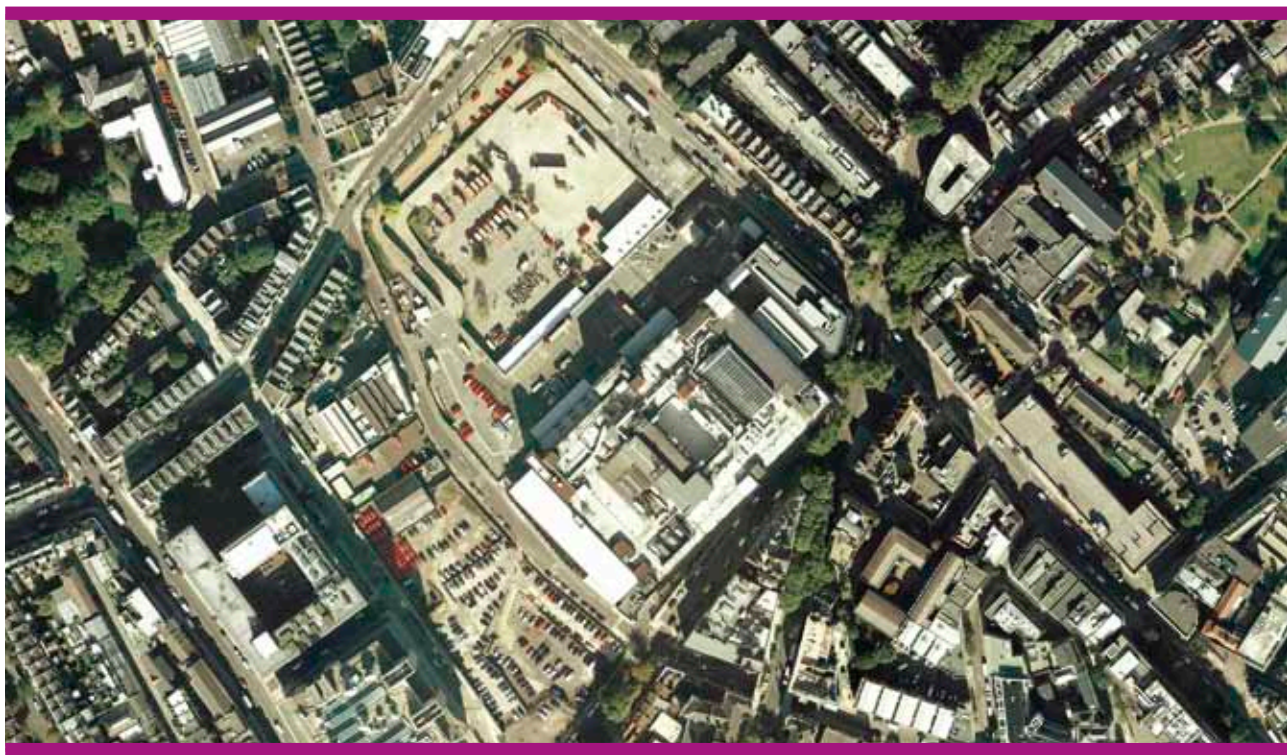




# Mount Pleasant

## Welcome to the Exhibition



**Royal Mail would like to welcome you to this exhibition.**

**A massive thank you to everyone who attended the public exhibition back in October.**

**We have received a lot of comments and feedback from local residents and stakeholders which have been carefully considered by the professional team over the past five months.**

Before our plans are submitted to Camden and Islington Councils, Royal Mail would like to show you the detailed plans for the site and listen to what you have to say. Members of the development team are here to answer any questions and talk you through the proposals.

The application is the outcome of the team's work following the agreement in 2011 by Islington and Camden councils of a Supplementary Planning Document (SPD) for the site. The site provides an opportunity to regenerate an under-used site in central London for much needed housing and employment-generating uses whilst opening up the site for public access for the first time.

### Highlights of the current schemes

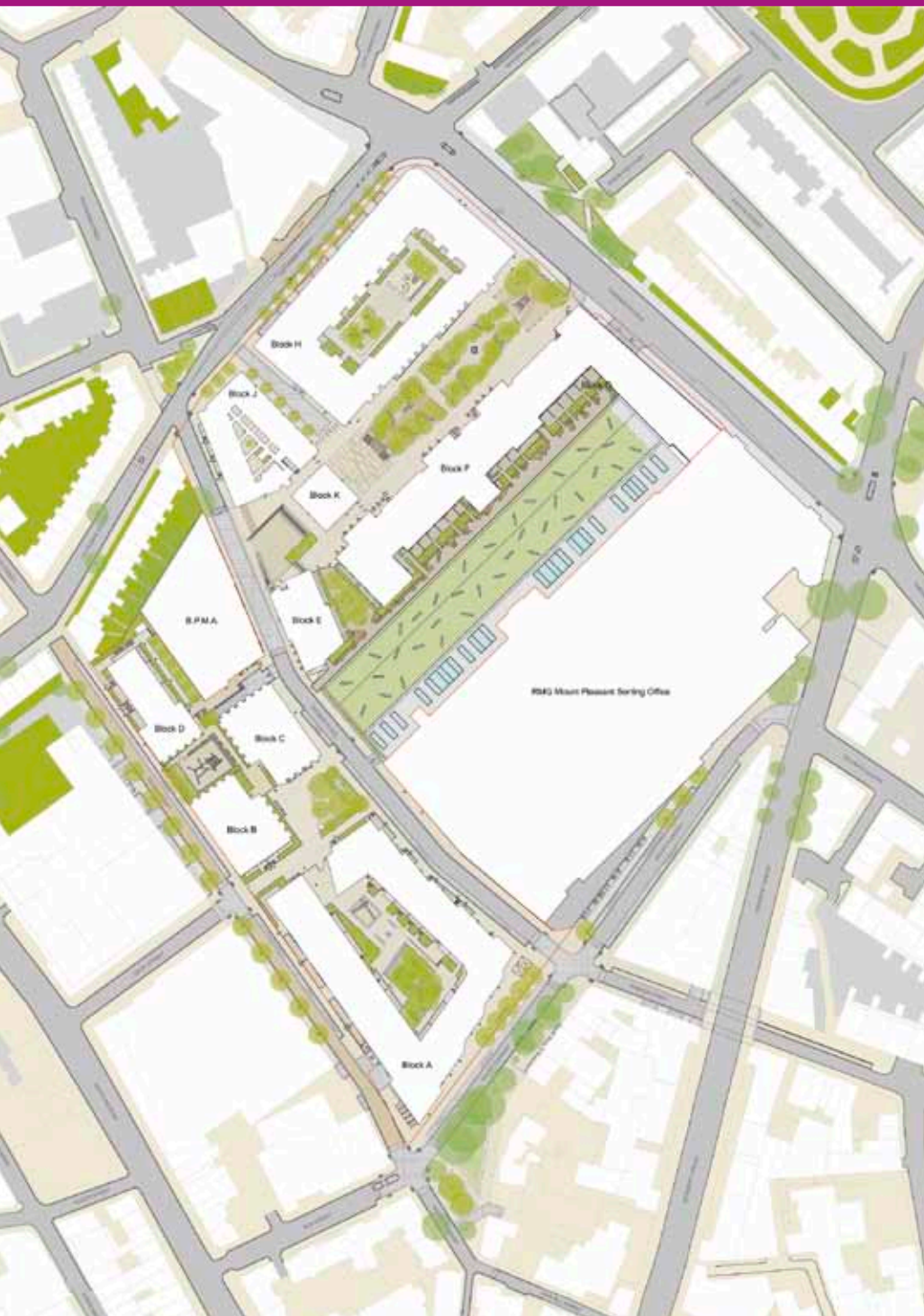
- We are proposing a significant mixed use development contributing to the life and diversity of the neighbourhood

- Our scheme will provide 680 new homes including an offer of approximately 130 new affordable housing units. This significantly surpasses the amount suggested by the viability appraisal
- We provide 20 retail / community use units and 35,000 sq feet of office space
- Following consultation we have reduced the density of the scheme by 32% from previous iterations
- We have increased the public space by 45% from the indicative SPD masterplan
- We are proposing contributions towards improvements of the public realm outside Royal Mail ownership, including Wilmington Square, outside the Packenham Arms and the junction of Calthorpe Street and Phoenix Place
- Our development will help create 1,250 new jobs
- We have developed the scheme which achieves a carbon omission rating which is 35% below Building Regulations targets
- Royal Mail are relocating operational and staff parking below ground
- We have devised a strategy for phasing the development, that minimises the impact of construction of the surrounding area
- The scheme has received support from the Mayor's office and CABE (The Design Council).





# Mount Pleasant Public Realm & Landscape Principles



**Public Accessibility**  
The development will open up these two sites to the public by making a series of new high quality public spaces. These will be open to the public at all times and make new connections from Farrington Road to Phoenix Place and from Phoenix Place to Gough Street. The spaces are designed to encourage people to walk through these new routes.



**Family Friendly Places**  
The new spaces will create an appealing residential neighbourhood suitable for families. The public spaces, facilities and community uses will make a contribution to the wider community in surrounding areas. The secure communal spaces will emphasise play and adult supervision of play as part of the range of the everyday activity that occurs in successful neighbourhoods.



**Safe and Secure Environment**  
The safer people feel, the more they will be happy to use public spaces over greater periods of the day and night. The new neighbourhood is therefore being designed to be safe and feel safe to all members of the community. This will be achieved via the spatial layout of the proposals, passive surveillance, external lighting and use of CCTV and management across the site.



**Greening the City**  
Every opportunity has been taken to introduce greenery. Trees will be planted wherever space allows, including fruit trees in secure areas and some street trees. Shrub and perennial planting is introduced as buffer zones between private and public spaces. Some grassed areas will be species rich meadows. Greenery at roof level will range from species rich grass to planters and containers on communal and private roof terraces.



**Pedestrian Dominated Spaces**  
The public spaces within the development that are trafficked by vehicles would be pedestrian dominated, and therefore be safe and appealing for all members of the community to use. The key is to reduce vehicle speed by design, and not to rely on signage or enforcement.



**Status of Proposals**  
The proposals shown within the planning application boundary (the red line on the plan) will be carried out as part of the development. The proposals shown outside the planning application boundary are indicative only and show the potential for streetscape improvements in adjacent areas.





# Mount Pleasant Housing: Phoenix Place Development

The Phoenix Place development provides high quality new housing in a new neighbourhood within the London Borough of Camden with a pivotal new public square and much needed high quality amenity space.

## Facts and Figures

- 345 new homes
- 5 studios
- 91 one bedroom apartments
- 175 two bedroom apartments
- 70 three bedroom apartments
- 4 four bedroom apartments

## Layout

The new housing is spread across 4 new buildings, each has a distinct character that responds to its location.

## Accommodation

Units are arranged in a variety of configurations with the aim of maximising the proportion of dual aspect well daylight apartments and encouraging through living and flexibility. External amenity space is provided through a mixture of balconies, roof terraces and communal gardens.

## Accessibility

Layouts have been developed to meet and exceed relevant accessibility criteria and are in accordance with statutory and local authority guidance.



## Affordable housing

Planning policies require the proposals to provide the maximum reasonable proportion of affordable housing as part of the development.

The financial viability of the proposals is currently being assessed by an independent consultant appointed on behalf of both Councils in order to agree a reasonable amount of affordable housing.

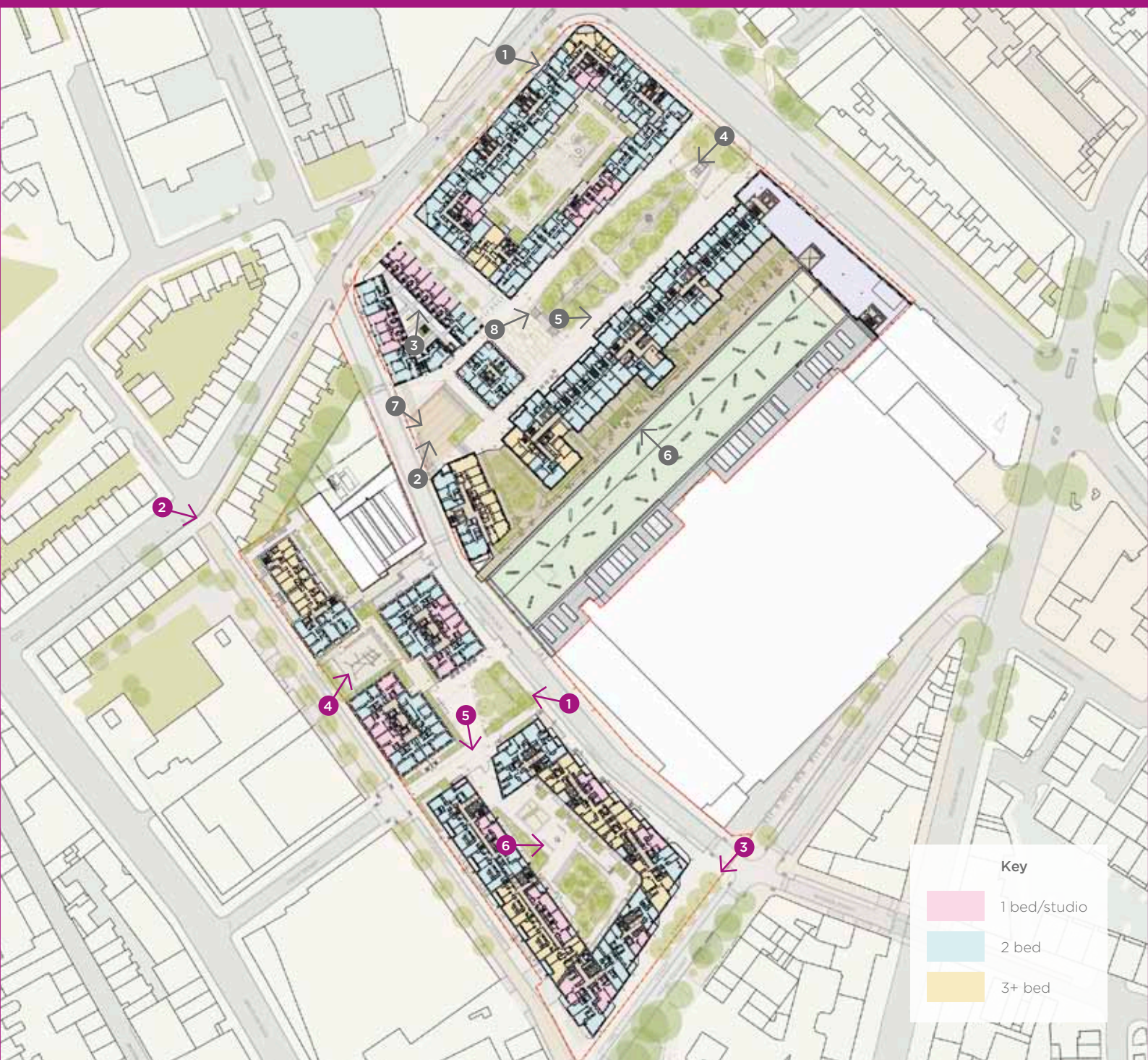
Although the exact proportion of affordable housing has not yet been agreed, it is anticipated that this will amount to be approximately 20% affordable across the site.







# Mount Pleasant Housing: Entire Development





# Mount Pleasant Housing: Calthorpe Street Development



## Facts and Figures

338 new homes  
85 One bed homes  
193 Two bed homes  
39 Three bed homes  
21 Four bed homes  
high quality public amenity spaces  
including a new garden and square.

## Layout

The Islington site comprises five predominantly residential blocks arranged around a number of new public and communal spaces. Every flat is provided with external balcony or winter garden spaces. Communal amenity spaces are also provided by green roof terraces and courtyards.

## Accommodation

The flats are generously sized and meet or exceed the exemplary space standards set by Islington Council and the Greater London Authority. Furthermore, a high proportion of flats are dual aspect and where flats are single aspect, they face east, west, or south in order to make the best use of sunlight.

## Accessibility

10 percent of flats are wheelchair adaptable and meet all the requirements for Lifetime Homes.

## Scale

In line with Greater London Authority planning policy, building heights have been carefully considered to make the best use of this highly connected central London site while considering townscape and sunlight and daylight access.

## Appearance

Drawings from the rich character of surrounding buildings, the proposed buildings across both sites are mainly clad in brick. The solidity of the brick is offset by areas of glazing, reflective metal surfaces and stone detailing.





# Mount Pleasant Employment & Education

## EMPLOYMENT

It is anticipated that 989 jobs will be generated during the construction of the entire development; 661 jobs for the Calthorpe Street development and 328 jobs for the Phoenix Place Development, over a period of 2.5 years.

The proposals will provide construction training placements and will also comply with a Code of Local Procurement which enables local businesses to tender for the provision of goods and services during the construction process.

It is estimated that the development will also provide 276 direct and 166 indirect new jobs in the long term as a result of the office, retail and other uses proposed as part of the development, as well as services associated with the new residential units.

The proposals have been designed in order to enable the retention of the existing Royal Mail's Mail Centre on Mount Pleasant, which is a major source of local employment. This building is currently being refurbished.

## EDUCATION

The possibility of the proposals incorporating a school was raised by some people at the last public exhibition.

There is no requirement from the local authorities to provide a school.

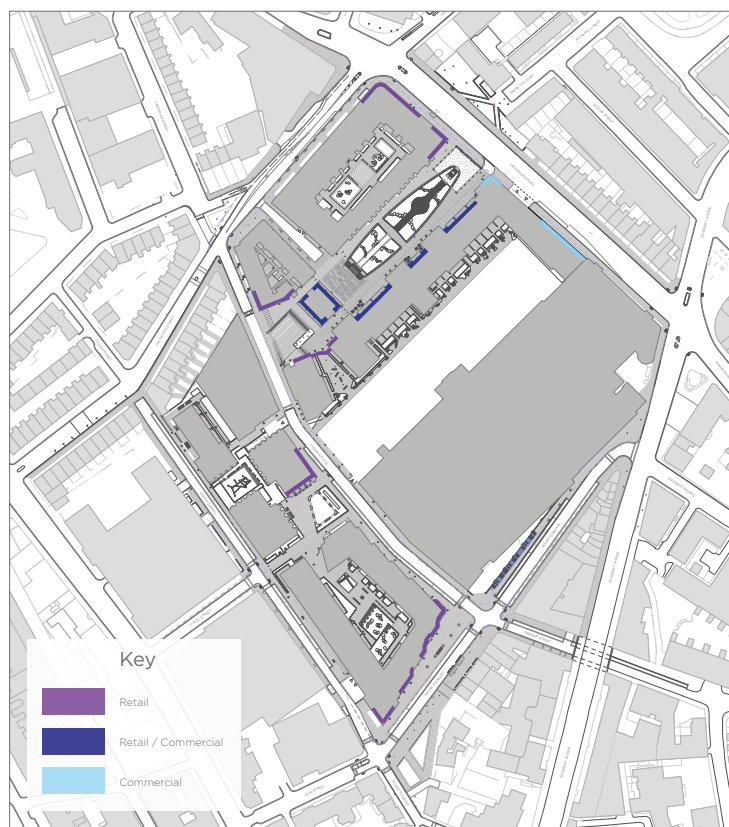
In this regard, the LB Camden Draft Site Allocations Document allocates land just to the north of the site bounded at Wren Street/Pakenham Street for a new secondary school or mixed use development.

Nevertheless, the proposals will include a financial contribution towards education provision which may then be used by the Council to deliver any necessary education facilities within each borough.



# Mount Pleasant Retail & Community Use

A range of active ground floor uses are proposed across the site, including along the northern side of Mount Pleasant, to the north of Square P and along either side of The Gardens. Flexible retail, office, leisure and community uses are proposed as the future occupants of these units are not yet known. The proposals would allow for shops, restaurants and cafes to be provided, but not pubs/bars or hot food takeaways which are more likely to have environmental impacts.





# Mount Pleasant Museum



Whilst not part of the forthcoming applications, the existing Calthorpe House has been granted consent in 2012 to be redeveloped as the British Postal Museum and Archive (BPMA).

**The Mail Rail tunnels underneath the site have the potential to become part of the museum.**

Founded in 2004, the British Postal Museum and Archive is the leading resource for all aspects of British postal history.



BPMA 's proposal for the new museum and archive centre will restore and refurbish an existing building, whilst additional exhibition space and the archive will be located in the new build. We are aiming to create a landmark building, which is both welcoming and accessible to its visitors while also dealing with the practical aspects that are specific to museum and archive design including security, environmental control and visitor routes.





# Mount Pleasant Transport & Access

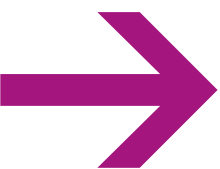


Overall, the proposals seek to maximise the sustainability of the development by encouraging future occupants to use public transport and non car modes of travel such as cycling and walking as much as possible. Electric vehicle charging points, a car club and cycle parking spaces would therefore be provided, together with 5% disabled car parking.

LB Camden and LB Islington both have policies requiring zero car parking for new residential developments. The proposals currently propose a low level (approximately 0.17 spaces per unit) of residential car parking which would be for family (three and four bedroom) units only. We would welcome your views on whether you feel this level of parking is appropriate.

Other key transport and access changes across the site include the following;

- Retention and relocation of Royal Mail operational staff parking from the surface of Phoenix Place to the basement of the new building proposed on this part of the site. Vehicles will access the car park from Gough Street and pedestrian access for staff will be provided off Phoenix Place.
- The widening of the southern section of Gough Street (where it meets Mount Pleasant) is proposed to accommodate two-way traffic.
- Relocation of main access for Royal Mail vehicles off Farringdon Road (approximately 15 m to the south of the existing access).
- Removal of the vehicle egress onto Phoenix Place that is currently used by large Royal Mail vehicles.



# Mount Pleasant Sustainability & Ecology



## SUSTAINABILITY STRATEGY

**The scheme is a mixed-use development. All residences will meet the Government's Code for Sustainable Homes, and will target a very high rating (Level 4).**

- **Transport:** The site is very well served by public transport. All homes will be provided with space for cycle storage.
- **Biodiversity:** surveys of the existing site have been carried out which confirms the site is currently of low ecological value. The scheme will allow improvements through large areas of ground level landscaping and biodiverse green/brown roofs. This will also provide amenities for site users and visitors and will help reduce the heat island effect.
- **Health and well-being:**
  - A daylight assessment has been undertaken to inform the design and optimise daylight levels in the dwellings, in balance with space heating and cooling requirements.

- Over 90% of all units exceed the BRE daylighting guidelines
- All dwellings will meet Lifetime Homes compliance, which ensures that they can be easily adapted to changing needs throughout the lifetime of residents
- **Construction:** contractors will be expected to follow best practice procedures to limit the impact of the construction process on the environment and on neighbours.

## ENERGY AND CARBON STRATEGY

**The scheme is targeting a significant improvement on current Building Regulations, with carbon emissions 35-40% lower (i.e. better) than required by the regulations.**

**Step 1:** Reduce energy consumption: In practice this will mean highly insulated buildings, very low air leakage, good areas of glazing for daylight, and very efficient ventilation systems for good air quality and very low space heating consumption.

**Step 2:** Meet energy demand efficiently: All dwellings will be served by a centralised community heating scheme, which will also include Combined Heat and Power (CHP) plant, a very efficient way to produce heat and electricity on site

**Step 3:** Renewable energy: a large-scale borehole ground source heat pump system is proposed, which would use the aquifer below the site as a source of heat (in winter) and cooling (in summer).

**Step 4:** The team has also studied the possibility to include renewable energy systems but preference has been given to other roof uses such as green / brown roofs for biodiversity and visual amenities, terraces, and communal areas for residents to enjoy.





# Mount Pleasant

## Public, Communal and Private Spaces





# Mount Pleasant

## What Happens Next?



In Spring 2013 we plan to submit our planning applications to Islington and Camden Councils. In the meantime you are very welcome to leave any comments that you may have with us – please fill in the forms provided and place them in the ballot box or send them to us via the Freepost address below.

Once the planning applications are submitted both Councils will conduct their own consultation.

#### FEEDBACK CAN BE PROVIDED BY:



Filling in the questionnaire



Calling Indigo Public Affairs on  
**0800 458 6976**



Emailing [mount-pleasant@yourshout.org](mailto:mount-pleasant@yourshout.org)



**FREEPOST RSBX-ARER-CTYA**  
Mount Pleasant consultation  
Freepost RSBX-ARER-CTYA Your Shout  
1-45 Durham Street, London SE11 5JH

You can also visit our website:  
**[www.mount-pleasant.org.uk](http://www.mount-pleasant.org.uk)**

Our website will be updated throughout the process and our freephone number is staffed during office hours. If you would like to meet to discuss the proposals please get in touch with us using any of the methods above.

#### WHAT HAPPENS NEXT\*

##### Spring 2013

The designs will be reviewed and finalised into planning applications and submitted to the London Boroughs of Camden and Islington.

##### Summer 2013

The London Boroughs of Camden and Islington will undertake its own statutory consultation on the applications.

##### Autumn 2013

The planning applications will be determined by the London Boroughs of Camden and Islington.

**Thank you for coming today  
and have a safe journey home.**