

Camden Road Hostel

Questions & Answers

Following meeting with neighbours on 23 September 2025

November 2025

1. Minimising visual impact of rear facade

- *What colour will the rear façade be?*

The colours for the rear façade are a combination of white on the balustrades and off white on the limited areas of render as part of the elevation. These colours have been selected as part of a colour palette presented to and approved by the Council's Urban Design Team prior to the submission of the Council's planning application. These colours were consented as part of the planning application submitted.

- *Can the colour be changed through a Non-Material Amendment (NMA)?*

The CIP team have discussed the colours put forward by neighbours with the planning and urban design teams, who have confirmed that no change can be made to the colour palette already consented as this will have a knock-on effect on other elements of the palette when viewed together.

- *What material is the staircase made of?*

The staircase is made of steel and wraps around a solid core (the concrete lift shaft) and is covered by Jackson Fencing Securi Mesh Panel & Solid Aluminium Cladding.

2. Planting and greening

- *Can you use taller climbing plants up the staircase?*

Two climbers, expected to reach 1.5–2 m (see Appendix 1.1), will be planted around the staircase. The project team explored the use of taller climbers with the contractor and Camden's maintenance team, but they cannot be approved due to safety concerns. The approved climbers are expected to thrive, enhance the space, and remain manageable for ongoing care.

- *Will climbing plants be installed on the upper storeys?*

This is still under review with the LBC Green Spaces team. Climbing or hanging plants from upper storey walkways are unlikely due to fire safety concerns. Final decisions will need to be reviewed and agreed by Camden's maintenance, fire safety, and landscape teams, in coordination with the hostel management team once the hostel is operational.

- *Concerns over potential subsidence from three approved new trees between the community room and 101 CM*

The proposed trees are non-invasive species, and root barriers will be installed to prevent any potential issues. A landscape maintenance plan is in place to ensure regular upkeep.

The proposed species and planting locations have been reviewed by Planning in consultation with Camden's Tree Team, who have confirmed their agreement and consider the trees appropriate for the area.

- *Can these trees be planted somewhere else?*

No alternative locations are considered suitable. Planting elsewhere would either place trees directly next to neighbouring properties blocking sunlight, or alongside existing mature trees where new trees would not survive

- *Replacement of removed trees:*

The following planting will be installed as approved by planning: One replacement tree in the front garden and three replacement trees in the rear garden.

- *What is being done to restore lost biodiversity?*

The Camden Road Hostel proposal includes several biodiversity-enhancing features, as outlined in the landscape proposal submitted within the planning application.

Below are the key ecological features included in the design:

- **Green Roofs:** Wildflower roofs under solar panels support pollinators and help reduce heat.
- **Vegetable Garden:** Raised beds, compost bins, and tool sheds encourage resident involvement and biodiversity.
- **Planting Buffers:** used to discourage access to sensitive areas and enhance privacy, particularly behind the community room. These buffers contribute to local biodiversity by introducing varied plant species.
- Pergolas and staircase with **Climbers:** Add vertical greenery and habitat diversity.
- **Specimen Trees:** Includes species like *Betulus* and *Corylus* for shade and biodiversity.
- **Beech Hedge:** Enhances greenery and habitat along Camden Road.
- **Bird and bat boxes:** used to provide safe nesting and roosting spaces and therefore, helping support local wildlife and biodiversity.
- **Root Protection Zones:** Existing trees are preserved ensuring mature vegetation is preserved and continues to support local wildlife.
- **Courtyard:** Features herbs, flowers, woodland planting, and nature-based play areas.

- *Why was the vegetable garden placed where it is, and can it be moved?*

The vegetable garden is part of the amenity space required for any new development. Amenity spaces have a positive impact on the residents' daily lives and wellbeing; the area selected is considered the best location for this as it enables the retention of the existing cherry tree.

There is no other suitable space to locate it, and planning has approved these proposals, in consultation with tree officers and landscape consultees.

3. Minimizing light pollution to rear properties

- *How can you reduce the impact of lighting on neighbouring properties?*

As outlined in the Morgan Sindall Construction (MSC) slides, the lighting has been carefully designed to ensure safe access for residents, while minimising light spill to nearby homes. Dimmable lights have been chosen so lighting levels can be reduced at certain times, and less intrusive fixtures such as directional downlights in staircases and mesh screens have

been used where possible, in line with the approved architectural layouts. See Appendix 1.2 for further details.

During commissioning, lighting will be managed in one of two ways:

- (1) Lights may remain at a **consistent, minimal level** throughout the night or during periods of low light, with levels to be agreed with the Camden Team to maintain safe access and egress (emergency lighting levels will be set by regulatory requirements)
- or
- (2) Lights may **dim to 10% brightness and automatically increase** when pedestrian movement is detected, returning to 10% after five minutes.

Options for general lighting are subject to Secured by Design and Camden Council approval.

4. 4th storey plant room

The minor change to the 4th-floor plant room involves the addition of condenser units. These have been positioned as far back from the building edges as possible to reduce visual impact and are enclosed by acoustic screens to limit noise. To confirm, no extra storey has been added to the building. This Non-Material Amendment (NMA) simply allows for small adjustments to the approved design and does not significantly alter the building's appearance or impact.

Appendix 1.3 includes two model screenshots, one taken from behind the community room and another from the garden area near the W/C unit. Please note that the existing tree is not shown in the model, so the second image does not reflect how the tree will naturally help to screen part of this view. The section screenshot is taken from the growing garden area.

5. Occupation

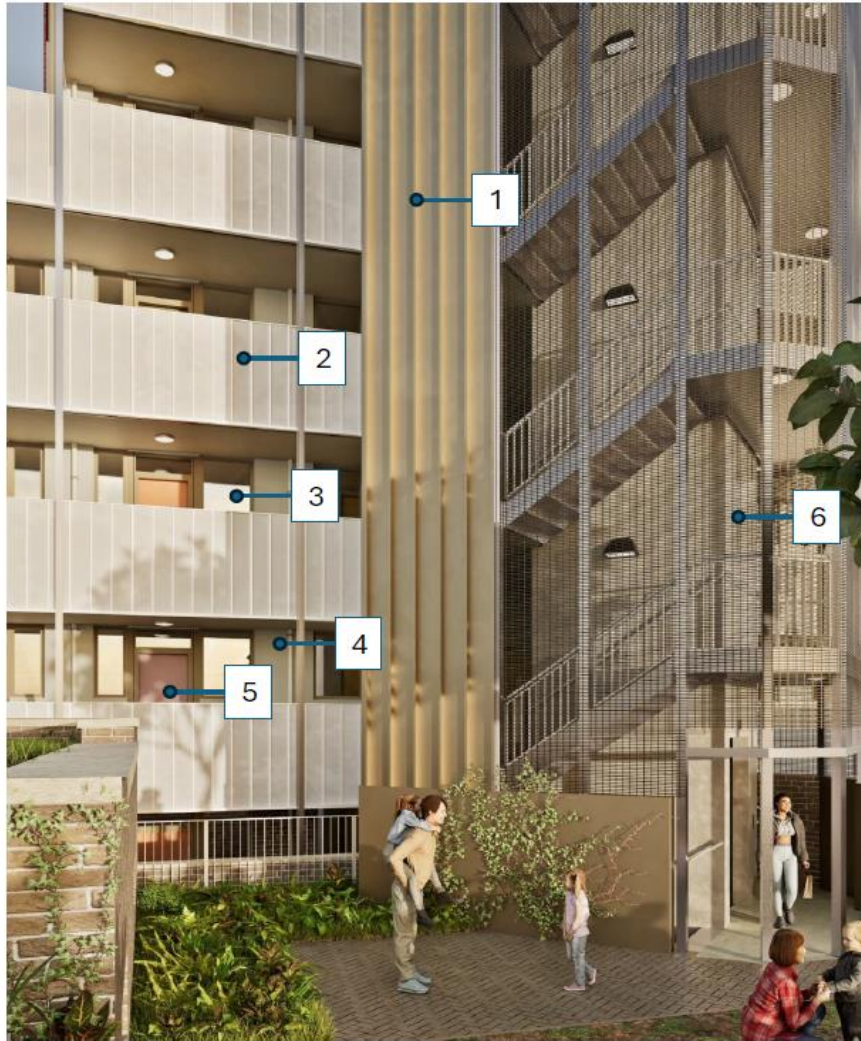
- *Who will occupy the hostel? Will it include men as well as women and children?*

The accommodation is intended for homeless families, which may include men, women, and children. This has been consistently described in consultation materials and letters since July 2019, when we shared that the building would provide temporary housing to help homeless families get back on their feet.

- *Who should residents contact about any concerns post-occupation?*

As part of the hostels management plan, a new mailbox will be created for queries that arise during the settling in period after occupation. This will be shared with neighbours before the development is handed over to the Hostel Management Team. Until then, please continue to use the project mailbox 248CamdenRoadHostel@camden.gov.uk

Appendix 1.1



Camden Rear Elevation Materials

- 1** – Light bronze profiled aluminium cladding
- 2** – White metal balustrade
- 3** – Window with light bronze frame
- 4** – Pale grey render
- 5** – Painted front entrance doors
- 6** – Galvanised mesh panels

Camden Road – Rear View



Note : These images provide an indication of lighting locations but are not an accurate representation of how the final building will look.

1.3a



1.3b



Please note the model screenshot above does not include all elements of design, it is not a representation of the aesthetics of the new build but just to show the massing (size) of the new building; therefore, there may be some items missing and colours are not as per design.