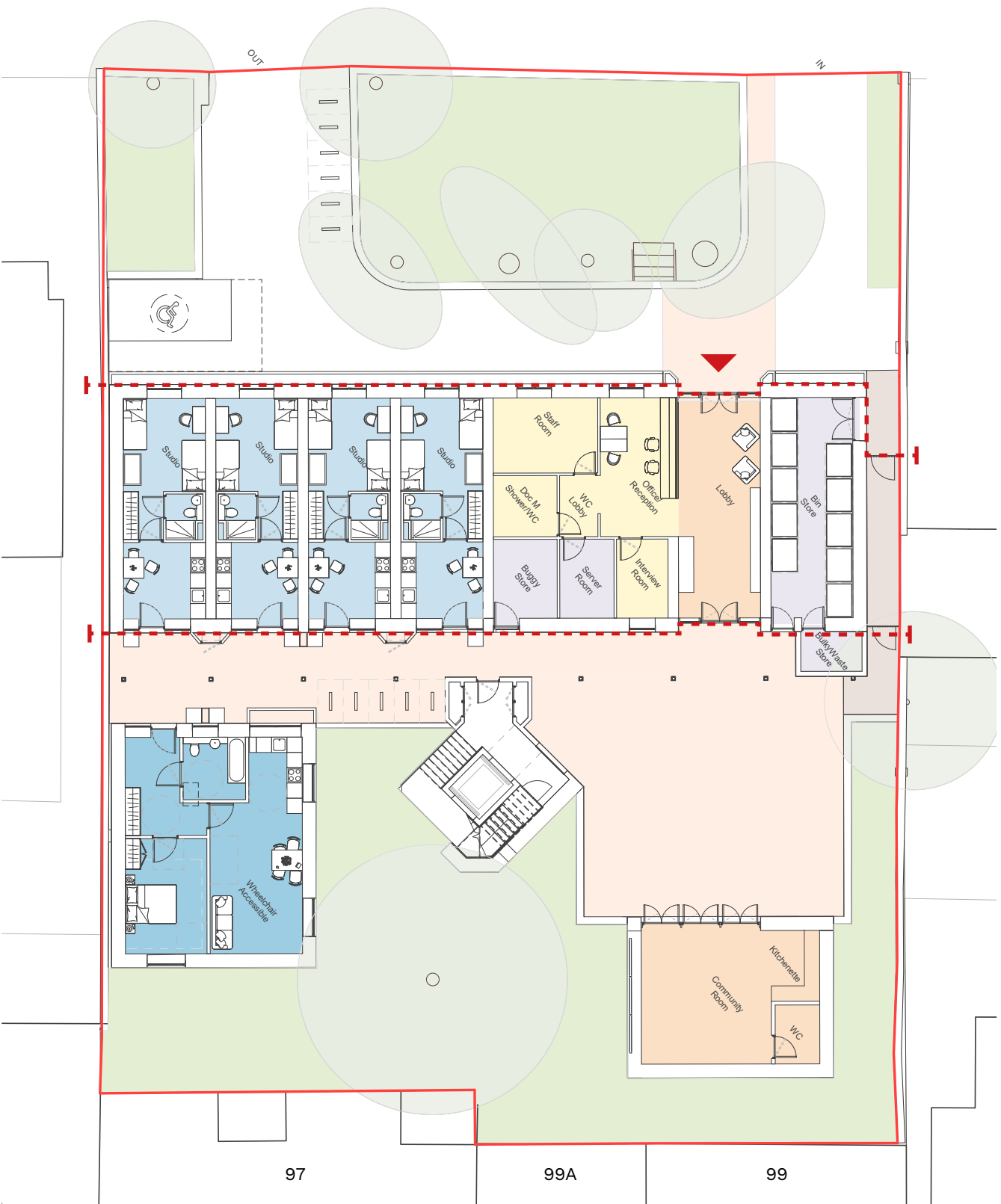
*Couldn't you 'flip' the design, so that the access gallery was at the front of the building? How wide is the access gallery?*

Safeguarding has been a key part of the design, our aim has been to ensure that once residents cross the airlock secure line they can be in their home, use the communal room or the garden without having to be exposed on Camden Road, we have been careful to achieve this by ensuring the bin store is access from being the secure line for example. Flipping access to Camden Road would remove the feeling of security and sanctuary we have tried to create. We have also aimed to make all units double aspect to ensure they are full of light and none face Camden Road only providing the residents with a home that improves their quality of life.

The access gallery is 1.8m wide with 1.2m clear for access.

*The Chester Road scheme gallery looks into a private courtyard, why does this scheme look into other people's gardens?*

The garden in the hostel is a private garden, the scheme has been designed following Camden's amenity guidance to ensure privacy is maintained for neighbouring properties.



**Top:** Diagram of the ground floor showing the secure line highlighted in red

## Additional Information

Having decided to focus on a new built proposal the team explored various site layout options which were assessed with the planners. The diagrams on the right show two double stacked layout alternatives which impacted the TPO trees in the front garden, the existing building line, and the habitable room distance between the scheme and the properties on the mews.

Following the consultation event we developed the diagrams below that show that flipping the circulation to the Camden Road elevation would also impact the elements highlighted above in addition to the impacting the safeguarding of the residents.



**Top:** Diagram of the flipped circulation option 1 showing how habitable room to habitable room distances would be under 18m  
**Bottom:** Diagram developed as a response to option 1 showing how maintaining the 18m distance required by Camden would push forward the building line along Camden Road and impact the TPO trees.





**Top:** Diagram showing double stacked option 1, the building would be significantly deeper than the existing failing to meet the 18m overlooking distance set by Camden  
**Middle:** Alternative to option 1 impacting TPO trees and not achieving the 18m distance for the whole building  
**Bottom:** Diagram showing preferred layout



# Access and The Front Garden

*How will access work for the residents? Will they have to use the side entrance?*

Access for residents will be through the air lock reception, the reception will be manned 24hrs a day and all entrances fobbed for security, the side entrance will only be used for maintenance.

*How will vehicular access work?*

Vehicle access to the site will be maintained with an in-and-out loop, which allows for cars and small vans to enter and leave the site onto Camden Road in a forward gear. The loop has been reversed compared to the existing to allow access from the north entrance ensuring access can be easily monitored by staff from the lobby/office. All other vehicles will back into the site if needed. One parking space is provided for the wheelchair accessible unit.

*The front garden appears underutilized.*

One of our goals has been to maintain the trees in the front garden, particularly the TPO trees. This has limited the development potential of the front garden, the layout will be maintained pretty much as it is, paving and planting will be upgraded to create a much nicer environment for the residents and neighbours.

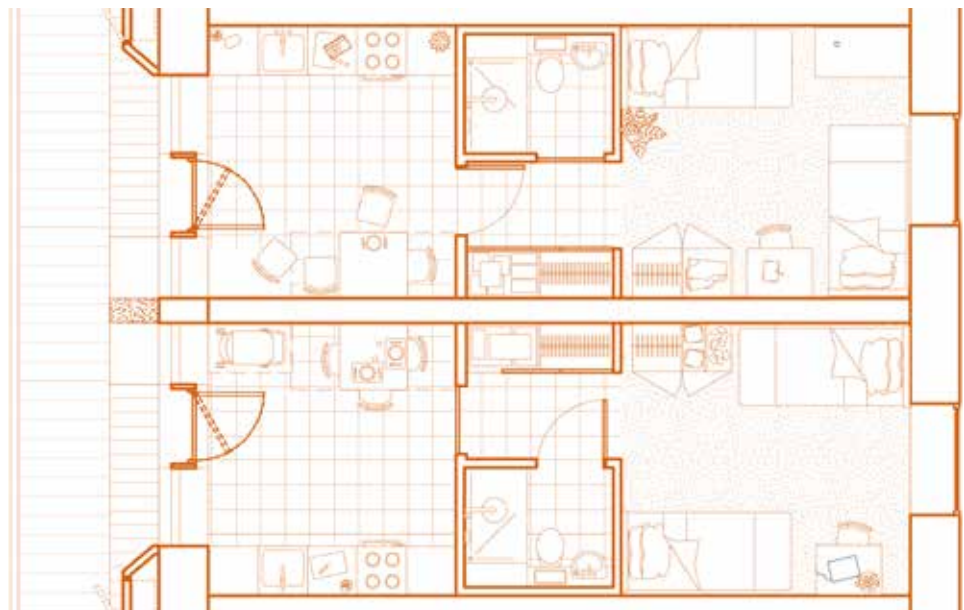
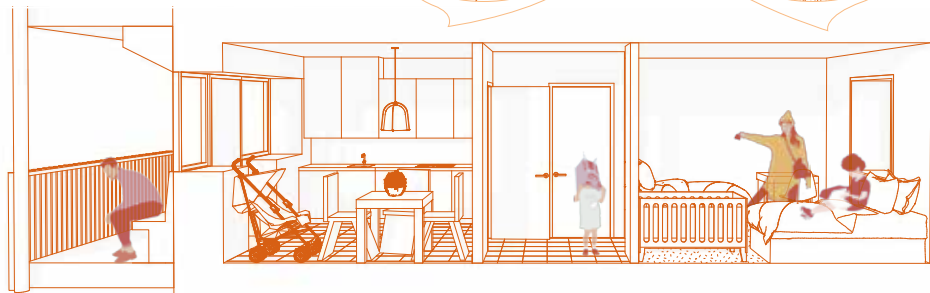
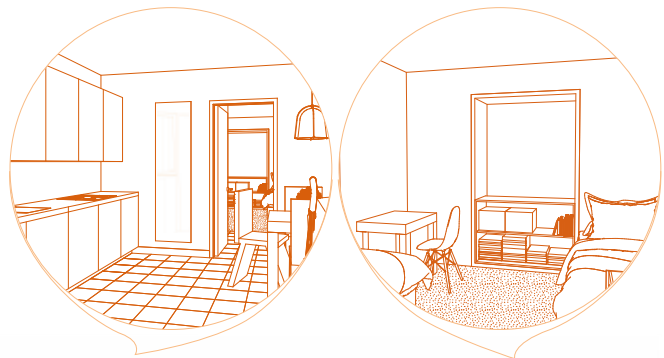


# The Units

*The units seem small, why are there only a few family sized units? Why are the bedrooms on the noisy side of the site?*

There is no guidance for this sort of accommodation so Camden developed its own brief based on HMO guidance. We have improved on this brief and have carefully designed the units to ensure they are as efficient as possible. The maximum occupancy of each unit type is shown below.

Our scheme focuses on creating a sanctuary for residents as they cross the secure line, as such we have created a strong relationship between the living space and garden. The units have also been designed to allow the clear separation of the sleeping and living areas, we have worked with our acoustician to ensure the sleeping area is peaceful.

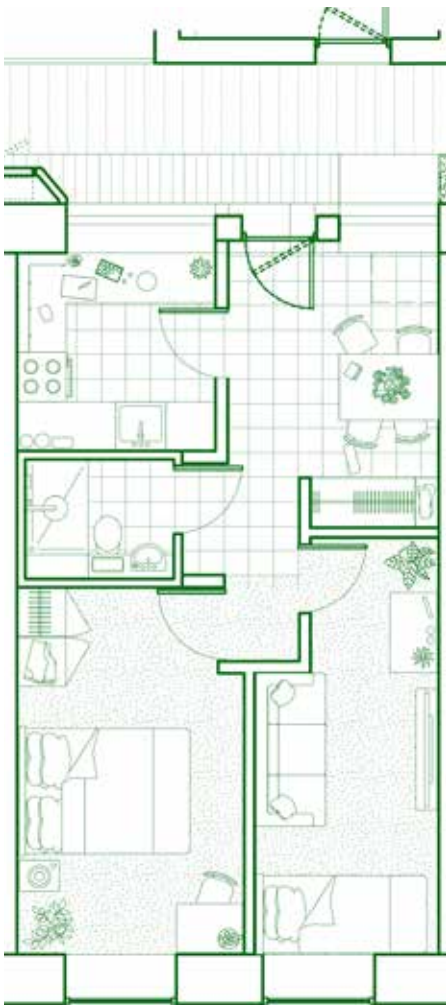


## Studio

Max occupancy:  
1 adult  
1 child  
1 baby

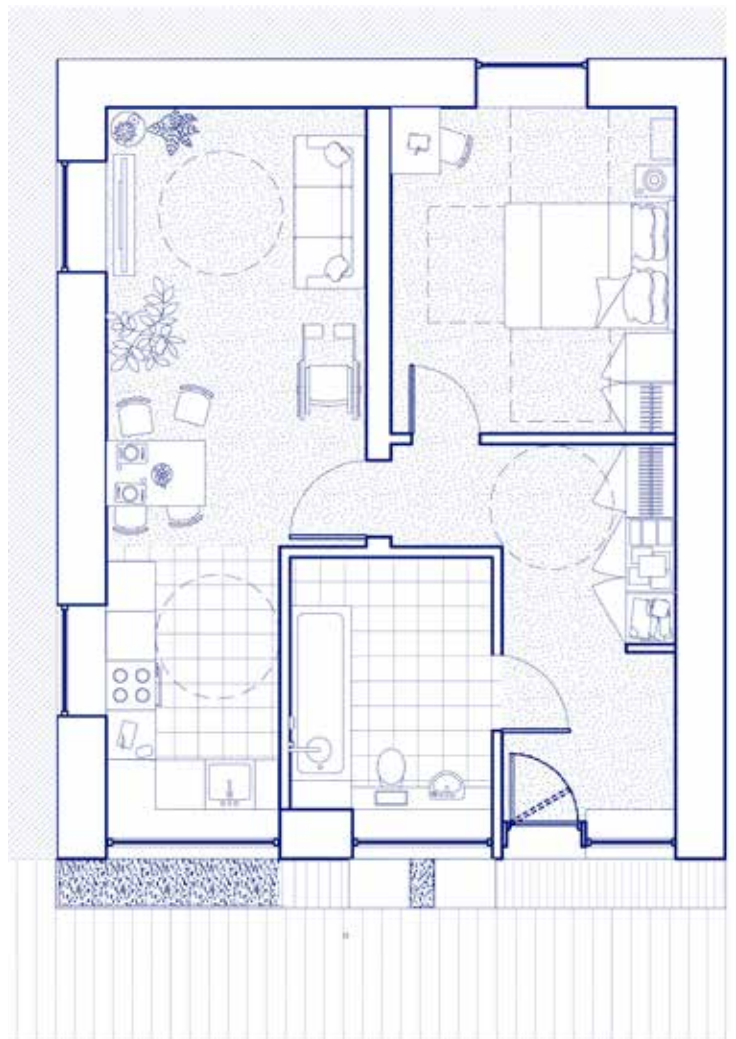
**Top:** Illustrative section of the studio showing possible furniture arrangement and its connection to the access gallery

**Bottom:** Illustrative plan of the studio unit showing 2 examples of how it could be inhabited



### 1 Bed

Max occupancy:  
1 adult  
1 teen  
2 children



### 1 Bed Accessible

Max occupancy:  
1 adult  
1 teen  
2 children

**Top:** Illustrative plan of the 1 bed unit showing how it could be inhabited  
**Bottom:** Illustrative plan of the 1 bed wheelchair accessible unit showing how it could be inhabited



# Overlooking, Privacy & Noise

# Overlooking

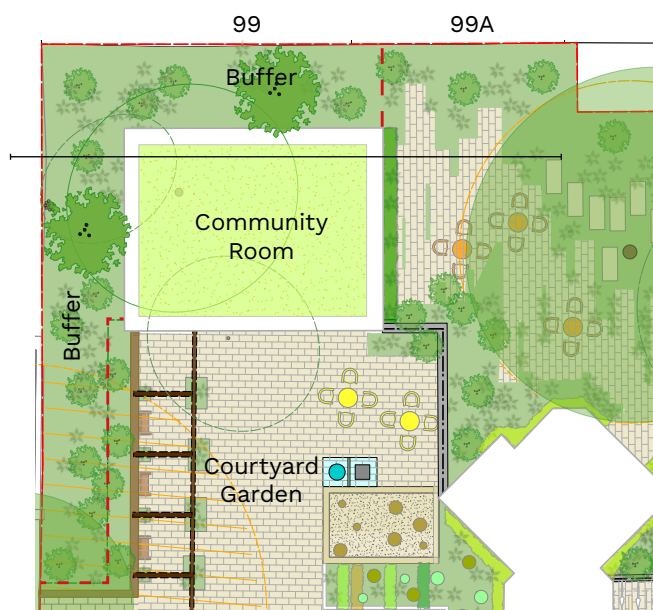
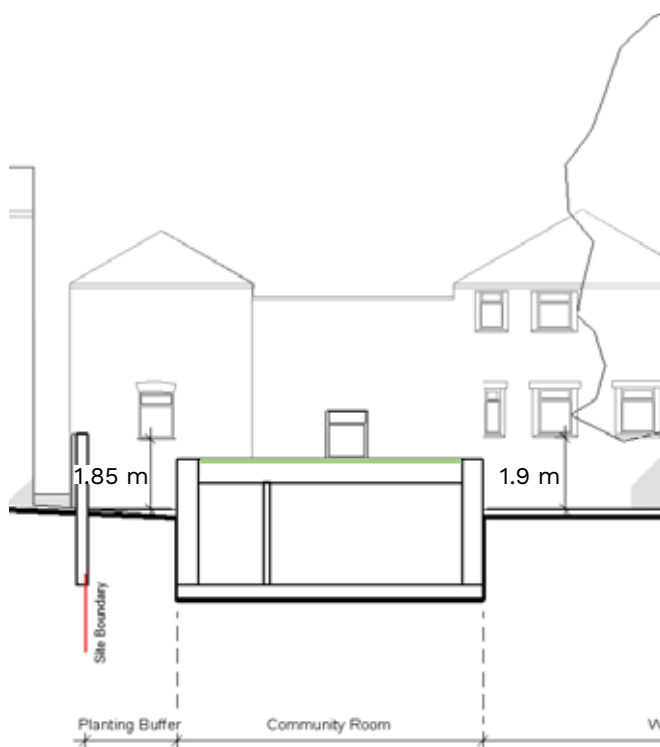
*How will the privacy and security of residents be protected?*

We have followed Camden's amenity guidance to ensure there are at least 18m between the access gallery and the windows of habitable rooms of the properties on Camden Mews to ensure the privacy of residents. We have also taken mitigation measures such as the green buffer behind the communal room and ensuring windows in the garden units face into the site. 97 Camden News has no ground floor windows so the rear windows of the accessible unit do not present a privacy issue.

*Currently a portion of the garden near 99 and 99A Camden Mews is only used for storage and is not accessed by residents, how is the privacy and security for residents going to be maintained?*

We have introduced concealed fencing into the planting buffer to further discourage residents from accessing this area behind the communal room. The window sill of most windows on the back elevation of the mews properties sit at around 1.9m from the ground meaning that residents using the gardens will not be able to look into the properties.

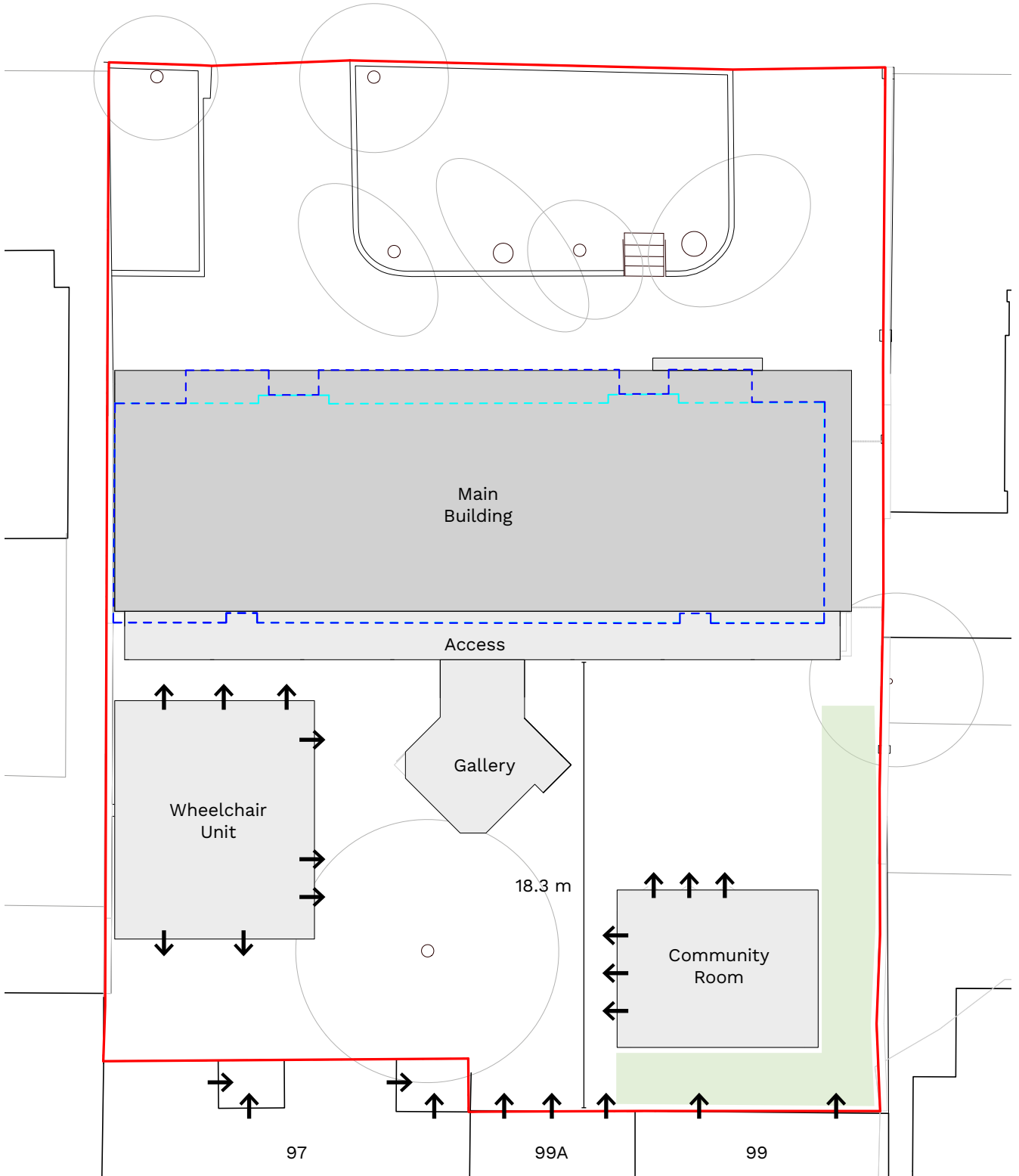
The part of the garden that we envisage will be most occupied is the courtyard and community room, as such the community room itself acts as a buffer between the courtyard garden and the mews properties.



**Top:** Image of a concealed fencing precedent for the planting buffer

**Bottom:** Section through the back of the community room showing the relationship of the building with the adjacent windows

**Bottom:** Landscape plan of the courtyard garden and community room showing the location of the concealed fencing in red



**Top:** Diagram showing the overlooking distance between the hostel and the mews properties and the location of windows in the rear garden

# Access Gallery

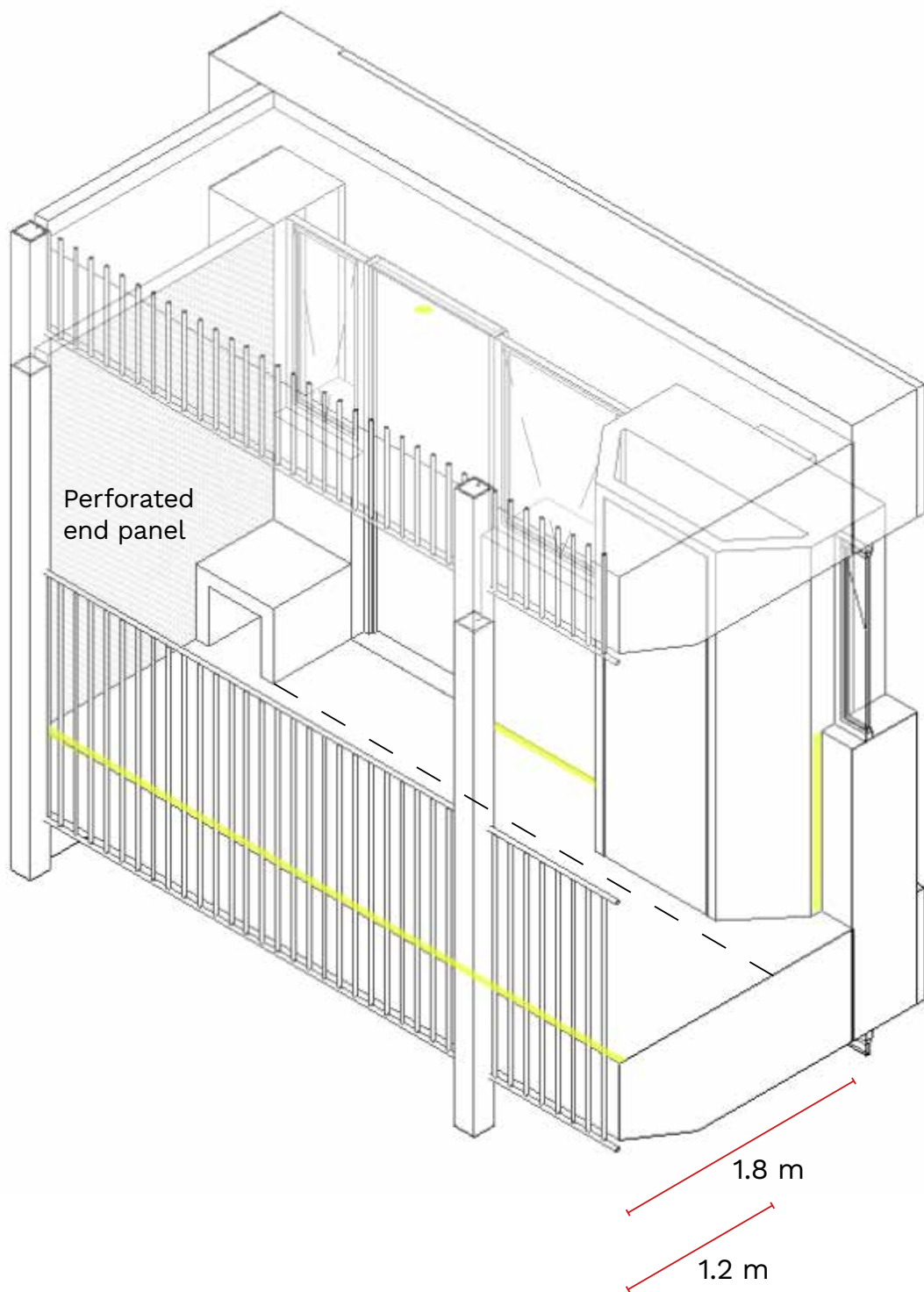
*The gallery and access core appear to increase the sense of overlooking felt by some residents and can potentially increase the, noise and light pollution, how is this going to be mediated?*

The main purpose of the gallery is to provide access to the units, a small fixed sitting area with planting is provided for each unit, this inhibits residents from placing their own furniture in the space and offers a small seating area only suited for occasional use.

The gallery is 1.8m deep, 600mm are occupied by MVHR cupboards and the fixed seat leaving 1.2m clear. As such, the depth and layout does not lend the space to be used like a balcony, the building will also be managed to ensure residents do not misuse the space.

Lighting on the gallery needs to be developed in the next stage of design but we intend for it to consist of emergency lighting and lights on PIRs to ensure lighting is only on when needed. The diagram on the right shows possible lighting options.

The ends of the gallery are clad with perforated panels to provide privacy to neighbours.



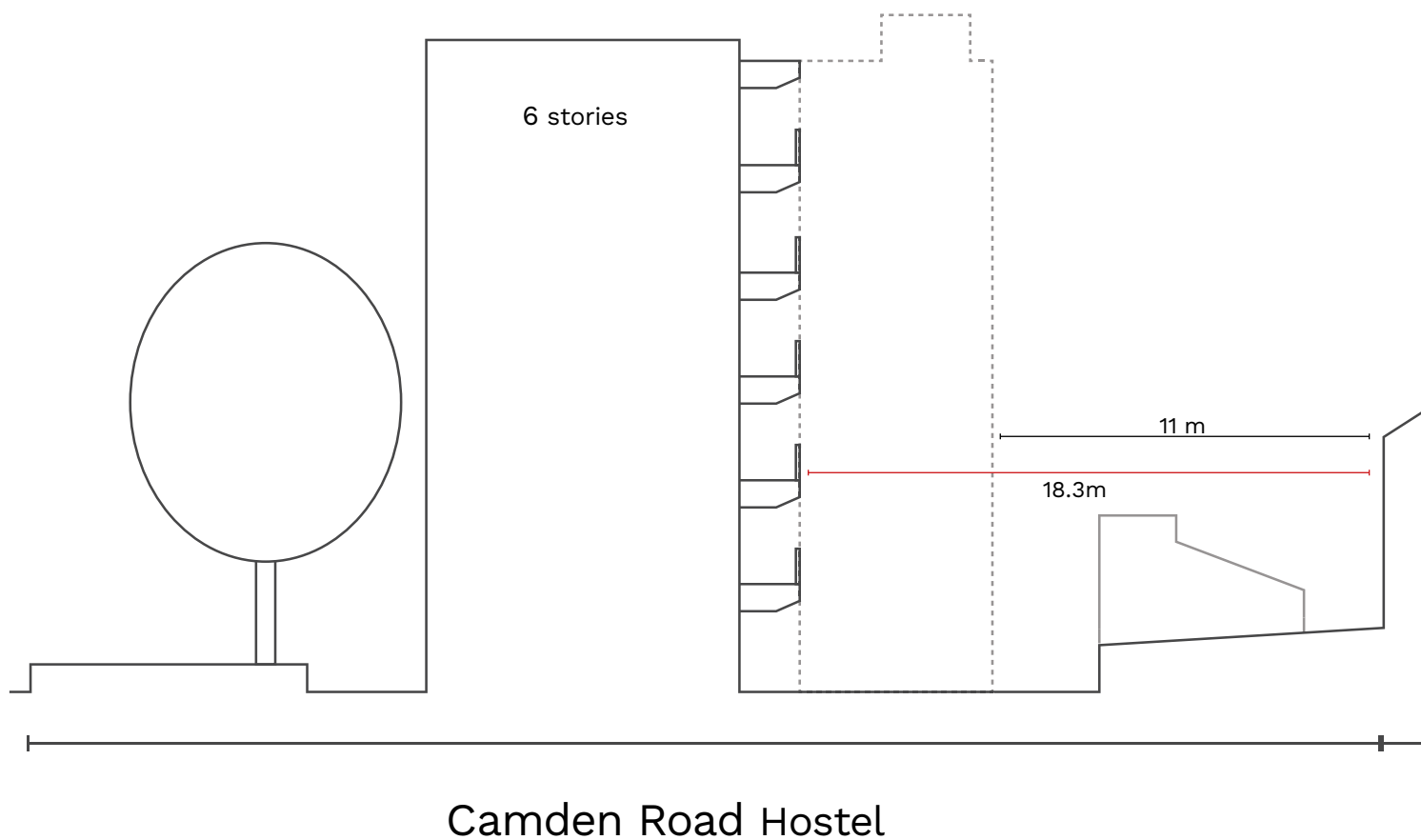
**Top:** Diagram of the gallery showing possible lighting locations

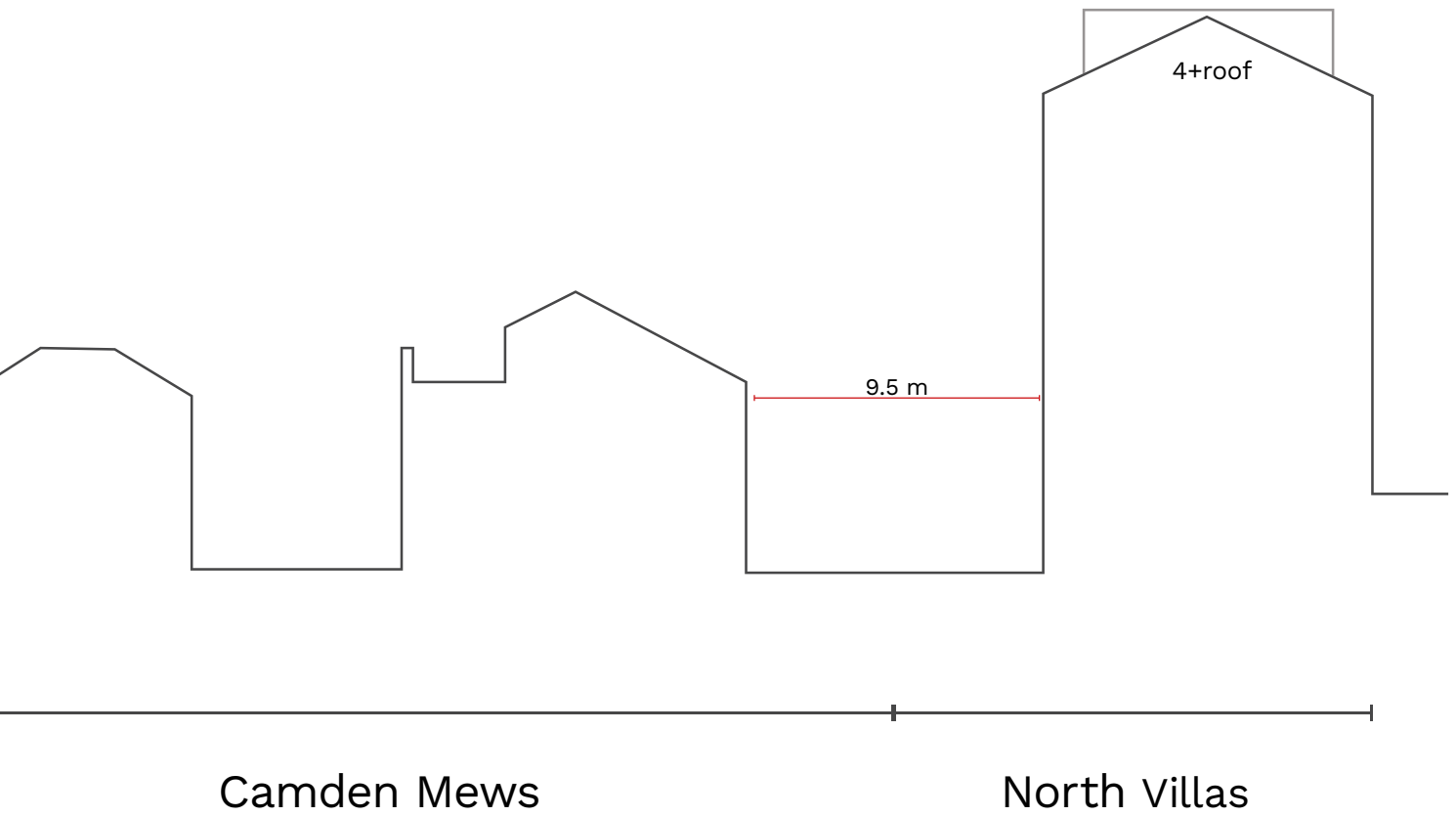
### Additional Information

As mentioned earlier, we have studied the relationship of the scheme with its wider context, in doing so we found that the overlooking distance between Camden Mews and the proposal, exceeds that between Camden Mews and the North Villas.

We have also looked at Ashton Court, a newly built residential development on Camden Road. We found that the elevation facing Camden Mews has balconies that are proud of the building line and look to be wider than the access gallery proposed.

In both cases it appears that the conditions created are not worse than those already existing in the area.





**Top:** Streetview of the back elevation of Ashton Court facing Camden Mews  
**Bottom:** Section cutting through the site, Camden Mews and North Villas highlighting overlooking distances



# Occupancy & Security

# Occupancy & Security

*Will there be more people living there?*

The maximum occupancy is 120 people which assumes 42 adults (including young adults) and 78 children. It is unlikely that this maximum would be reached as, for example, not all studios will be occupied by an adult, a child and a baby, some might be occupied by an adult and a baby only.

*What is the profile of residents? How long are they expected to live in the accommodation?*

The hostel will offer accommodation for individual families for periods of several months to up to 2 years.

*What will happen to the single homeless people living there? Does this mean there's no provision in future for single homeless people?*

Two hostels are being built by Camden to house single homeless people.

*Will there be an adverse impact on local schools, health services and transport?*

*Introducing homeless people into the area will reduce the sense of security in the area, what measures are going to be taken to manage this?*

*Is this location appropriate for homeless families?*

The location has been selected for family accommodation due to its proximity and ease of access to family facilities like Torriano Primary School, Brecknock Primary School, Cantelowes Gardens. The site is also close to the local centre providing opportunities for employment.

*How will security work now that the existing gates are being removed?*

*Neighbours have experienced problems with anti-social behaviour in the past, rubbish being thrown over fence, people climbing over the fence, how is this going to be managed?*

Security has been key in the development of the scheme and a secure 'air lock' entrance sequence has been created. The site will also be managed 24 hours a day and will be equipped with CCTV.

We have designed the building to ensure it is secure for residents and also provides an environment that will encourage their journey into settled housed. Planting has been used to create friendly buffers to neighbouring properties. Opening windows will be on restrictors to ensure they are only used for ventilation.

### Additional Information

The proposed use is a hostel for homeless families. In planning terms, this is a sui generis use, i.e. one that falls outside of the uses specified in the Use Classes Order. It is an established use at this site, given the existing hostel was built in the 1970s and has been in this use since then.

As a sui generis use, there are no specific planning policies relating to density of hostel accommodation. Overall, the Camden Local Plan (2017) confirms that the Council seeks to encourage “high quality developments with high densities” (para 2.8). The Local Plan also states that “good design can increase density while protecting and enhancing the character of an area” (para 2.11) and the proposed development has been designed to achieve these twin goals.

The provision of hostel accommodation is in accordance with Camden Local Plan Policy H8, which supports the provision of housing for homeless and vulnerable people. A number of tests are set out in Policy H8, which are assessed on the right:

Overall, the proposed use will provide a high-quality facility to provide accommodation for homeless and vulnerable people. The proposed development meets policy requirements for this type of use.

Policy H8 criteria “The development...”		Response
a)	<i>is needed to meet a demonstrable need within the borough and will be targeted at borough residents;</i>	A review undertaken by the London Borough of Camden of its portfolio of housing identified a need to provide an uplift in the number of units for homeless families. The proposed development has been designed to meet this need. The development will contribute towards providing housing for Borough residents.
b)	<i>will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care;</i>	The proposed development has been designed to provide a high level of independence to its residents. The proposed units are self-contained and provide adaptable living/kitchen rooms. A wheelchair accessible unit is proposed in the garden.
c)	<i>will be accessible to public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers;</i>	The site benefits from good connections to public transport services. The site is within walking distance of Camden Town, meaning residents will be able to access shops, services and community facilities.
d)	<i>contributes to creating a mixed, inclusive and sustainable community; and</i>	The proposed building has been designed to accommodate the diverse community which may live in the building during its lifetime and the range of needs of these people.
e)	<i>does not cause harm to nearby residential amenity.</i>	The proposed development will occupy a very similar footprint to the existing building. The rear garden units are single storey and have been designed to respect the amenity of neighbouring properties.

**Top:** Table showing how the scheme responds to H8 criteria



# Construction

# Offsite Construction

*Construction would cause disruption to residents, what are the plans to mediate this during lockdown?*

We are using offsite construction to deliver Camden Road Hostel. This will have many benefits including significantly reducing construction time on site. Units will be built in a factory and lifted into place on site.

*Will building work have a significant impact on traffic?*

Offsite construction will also mean a reduction on the impact to local traffic by having less deliveries compared to standard construction. The delivery of modules will be agreed with the relevant stakeholders to ensure it is done in such a way that it has minimum impact.



**Top:** Image of a residential unit in the factory before being taken to site



# Consultation

# Consultation Process

*When was the first consultation and what did people say?*

The first consultation event was held on 11 July, attendance was low at the consultation event and only a few comments received. One comment queried the low provision of parking in the scheme, the others highlighted that the scheme would bring a good change to the area.

*This design seems to have changed significantly. Why was it changed?*

Stage 1 focused on refurbishing the existing building, however at the of the process it became clear this would not provide adequate accommodation changing the focus of the project to a new build. The scheme presented at the first consultation event was the first iteration of the new built scheme and proposed a 5 story building with a larger footprint compared to the existing.

*We don't feel that there's enough time to adequately comment?*

The consultation period was extended by a week.

*It would be useful to have more information, such as the daylight sunlight study in order to comment?*

Documents accompanying planning applications are not usually shared with the public until they are finalized and the application submitted. We have shared all the information possible before submitting the planning application.

*The architect mentioned that the design had been discussed at a review panel. Does this mean the design is fixed?*

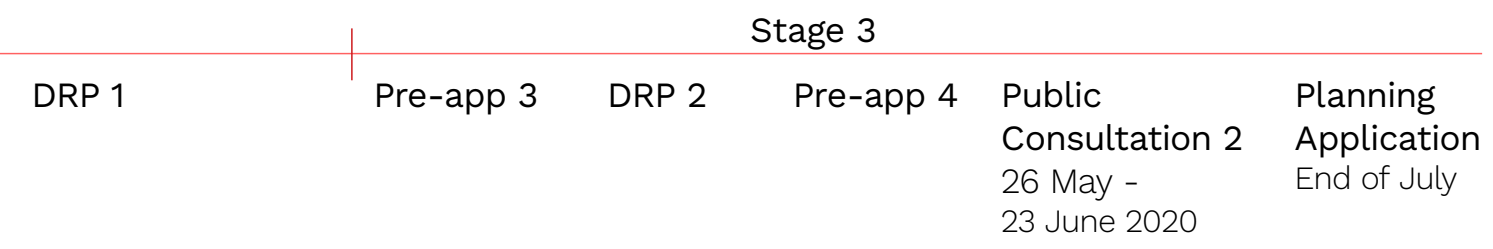
The design is not fixed until the planning application has been submitted, however key principles have been reviewed and agreed to with the planners and DRP.

*What are the next steps? Will there be another event?*

*What further opportunity will there be to comment and how will our comments be responded to?*

Responses will be given to all those who commented via this document and further engagement by the council with select individuals. As part of the planning process the public will have another chance to submit comments.





Top: Consultation timeline

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