

Kathlyn Oliver House

248-250 Camden Rd Hostel

Residents Meeting
2nd December 2025



CGI of the 248 – 250 Camden Road



Lighting

Rear Facade

Design changes

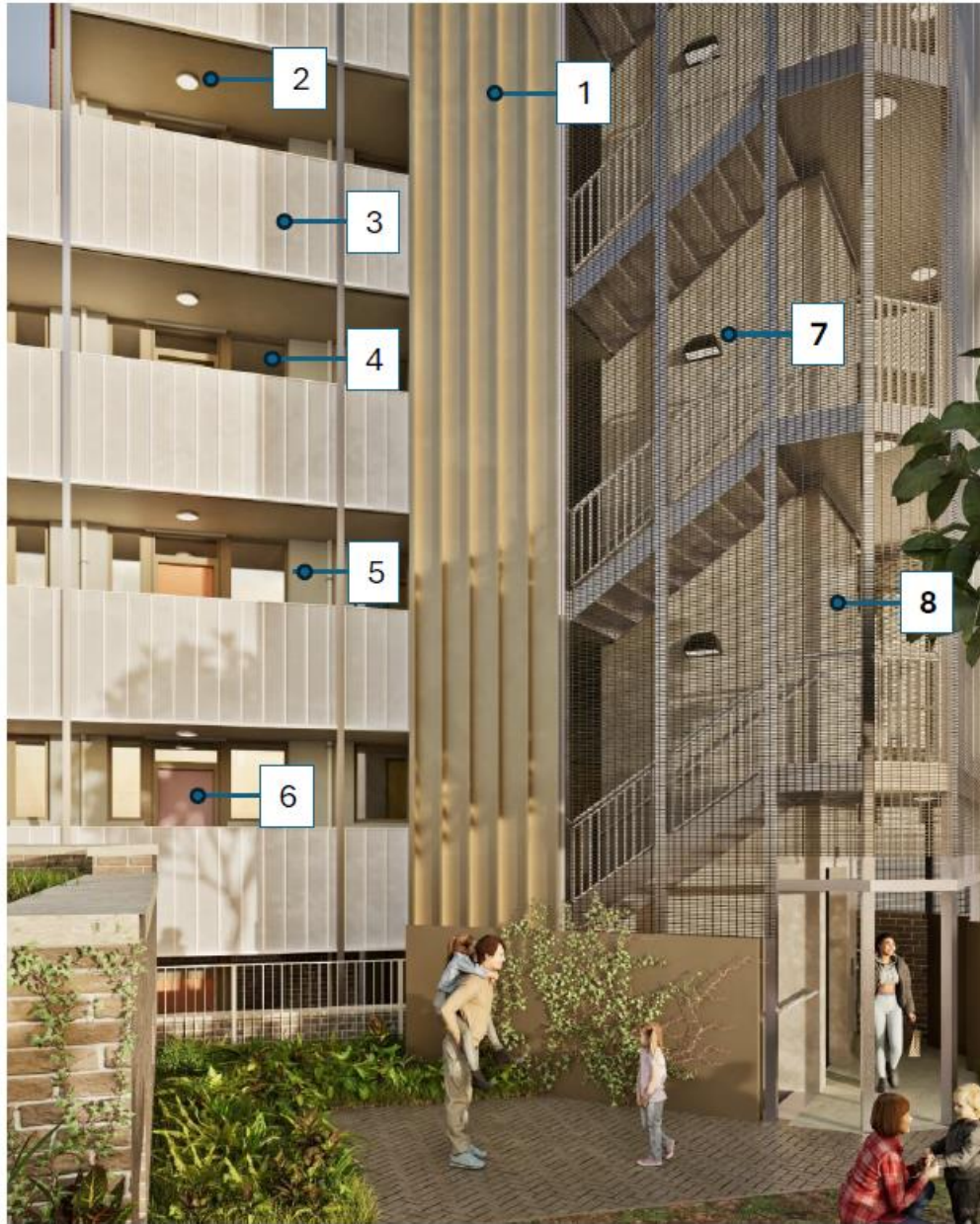
Q & A

Lighting – Q & A from previous meeting on 4th November 2025

Query / Request	Actions / Resolution / Response
1 Lighting	
Can we replace top floor wall mounted stair lighting with down facing, reducing glare to the mews properties?	This change has been assessed as low risk and cost and therefore, Camden has instructed MSC to proceed. The lighting design and strategy are now being updated for submission to planning.
Can we add reflectors to direct light away from neighbouring properties	MSC / IMEX have explored this and advised this is not possible.
Can we change the lights in the corridors for more directional down lights to minimise light spill to neighbouring properties?	<p>Although the initial assessment suggests that this change may be possible, a definitive response requires a comprehensive lighting analysis, recalculations, and a full redesign. This process would inevitably introduce delays to the design, planning, and construction programmes.</p> <p>The initial assessment also indicates that directional downlights provide less overall light coverage, meaning additional fixtures would be needed to meet British Standards and relevant guidance. This increase in the number of luminaires could potentially result in greater overall disturbance to neighbouring properties, counteracting the intended benefit. For these reasons, this request will not be taken forward.</p>

Rear Facade

Query / Request	Actions / Resolution / Response
Description of the materials and colours proposed for the rear façade of the building.	<p>Specific details can be seen below and in the CGI.</p> <p>The proposed materials align with the approved planning design. Any changes remain subject to a planning condition. Final decisions will be made by the planning authority once the contractor provides material samples and these are reviewed by the design officers.</p>
Description of proposed material and colour for the external staircase	<p>The staircase is made of steel wrapped around a solid core (the concrete lift shaft) and is covered by Jackson Fencing Securi Mesh Panel (galvanised) & Solid Aluminium Cladding.</p> <p>These materials are part of the planning condition that requires samples to be provided. The decision on this and other external materials is still with the LPA (Local Planning Authority).</p>



Camden Rear Elevation Materials

1 – RAL 1035 profiled aluminium cladding



2 – Soffit mounted light



3 – RAL 9003 metal balustrade

4 – Window with RAL 1035 frame



5 – Pale grey render



6 – Painted front entrance doors in alternating colours (RAL 3012/RAL 4009/RAL 6013)



7 – Wall mounted light



8 - Galvanised mesh cladding panels

Design Changes – Q & A from previous meeting on 4th November 2025

Query / Request	Actions / Resolution / Response
Is it possible to make changes to the proposed materials and colours for the rear façade, including planting along the staircase?	<p>After a thorough review of the requested changes, the Development Team were reminded that decisions about the colour palette for the building has been established following oversight by two Design Review panels and earlier consultation with the neighbouring community. The outcome of this was the consent granted by the Local Planning Authority. Any changes to the agreed palette would require a new planning application to be submitted.</p> <p>The Council is also in contract with Morgan Sindall which would result in an indefinite pause of the works whilst a new planning application is pursued. The cost to the Council of making these changes would be financially damaging on a number of levels not least the cost of continuing to keep homeless households in temporary accommodation until any changes are approved and damages paid to the contractor.</p>
Why are design changes not instructed?	<p>The planning consent granted to the Development Team was made following several reviews of the design by an independent Design Review Panel. The advice of that panel ensures that a balance is struck between design that only ever seeks to replace what already exists and tapping into alternative inspirations. As stated above it is not possible to instruct changes to the materials without going back to planning committee</p> <p>Any delays in handover will also impact Camden's ability to meet its statutory duty to house homeless families and create further costs for temporary accommodation in B&B. This also increases the likelihood of contractual claims and disputes, and the contractor would be entitled to claim loss and expense. These factors make changes impractical and financially damaging for the Council.</p>

Q & A