Chester Road / **Introduction**

Why are we here?

- Our aim is to ensure that everyone has a roof over their head or is on a pathway to achieving this, minimising homelessness and rough sleeping.
- We propose to develop the Council's portfolio of temporary hostel accommodation so that it better meets the needs of homeless households and supports the longer-term objectives of finding them settled, sustainable housing.
- We will develop new hostels to provide improved accommodation for residents and help us to deliver a sustainable service.
- Instead of paying high rental charges to the private sector to house homeless households, the Council will re-develop some of its own temporary accommodation buildings for homeless families. Bringing the temporary hostel accommodation in-house will enable the council to provide better quality accommodation for those who have a short term housing need and save the council a significant sum in rental charges.
- We will engage with residents affected by this change who live and work close to the Chester Road Hostel as the proposals are further developed, and would like to listen to their views on the Council's proposal to demolish the existing hostel and replace it with a new one for families.

Why Chester Road?

- 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 just repair and refurbish what we've got?

- 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 it's dated heating system and poor structural integrity. This would be more costly.
- In the case that the building was re-developed, it would still fall far short of the dwelling numbers expected and required by Camden to address the homeless family issue.

Who will be living in the property?

- 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 for a variety of time periods dependant on each situation. We only ask people to move on when they are ready to do so and on average this after around a year, but it can be quicker.

Chester Road / **The Site**

What is the process?

Below is an indicative programme for the design and consultation process up to submitting a planning application. At each stage the design team will listen to resident views.

	SPRING 2019	SUMMER 2019	AUTUMN 2019	NOVEMBER 2019 TARGET SUBMISSION
DESIGN	**SITE ANALYSIS** Surveys and reports are carried out to understand the site and context. Initial approaches to the site are explored.	**PRELIMINARY DESIGN** The views of residents and planners informs the preliminary design proposals. Further surveys are carried out.	**DEVELOPED DESIGN** The project finances are reviewed to ensure the project can be delivered. A coordinated design is developed, including landscaping, building services, structure, security and sustainability measures.	**PLANNING SUBMISSION** The developed design and all supporting reports, surveys and documents are submitted for planning.
CONSULTATION	**EVENT ONE** 16th May 2019 & 19th June 2019 Site analysis and initial approaches to the site are presented.		**EVENT TWO** 26th September 2019 Developed design proposals are presented.	The planning submission is available for the public to view and share comments.
PLANNING	**PRE-APP MEETING ONE** Analysis, survey results and initial approaches to the site are presented.	**PRE-APP MEETING TWO** Preliminary design proposals are presented.	**PRE-APP MEETING THREE** Developed design proposals are presented.	The planning submission is determined by the local authority.

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.

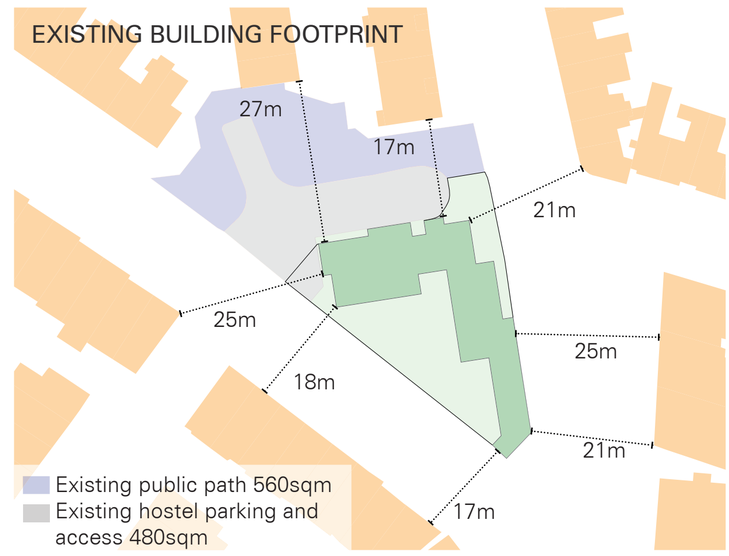
Traffic - The new development will be car-free in accordance with planning policy. Residents and staff will be expected to use public transport. Plenty of cycle parking will be provided for residents and staff to encourage green modes of transport.

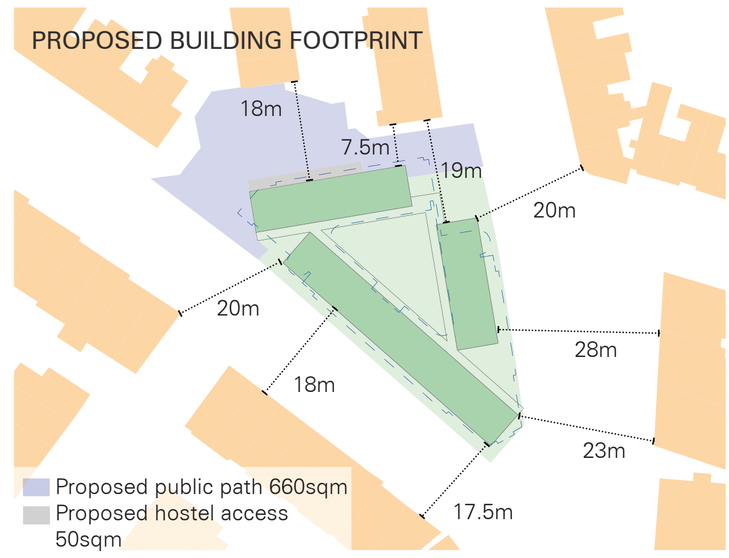
Security - The hostel will benefit from 24hour security, CCTV and support staff for residents at all times. The streets will be activated through ground floor dwelling windows that are set back from the pavement. This helps to make the street feel wider and more secure.

Construction Phase

Length of Construction - We anticipate the construction of the building will begin in Spring 2020 and will continue through to Late Summer 2021. The team is exploring the potential to use forms of offsite construction to 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.

Chester Road / **The Design Team: Bell Phillips Architects**

Bell Phillips Architects have been selected by Camden to design this development following an open competitive tender process. They have particular expertise in the delivery of housing and are working with local authorities throughout London and beyond.

Bell Phillips Architects have extensive experience of transforming challenging sites into successful places, to create desirable homes that people enjoy living in and which make a real impact on the quality of people's lives and the surrounding neighbourhood.

Below are some examples of their work.

Marklake Court, Southwark

'A beacon for the delivery of low-cost housing across the capital'

- The Guardian

The Echoes, Tilbury

'It is projects such as these that give you hope for the future of public housing'

- Robert Bevan, Architects Journal

Gasholder Park, King's Cross

'It's simplicity at its best. The location and the serenity of this new small park adds an invaluable asset to the growing community.'

-RIBA Awards judging citation

Cosway Street, Marylebone

'Bell Phillips have worked closely with the client and team to... deliver an outstanding design that will make a meaningful contribution to the Lisson Grove Conservation Area.'

- Iain Savill, Westminster City Council

St Chad's, Tilbury

'They could show the housebuilders a thing or two about placemaking, even in areas of low house values and little investment'

- RIBA judging panel citation, 2018

Greenwich Bungalows

'It is good to see a local authority commission housing directly, and to such a high standard that demonstrates an intelligent, holistic mind-set raising the quality of streetscape through contemporary design'

- Civic Trust Awards Programme

Chester Road / **What you've told us**

Feedback we have received

At the last two consultation events, on 16th May 2019 and 19th June 2019 at St Mary's Brookfield Church, we showed you the initial 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."

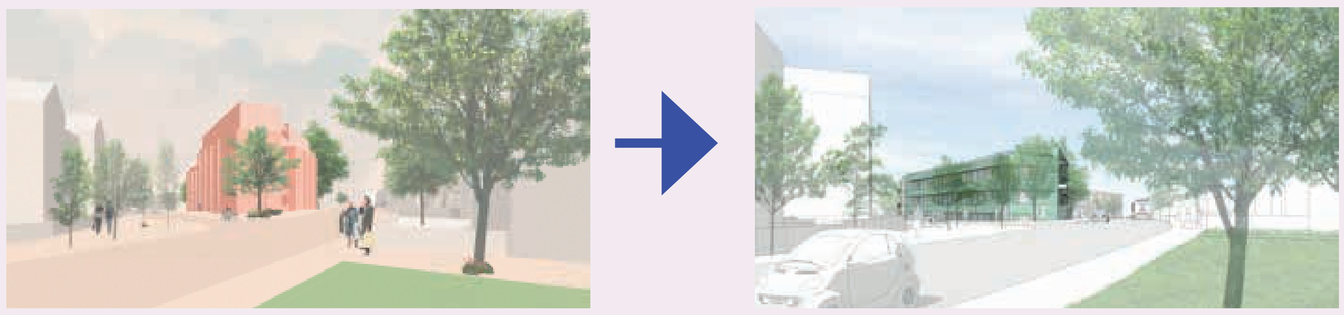
The blue dashed line shows the old proposal height. The new proposal is much lower in height and relates more closely to neighbouring buildings.

Proposed Chester Road Elevation

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 22 existing trees, as shown in dark green. The proposal results in the loss of 11 trees shown in light green.

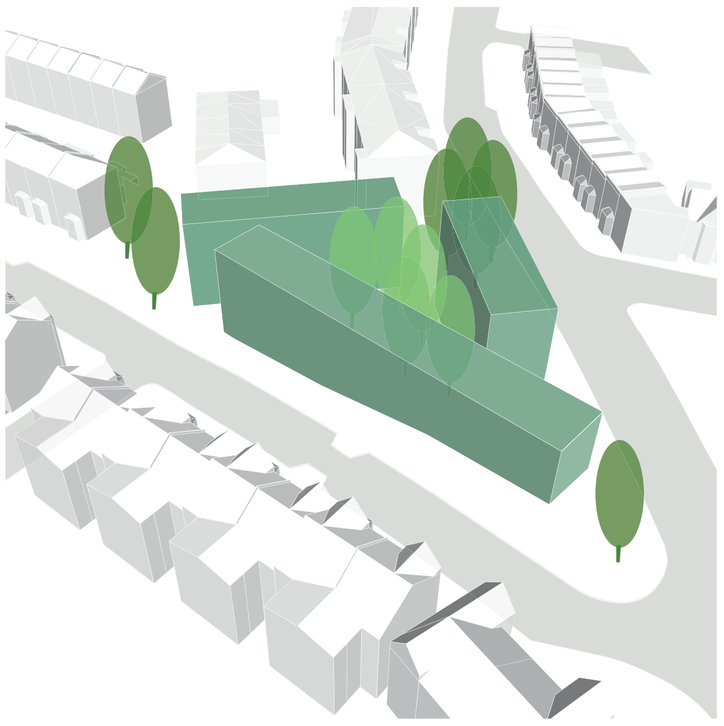
The new landscape design will incorporate 11 new replacement trees and around 30 smaller multi-stemmed trees and shrubs. Approximately 330sqm of amenity space is also provided for residents.

Chester Road / **Proposal**

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

Benefits:

- 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 provide a more positive contribution to the corner of Chester Road and Dartmouth Park Hill.
- 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 landscape, a more coherent layout and improved sightlines. An active frontage will be introduced adjacent to the existing footpath thereby improving passive surveillance and personal safety.

Sustainability

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

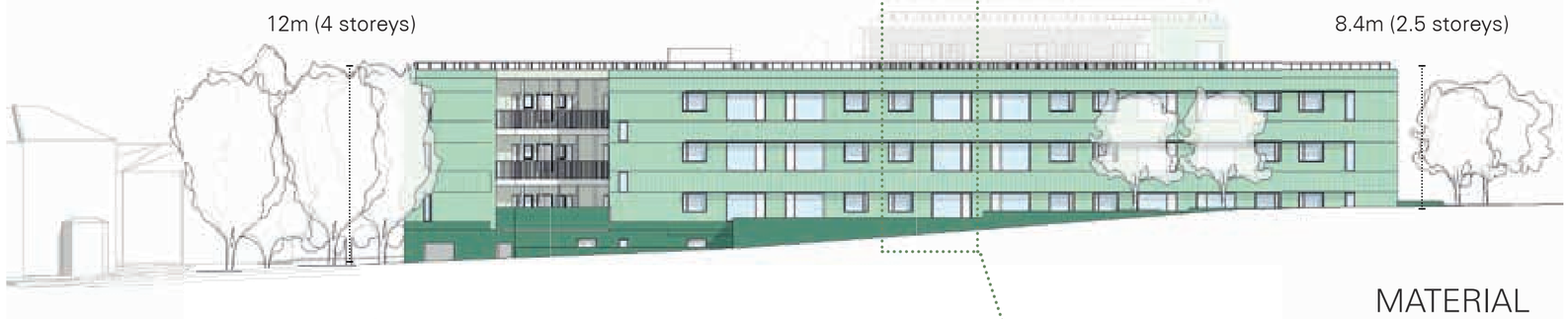
- Renewable technologies, including solar PV and Air Source Heat Pumps.
- Low energy lighting and appliances.
- Low water consumption appliances.
- Green roofs to reduce risk of flooding and increase biodiversity.
- High performance thermal envelope to minimise heat loss.
- Durable construction materials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

Chester Road / **Proposal**

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

Potential Facade Materials

We are exploring 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 an assessment by LB Camden. We are considering a glazed tile facade and below is an example:

Humanitas - Alters und Pflegeheim

Bay Study

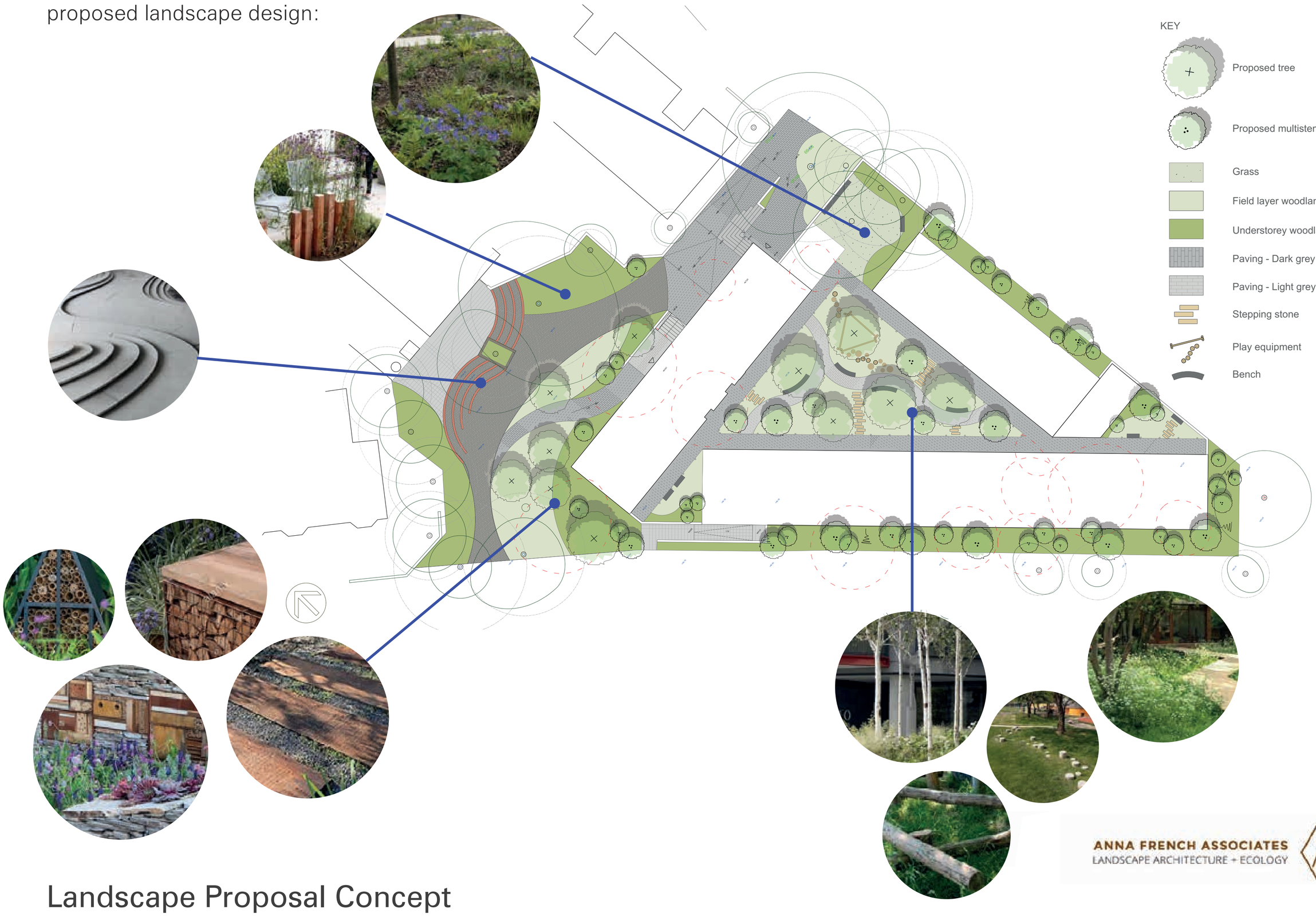
Proposed Material Key

- **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.

Chester Road / **Proposal**

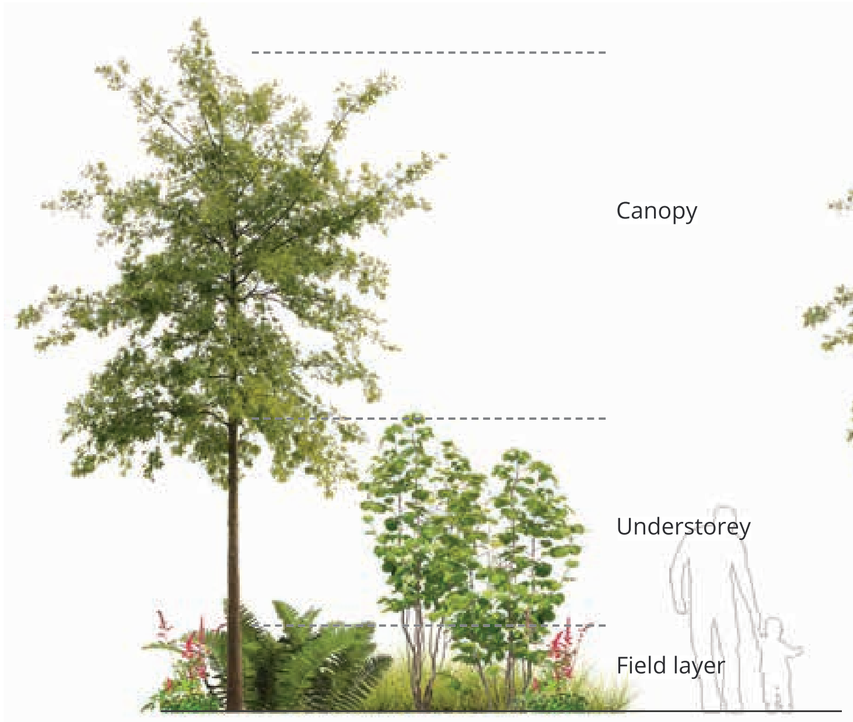
Landscape Design

Anna French Associates are developing 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:

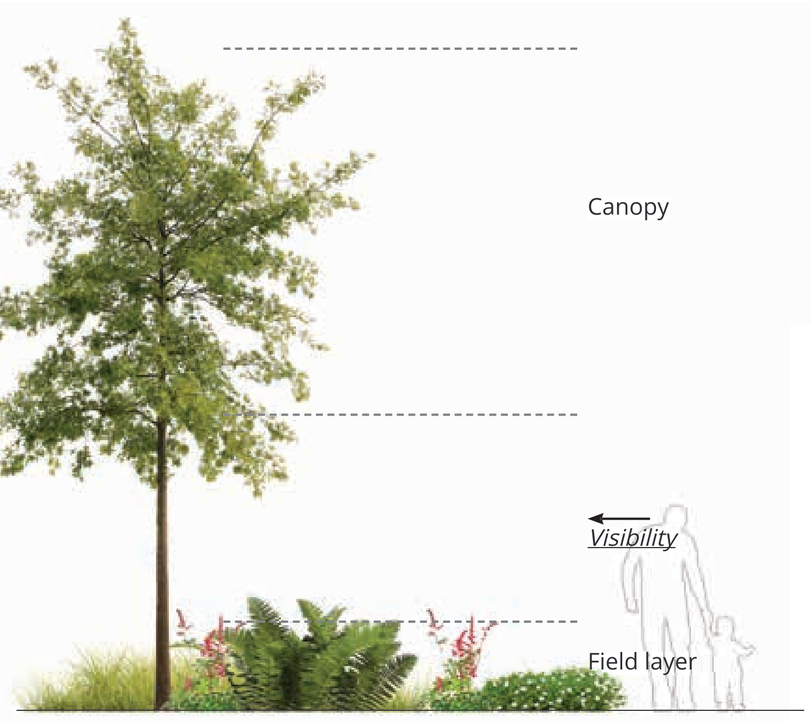


ANNA FRENCH ASSOCIATES
LANDSCAPE ARCHITECTURE + ECOLOGY

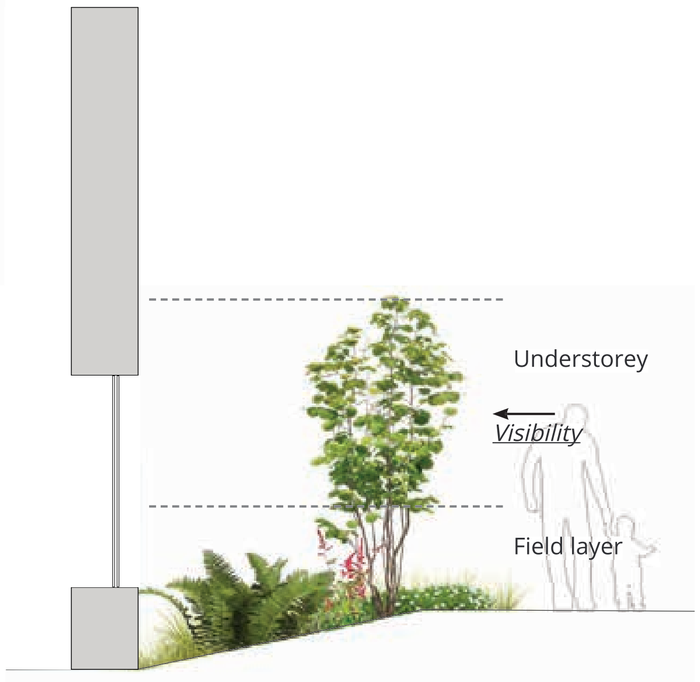
Landscape Proposal Concept



WOODLAND STRUCTURE



COURTYARD STRUCTURE



BOUNDARIES STRUCTURE

- 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 understorey 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 understorey and field layer will be used, offering a green natural barrier to the building, giving residents privacy whilst retaining natural light to dwellings.

Chester Road / **Proposal**

Dwelling Design

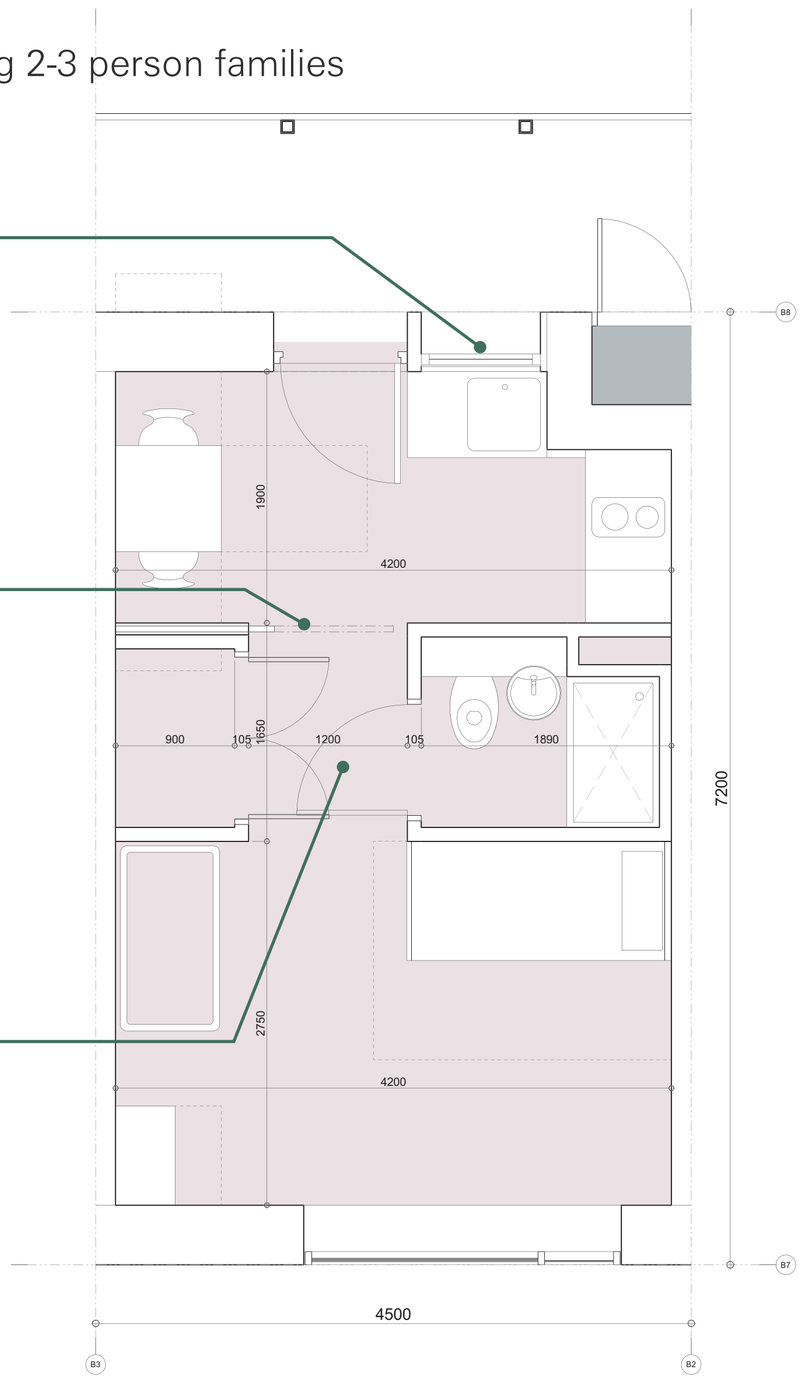
The design team have worked closely with LB Camden's Temporary Accommodation team to ensure that the dwellings will provide excellent temporary homes for families that exceed current standards. Below are detailed layouts of the typical dwellings:

Studio Accommodating 2-3 person families

A strong connection to the communal courtyard.

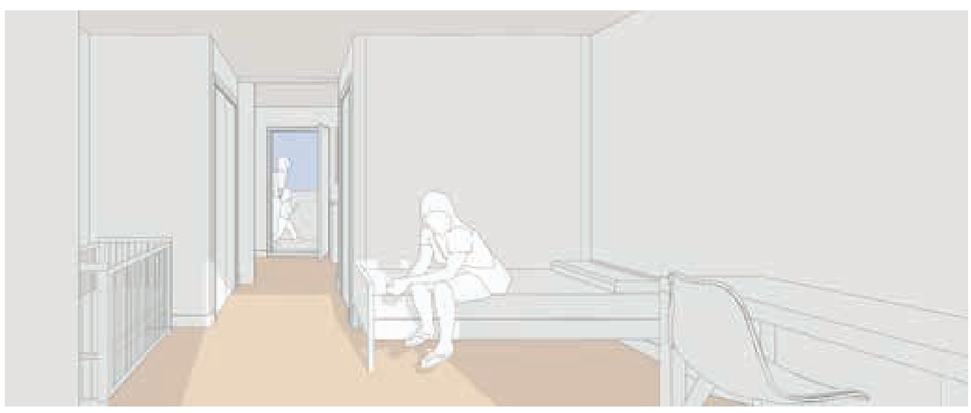
A sliding partition to allow for greater control of the use of living spaces, and to allow the kitchen to be separated from sleeping areas.

Generously-sized hallway widths to provide ease of access.



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

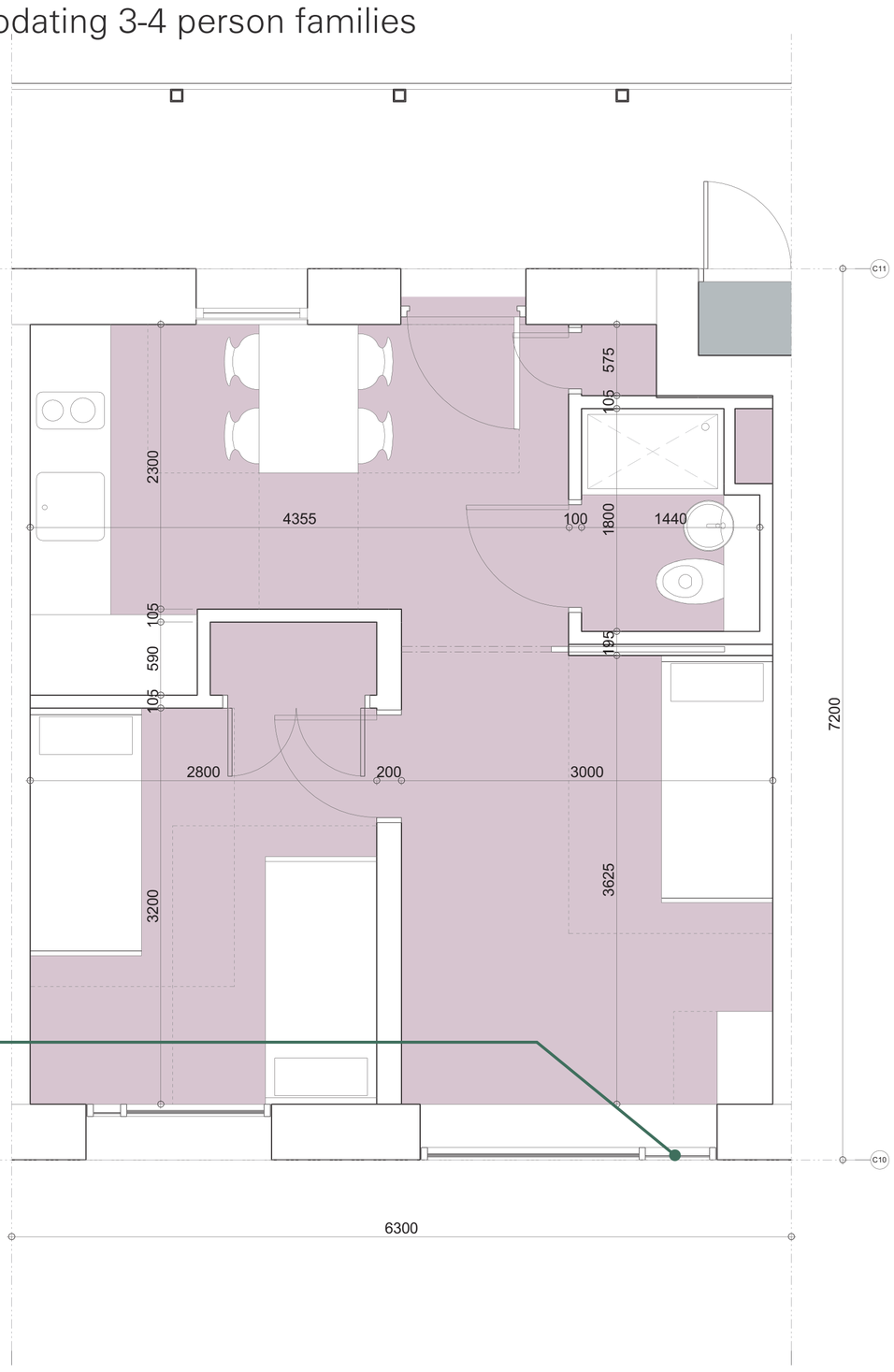
Walls and floors between flats will incorporate high levels of acoustic insulation.

One Bed Accommodating 3-4 person families

Dual aspect dwellings with spaces that either face the street or the courtyard to offer choice to residents and provide excellent ventilation, daylight and views.

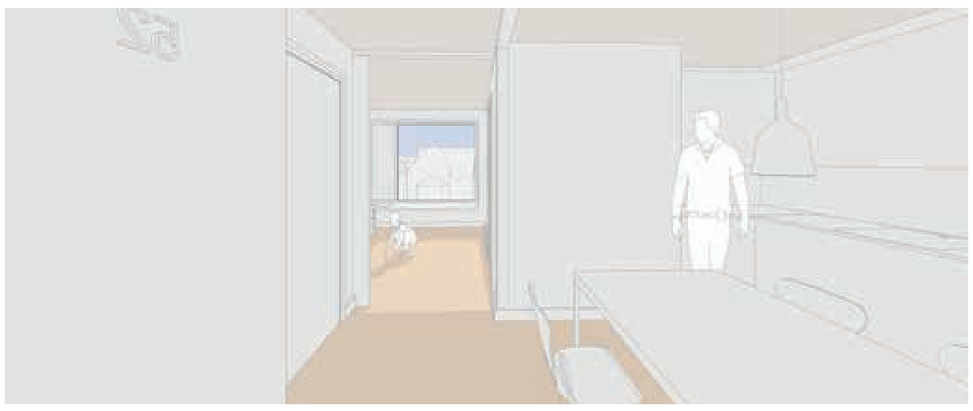
External walls incorporate high levels of insulation to reduce heating bills.

Acoustically attenuated ventilation panels to control airflow and temperature without compromising noise levels and privacy.



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

Chester Road / **Proposal**

Illustrative Views

The views below describe the initial design intent behind the building. The general massing and thoughts on colour/tone can be seen below.

proposal view facing north from Dartmouth Park Hill

proposal view facing south from Dartmouth Park Hill

proposal view from Chester Road

We look forward to hearing your views.

Please complete the questionnaire and hand it to the team so that your views will be considered during the design development.

You can also return this by post, using the address on the bottom of the form.

You can send comments to the project team by emailing ChesterRd@camden.gov.uk

The closing date for comments is 18th October 2019.

If you would like to be notified by email when a planning application is submitted, you can register on Camden's website. Visit **www.camden.gov.uk** and search for planning alerts.

proposal view from Bramshill Gardens

proposal view from Bickerton Road