

# Proposal for 248-250 Camden Road

## Overview

### The Vision

Camden Road Hostel 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. We 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 Camden Road.

### Why are we consulting?

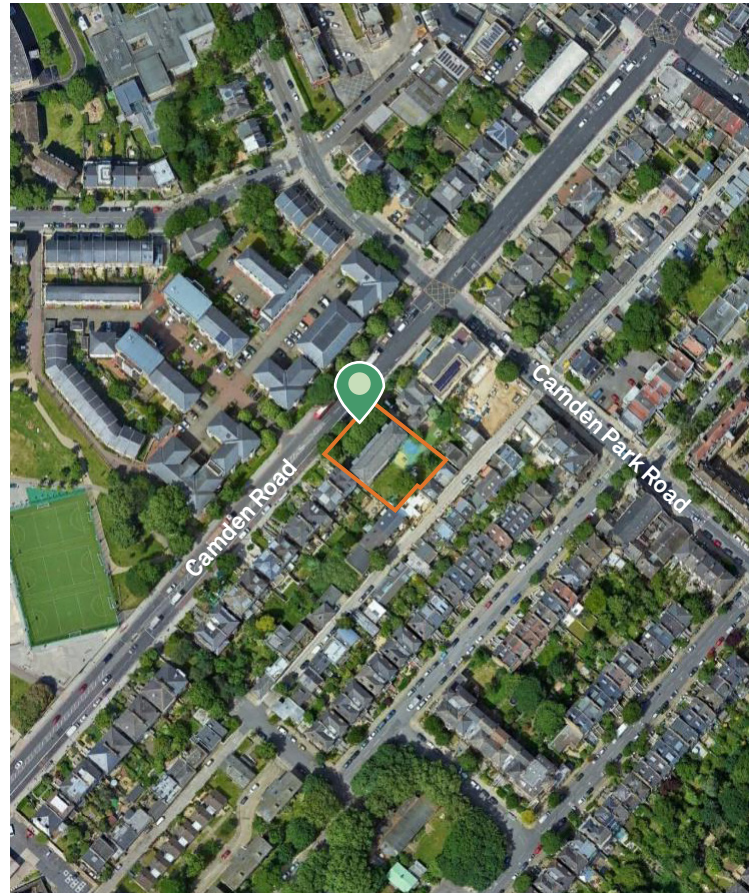
The purpose of this consultation is to update residents who live and work close to Camden Road Hostel on the progress of the project following an earlier round of consultation held on July 11th 2019. Your views will be considered by the council.

### Why 248-250 Camden Road?

The existing building currently provides short term housing for single women. We recently re-developed two new hostels elsewhere in the Borough where they will be relocated, freeing up 248-250 Camden Road to provide improved hostel services. We have carried out a study of the potential redevelopment options for the site and have identified it as a suitable location for family hostel accommodation.

### Who will be living in the property?

The building 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.



Location Plan

Existing Building





# Building Design



## The Proposal

Our proposal is for a six storey building that will provide 39 new homes for much needed family accommodation. The new building steps down on each side to match the height of neighbouring buildings. We are proposing to use brick for the ground floor, and glazed terracotta tiles for the upper floors, which are both attractive and robust. It is important to us that the building looks as beautiful in 25 years' time as it will do when the first new residents move in. The glazed tiles provide a soft backdrop to the prominent trees as viewed from Camden Road, whilst brick provides a solid base for the building, which is in-keeping with the local context.

## The proposed building looks taller than the existing one. Won't this block my light?

The proposed building is slightly taller than the existing hostel. However, we have undertaken a detailed analysis of the levels of daylight to surrounding windows using computer modelling. We have calculated that there will not be a noticeable difference to the levels of light/overshadowing to adjoining gardens. This has allowed us to deliver as many new homes as reasonably possible for local homeless families.

## There is already a homeless hostel on the site. Why does this need to be replaced?

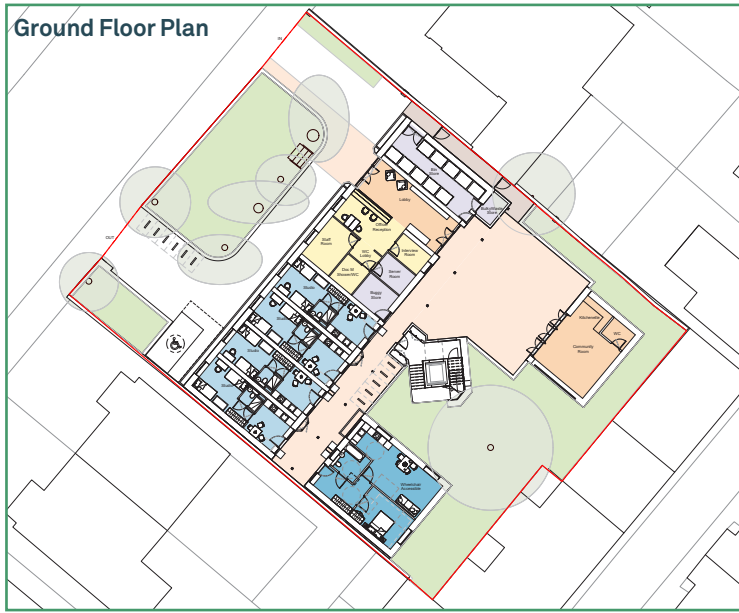
We have carried out a comprehensive study of the existing building to explore whether it can be refurbished rather than replaced. This study identified several problems which would have prevented the reprovision of high-quality homes within the existing building. Our building will be built to high quality standards and will use innovative forms of energy generation, including air-source heat pumps and PVs on the roofs.



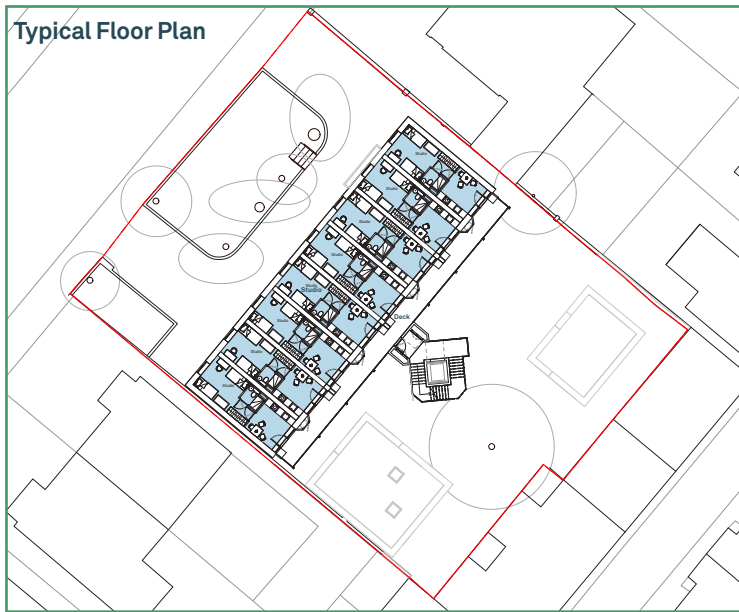


# Internal Spaces & Garden

Ground Floor Plan



Typical Floor Plan



## The Homes

39 high-quality homes will be provided in the new hostel (including 36 studios, 2 x 1-beds and 1 wheelchair accessible home) with windows facing both the main road and the rear garden. This will improve the daylight and ventilation for everyone. Our proposed layout has been designed with two distinct living areas. The front door opens into a kitchen and dining area, with storage for a buggy. The centre of the home is occupied by a bathroom and general storage. Beyond that is a sleeping area that can be separated from the rest of the living area, allowing adults to enter the home while children sleep in the bedroom.

## The Lobby

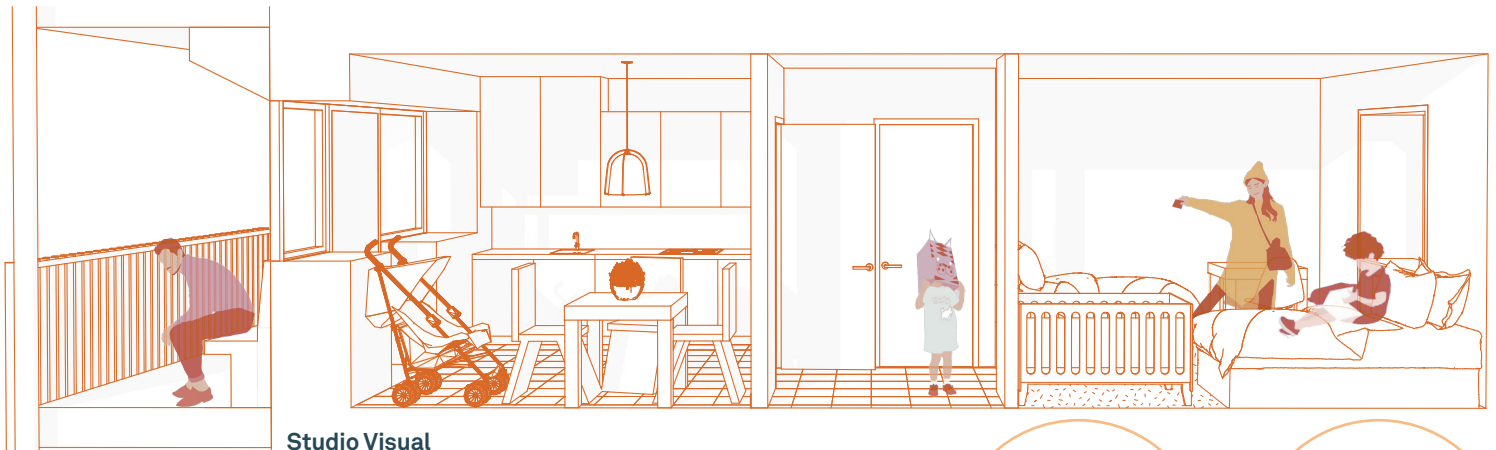
The lobby has been designed to be a welcoming place where staff can interact with residents, whilst also monitoring who enters the building to ensure the safety of residents. The staff area opens into the lobby creating a generous space, where post boxes and a seating area will be provided to build a sense of community.

## The Access Gallery

An external stair, lift and gallery along the south eastern elevation provide direct access to all homes. Fixed sitting areas have been integrated into the gallery to encourage residents to sit, socialise and watch over their kids playing in the rear garden. By providing fixed furniture the deck will be kept uncluttered and easily managed by staff.

## The Rear Garden

The rear garden is currently underused. It is a huge opportunity to improve the daily lives of residents. We are planning a mixture of soft and hard landscaping with a variety of spaces at different levels. This will include a small single storey community room and a wheelchair accessible home, which will be sunken into the ground to ensure level access and minimise any impact on adjacent gardens.



Studio Visual



# Next Steps

## The Construction Process

Camden Road Hostel is one of a number projects that the council is currently undertaking to bring forward a new approach to construction. We are proposing to use precision design and offsite manufacturing to construct the majority of the hostel in a factory. The key benefits of offsite construction include:

- Significantly reduced site works minimizing adverse noise, air and quality of life impacts to local residents.
- High environmental / sustainability benefits: very low construction and material waste in comparison to traditional development; significantly reduced vehicle trips/deliveries to site; high thermal performance requiring minimal energy inputs for heating and reduced annual running costs.
- Efficiency of production and quality control within a factory environment which reduces works on site.

### What do you think?

Please provide us with your feedback to the proposals at:

<http://tiny.cc/camden-road-hostel>

Or email: [CamdenRd@camden.gov.uk](mailto:CamdenRd@camden.gov.uk)

