

Following our earlier consultation with you in July 2019, we are writing to present our final scheme designs which will be submitted for planning in July 2020. This document provides a summary of the key features of the proposal.

Once the application is published, there will be a further opportunity for you to comment directly to the Local Planning Authority during the statutory planning consultation process.



The Vision

- 2 Chester Road is part of an ambitious plan we have to ensure that everyone has a place to live or is on a pathway to achieving this, minimising homelessness and rough sleeping.
- Camden Council are developing a portfolio of temporary hostel accommodation that better meets the needs of homeless households and supports the longer-term objectives of finding them settled, sustainable housing.
- Our goal for this project is to provide high quality council-owned family accommodation that is welcoming and secure while also improving the quality of this site on Chester Road.
- The existing hostels within Camden are not able to meet the urgent need for more family accommodation in the borough. Many homeless families are currently housed outside the borough in private facilities, away from their existing support networks, and at great expense. The re-built hostel will provide better quality accommodation for families and keep them within Camden, so it represents much better value and is better for our community.
- Following the Covid-19 pandemic, there is even more urgency to provide families in need with secure, safe, purpose-built homes.

Why Chester Road?

- 2 Chester Road currently provides short term housing for single people. The Council has recently re-developed two new hostels for single people elsewhere in the borough.
- The Council wants to make the best use of its assets in order to save money and has decided that Chester Road would be a suitable location to build a new hostel for small families who will be moved from expensive private sector accommodation.
- The Council will be using the savings achieved to provide better short term homes in a location that already meets the needs of homeless households.

Why can't Camden repair and refurbish the building we have?

- The current building was constructed in 1979 and is reaching the end of its life-cycle.
- In order to make it fit for purpose, it would require almost complete reconstruction, due to its dated heating system and poor structural integrity. This would be more costly.
- If the building were to be refurbished, the current configuration could not provide an adequate number of family units to address the scale of homelessness. Only by rebuilding is it possible to make best use of this asset.

Who will be living in the property and for how long?

- The new property on the site will house homeless families for a temporary period of time, helping them to get back on their feet and providing the stability in order to do so.
- The families will live in the building until suitable, long-term accommodation can be found for them. On average this takes around 12 months. The length of time it takes will depend on the individual needs of each household.

Feedback we have received

At the previous consultation events held on 16th May 2019, 19th June 2019 and 26th September 2019 at St Mary's Brookfield Church, we showed you the initial and developed proposals for the Chester Road Hostel.

We received comments from attendees of the event, through questionnaires, and by email.

We have listened to your comments and responded in a number of ways.

1. Too tall

"Five storeys is not in keeping with neighbouring properties and the conservation area."

"Far too high and dense."

The blue dashed line shows the old proposal height. The new proposal is much lower in height and relates more closely to neighbouring buildings.



3. Too many families

"Too many people for the area."

"We support the idea of housing families."



Old proposal - 64 families



New proposal - 50 families

The families who will be staying here already live in Camden, and will have established links to local facilities in the areas they previously lived in. The Council's Housing Support Service are also working closely with local schools. This is to make sure that children of families staying at the hostel will receive the support they need.

4. Keep mature trees

"We would like to see space for people and children to play / congregate."

"It's very important to keep large trees on the site."

The diagram on the right shows the existing trees on the site and the proposed building. We have developed the design to retain the mature trees.

The proposal retains 21 existing trees shown in dark green. The proposal results in the loss of 11 trees shown in light green.

The new landscape design will incorporate 11 new replacement trees and around 30 smaller multi-stemmed trees and shrubs. The prominent chestnut tree at the apex of Chester Road and Dartmouth Park Hill was removed early in 2020 as it was dying. A mature feature tree will be planted here.



Illustrative Views

The views below describe the general massing in context.



proposal view facing south from Dartmouth Park Hill



proposal view from Chester Road



proposal view from Bickerton Road



proposal view from Bramshill Gardens

How will the development impact me?

Proposed Building and Landscaping Design - see diagrams on the right

Improved Streetscape and Pedestrian Route - The proposed building is set back further than the existing building along Chester Road and Dartmouth Park Hill, for planting and improved privacy at the ground floor. The pedestrian route will have increased planting and be more accessible through the introduction of a ramp.

Overlooking - The proposal is carefully designed to ensure it does not sit too close to neighbouring buildings and does not impact on the privacy of existing homes.

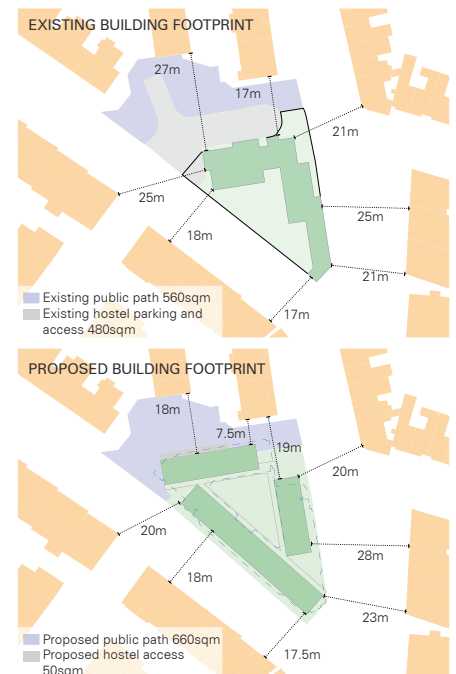
Traffic - The new development will be car-free in accordance with planning policy. Residents and staff will be expected to use public transport. Plenty of cycle parking will be provided for residents and staff to encourage green modes of transport.

Security - The hostel will benefit from 24hour security, CCTV and support staff for residents at all times. The streets will be activated through ground floor dwelling windows that are set back from the pavement. This helps to make the street feel wider and more secure.

Construction Phase

Length of Construction - We anticipate the construction of the building will start in Spring 2021 and take around 12 months to complete. The team is exploring forms of offsite construction so that the majority of the building is produced in a factory. This will reduce the duration of construction on site and reduce the impact of noise.

Health and Safety - We are aware that the building sits in close proximity to existing footpaths, roads and homes. The contractor will be expected to produce a Construction Management Plan to ensure the safety and wellbeing of surrounding residents during construction. The contractor will be expected to sign up to the Considerate Contractors scheme.



Alternative forms of off-site construction are being considered to reduce the impact on surrounding residents.

Approach to the Site

The design has been developed to:

- Retain existing mature trees where possible
- Create a secure central courtyard for new residents
- Enhance the existing public footway
- Respond to the character and height of the local context



Summary of Proposal

- 50 dwellings provided with ancillary areas, staff room and office
- 3 and 4 storeys in height
- Enhancements to the public footpath to the north
- A new courtyard for residents of the hostel

Proposed Ground Floor Plan



KEY

- entrance, reception area and security
- common room
- wheelchair dwelling
- studio dwelling
- one-bed dwelling

Sustainability

The design team are integrating sustainable measures to ensure the proposal achieves the Home Quality Mark standard. These include:

- Renewable technologies, including solar PV and Air Source Heat Pumps.
- Low energy lighting and appliances.
- Low water consumption appliances.
- Green roofs to reduce risk of flooding and increase biodiversity.
- High performance thermal envelope to minimise heat loss.
- Durable construction materials and waste management throughout the life of the building.
- Car-free design, encouraging the use of public transport, walking and cycling.

Benefits:

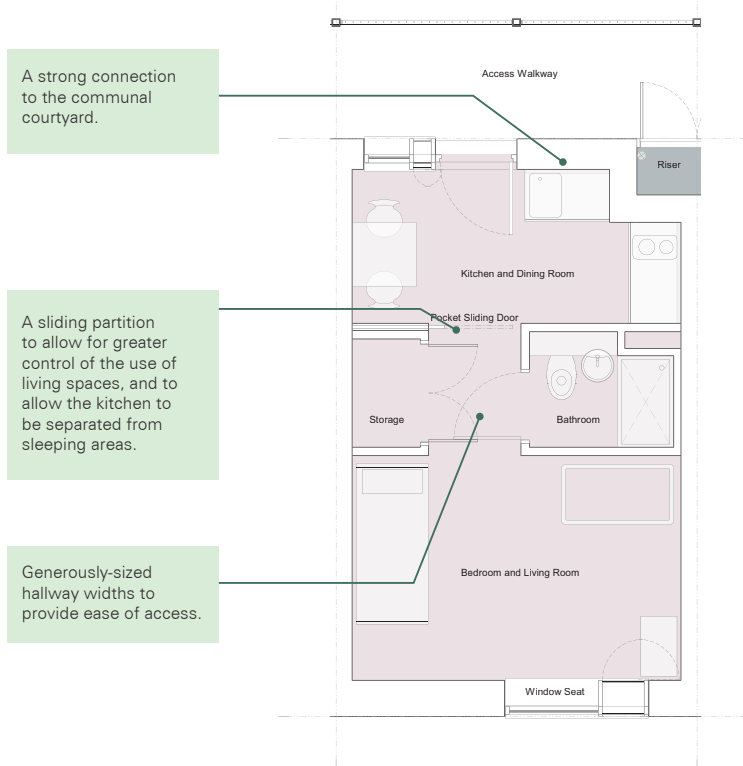
- New homes will be provided for those in need.
- The quality of the conservation area will be enhanced by reinstating the historic street frontages on the site, thereby 'completing' the urban form.
- New active street frontages will be provided to Chester Road and Dartmouth Park Hill. These will be designed to be more in keeping with the local context than the existing building.
- The new building will create a more positive contribution to the corner of Chester Road and Dartmouth Park Hill. A new feature tree will be planted to replace the dying Chestnut tree that was recently removed from this prominent corner.
- Existing street trees will be retained with new landscaped frontages to Chester Road and Dartmouth Park Hill.
- The existing pedestrian footpath between Chester Road and Dartmouth Park Hill will be retained and improved with new planting and trees, a step-free route, a more coherent layout and improved sightlines. Visitor and public cycle stands will also be integrated along the pathway.
- An active frontage will be introduced adjacent to the existing footpath thereby improving passive surveillance and personal safety.

Dwelling Design

The design team have worked closely with LB Camden's Temporary Accommodation team to ensure that the dwellings will provide excellent temporary homes for families that exceed current standards. Below are detailed layouts of the typical dwellings:

Studio

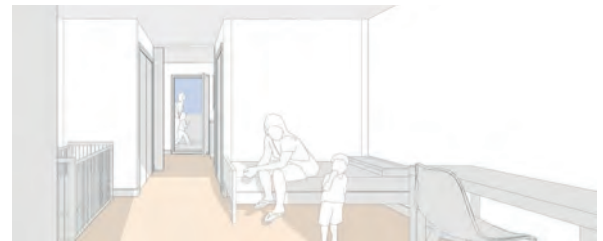
Accommodating 2-3 person families



Floor to ceiling heights in excess of 2.5m will provide good natural ventilation and daylight.



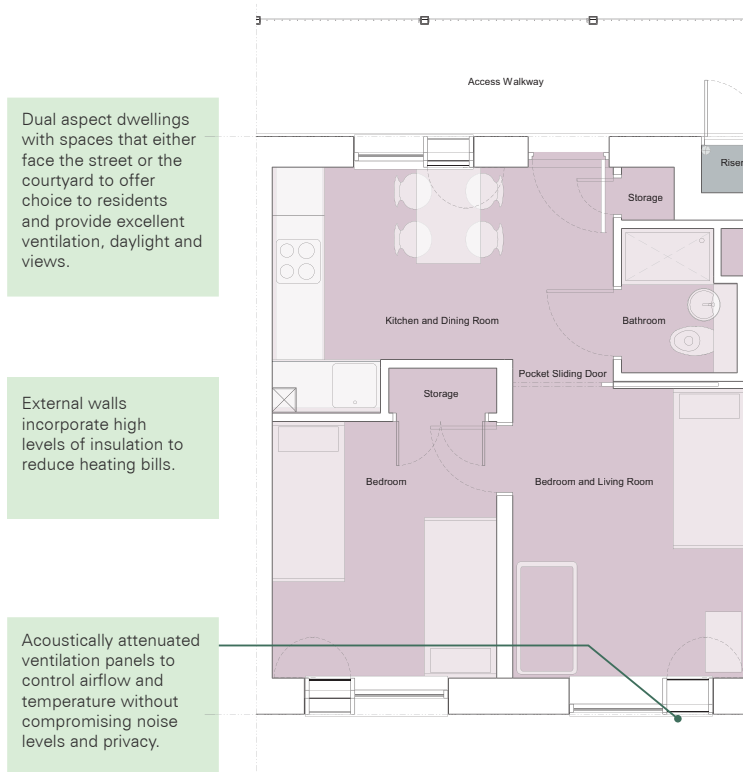
View from inside a studio, looking towards the street



View inside a studio, looking towards the walkway

One Bed

Accommodating 3-4 person families



Walls and floors between flats will incorporate high levels of acoustic insulation.

Good-sized, high-performance windows will provide good natural light throughout



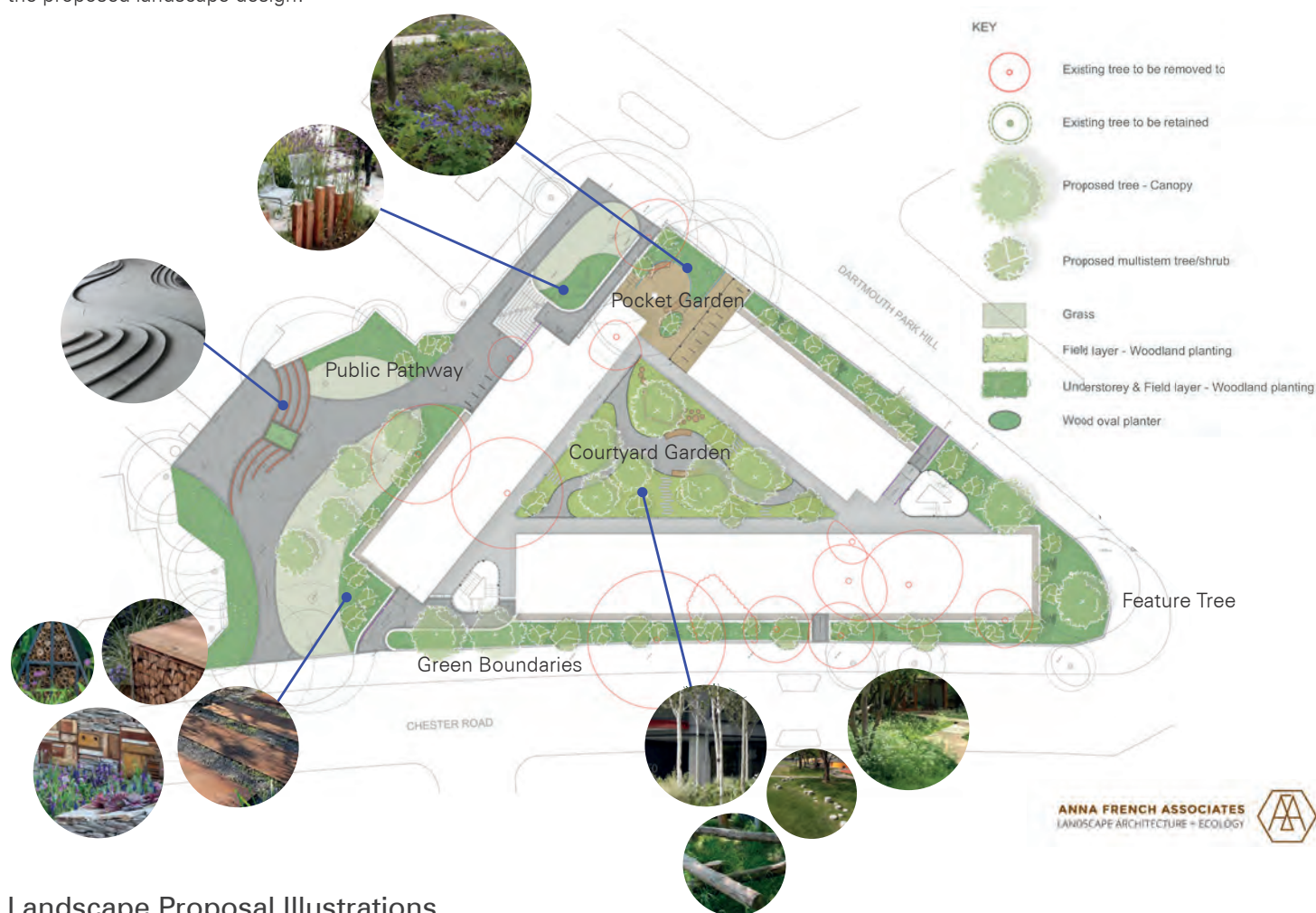
View from inside a one-bed, looking towards the street and bedroom



View from inside a one-bed, looking towards the street

Landscape Design

Anna French Associates have developed the design proposals for the new central courtyard, the planted boundaries along street frontages and the landscaping of the pedestrian pathway to improve biodiversity, accessibility and greenery on the site. Below is a plan of the proposed landscape design:



Landscape Proposal Illustrations

Woodland Structure



View of the communal courtyard



View of the pocket garden



- The landscape design has been developed to celebrate the quality of the nearby woodlands and a traditional woodland structure.
- A woodland is made up of three main layers: the canopy, the understory and the field layer.
- Within the courtyard, tall trees making the canopy and the field layer will be used, creating a playful space for the children in the space, and offering desirable light qualities in the space.
- Along the planted boundaries of the proposed building, the understory and field layer will be used, offering a green natural barrier to the building, giving residents privacy whilst retaining natural light to dwellings.

Elevations

The elevations below show the current design proposals in context. Heights indicated are as measured above the street level.



south-west elevation along Chester Road



east elevation along Dartmouth Park Hill



north elevation along the pedestrian pathway

Facade Materials

We have selected facade materials that will suit the structure of the building, and complement the character of the Dartmouth Park Conservation Area.

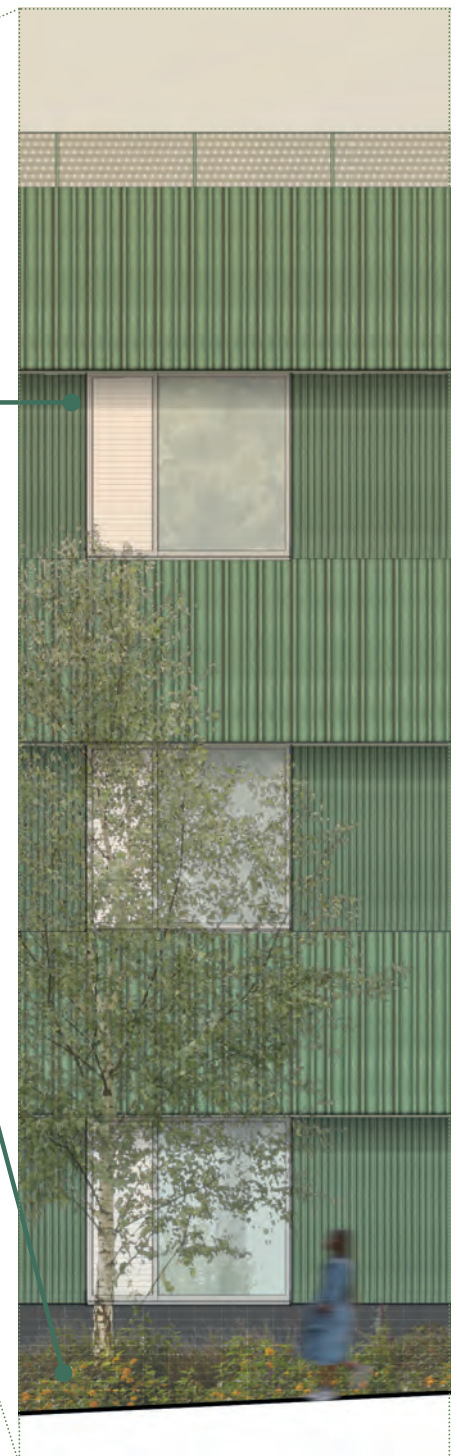
Any proposed materials shown will be subject to further assessment by LB Camden. We are proposing a glazed tile facade and below is an example:



Humanitas - Alters und Pflegeheim



Bay Study



MATERIAL

(A)

MATERIAL

(B)

MATERIAL

(C)

Proposed Material Key

- (A) Courtyard facing walls feature a light rendered finish and light coloured metalwork walkways.
- (B) Street facing walls feature glazed tile arranged in horizontal bands.
- (C) The lower ground features a brick plinth.

CGI View from Dartmouth Park Hill



CGI View from Chester Road

