

Camden Road hostel meeting

Key points, agreed actions and next steps

Date of meeting: 23 September 2025

Venue: The London Irish Centre, 50–52 Camden Square,

Attendees: Project Team (Rosemarie Jenkins, Janeth Aguilera, Alison White), Ward Councillors (Sagal Abdi-Wali, Patricia Leman) and 9 neighbours

Main points discussed:

1. Lighting strategy and impact
2. Rear façade and staircase; colour and appearance
3. Greening and landscaping (privacy, aesthetics, subsidence)
4. Engagement and communication

1. Lighting strategy and impact

Notes/requests:

- Requests for details of the lighting plans and relevant planning conditions.
- Requests for drawings, sections, and samples of the proposed lighting.
- Residents asked if meeting with lighting expert might lead to changes or would it be purely informational.
- Confirmation that some lighting changes can be made post-occupation.
- Residents asked how to contact Camden or the hostel team regarding lighting concerns (post-occupation).

Actions (for Camden Project Team):

- Prepare A1 boards with lighting strategy details.
- Organise dedicated lighting strategy workshop and commission lighting engineer to present and explain lighting strategy (lux levels, glare, direction, and motion sensors).
- Date to be confirmed.**
- Share planning condition information related to lighting.
- Clarify if any changes still possible or if workshop is only to give more info.
- Clarify what changes can be made post-occupation (eg adjusting brightness or adding motion-sensors) and who to contact with any concerns.

2. Rear façade and staircase; colour and appearance

Notes/requests:

- Request for a pale green colour for the rear walls (suggestions handed to Project Team).
- Provide CGI of the rear façade.
- Colour of rear façade to be reviewed (with update to follow).
- Confusion over staircase finish: some thought it was concrete block; drawings suggest a metal structure.
- Clarification requested on the finish and its compatibility with greening.

Actions (for Camden Project Team):

- Speak to Planning Department about supporting a Non-Material Amendment (NMA) for the rear façade colour.

- Confirm with contractor any cost implications for changing paint colour.
- Share CGI visuals (timescale tbc).
- Confirm and clarify the staircase finish with visuals, once available.
- Ensure compatibility of greening with staircase structure.

3. Greening and landscaping (privacy, aesthetics, subsidence)

Notes/requests:

- Concerns raised about suitability and appearance of the proposed plant species.
- Residents suggested switching to climbers that grow taller than the proposed 1.5m (up to 3–4m).
- Subsidence concerns regarding tree planting near property boundaries.
- Concerns about access and security regarding manhole adjacent to neighbouring property.
- Objections about proposed location of the vegetable garden and impact on privacy.

Actions (for Camden Project Team):

- Ask Council's Green Spaces team if they're prepared to allocate resources to support installation and maintain taller climbing plants.
- Identify suitable species and confirm cost implications with contractor.
- Review tree species for root aggressiveness and subsidence risk.
- Ensure root barriers and maintenance plans are in place.
- Arrange site visit with relevant property owners, contractor, and project team to review planting and security.
- Review and mitigate access/security concerns around manhole.
- Review vegetable garden location and tree planting distribution.

4. Engagement and communication

Notes/requests:

- Residents want regular updates and transparency.
- Concerns raised about privacy and overlooking.
- Residents want assurance the council is *willing* to implement mitigations where possible.
- Some surprise that hostel occupants may include men as well as women and children.

Actions: (for Camden Project Team):

- Hold regular neighbour meetings (suggestion every 6 weeks).
- Confirm contractor's CWG schedule and consider aligning sessions to avoid duplication.
- Clarify hostel occupancy plans.
- Notify Councilors when suggestions are submitted to Green Spaces so they can follow up.

We'll continue to keep you informed and involved as things progress. If you have any questions, suggestions, or would like to discuss any of the items further, please don't hesitate to get in touch via our mailbox: 248CamdenRoadHostel@camden.gov.uk.