

Kathlyn Oliver House, 248-250 Camden Road

Questions & Answers

December 2025 (updates since November in green)

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.

- *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.

- *I'm concerned about some of the materials, lighting, and planting chosen for the exterior of the building. What more can the Development team do to mitigate the impact of the building on those living in neighbouring properties?*

No major changes can be made at this stage. The building is being delivered in line with the approved planning design, and further delays are not an option because these homes are urgently needed for homeless families. Beyond very minor tweaks that do not require redesign, any changes now would:

- Incur significant additional costs.
- Cause delays to completion.
- Impact Camden's ability to meet its statutory duty to house homeless families.

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.

- *Can you install plants on the upper storeys?*

After a thorough review of the requested changes and their implications, the Development team has decided not to instruct changes.

- **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.

- *What additional steps can be taken to reduce the impact of external lighting on neighbouring properties? Suggestions included adding reflectors to each light and adjusting the beam angle to narrow the coverage area.***

Morgan Sindall's specialist lighting contractor, IMEX, advised that changing the lighting strategy at this stage would require a redesign, leading to added cost, delays, and a likely increase in the number of lights needed to maintain uniformity and meet required standards. This increase in the number of luminaires could potentially result in greater overall disturbance to neighbouring properties, counteracting the intended benefit.

Camden has instructed Morgan Sindall to replace the two wall-mounted utility zone lights on the top floor with downward-facing lights which would reduce glare.

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. Consultation process

- ***Can we invite someone from the Planning team to attend a resident meeting?***

The Planning team advised this is not appropriate, as these sessions are for engagement between the developer and residents. However, comments can be sent to the Local Planning Authority via the project team:

248CamdenRoadHostel@camden.gov.uk or directly to planning@camden.gov.uk

- ***How can I share any concerns about the chosen materials with the Planning Team?***

Any comments can be submitted to the Local Planning Authority Planning@camden.gov.uk or directly to the Principal Planning Officer: Joanne.Clark@camden.gov.uk

- ***Why are the Development Team suggesting any further changes are deferred until the rectification period (a period of two years following practical completion)?***

The Development Team will continue to support the new building during the two-year rectification period. We suggest mitigations outside the original planning consent be deferred to this period for the following reasons:

- a) The impact of materials and lighting can be assessed in real-world conditions to assist in making informed decisions
- b) Addressing any issues after completion will avoid delays to the programme.
- c) This approach prevents the knock-on costs associated with changing the design during construction.

6. 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 Computer-Generated Image (CGI) of the rear facade



1.2 Proposed lighting on walkways and external staircase

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

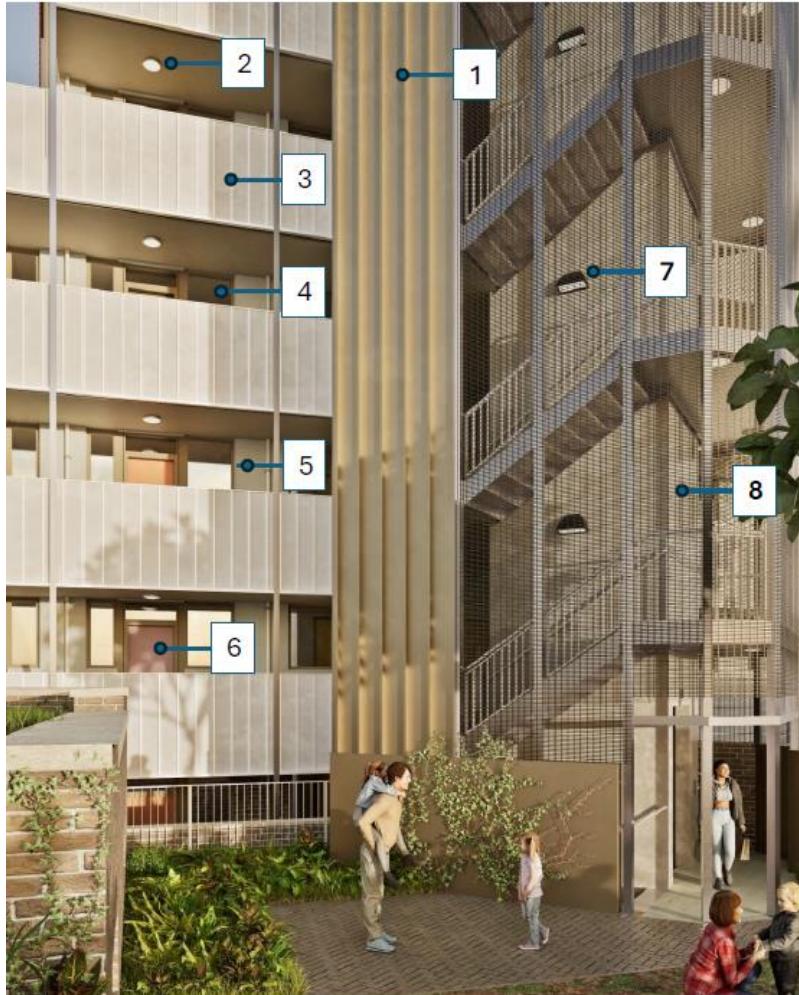


1.3b



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.

1.4 Description of proposed materials for the rear facade:



Camden Rear Elevation Materials

1 – RAL 1035 profiled aluminium cladding



2 – Soffit mounted light



3 – RAL 9003 metal balustrade



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