

Background

Welcome

In 2014 the Council granted planning permission for the redevelopment of the Agar Grove estate to provide, high-quality and highly sustainable new homes.

The plans for the estate have been designed by a group of three leading architectural practices: Hawkins\Brown architects, Mae architects, and Grant Associates landscape architects.

Our main works contractor - Hill - has completed construction of Blocks A, F, H and G and is currently on site with Blocks JKL and I. These blocks make up Phases 1c, the third phase of the six-phase redevelopment of Agar Grove.

In response to changes in the housing needs of the Agar Grove estate residents and more recent changes in planning and building regulations we are proposing to introduce some changes to the design of Block B (which is located in the south eastern corner of the site) which we would welcome your feedback on.

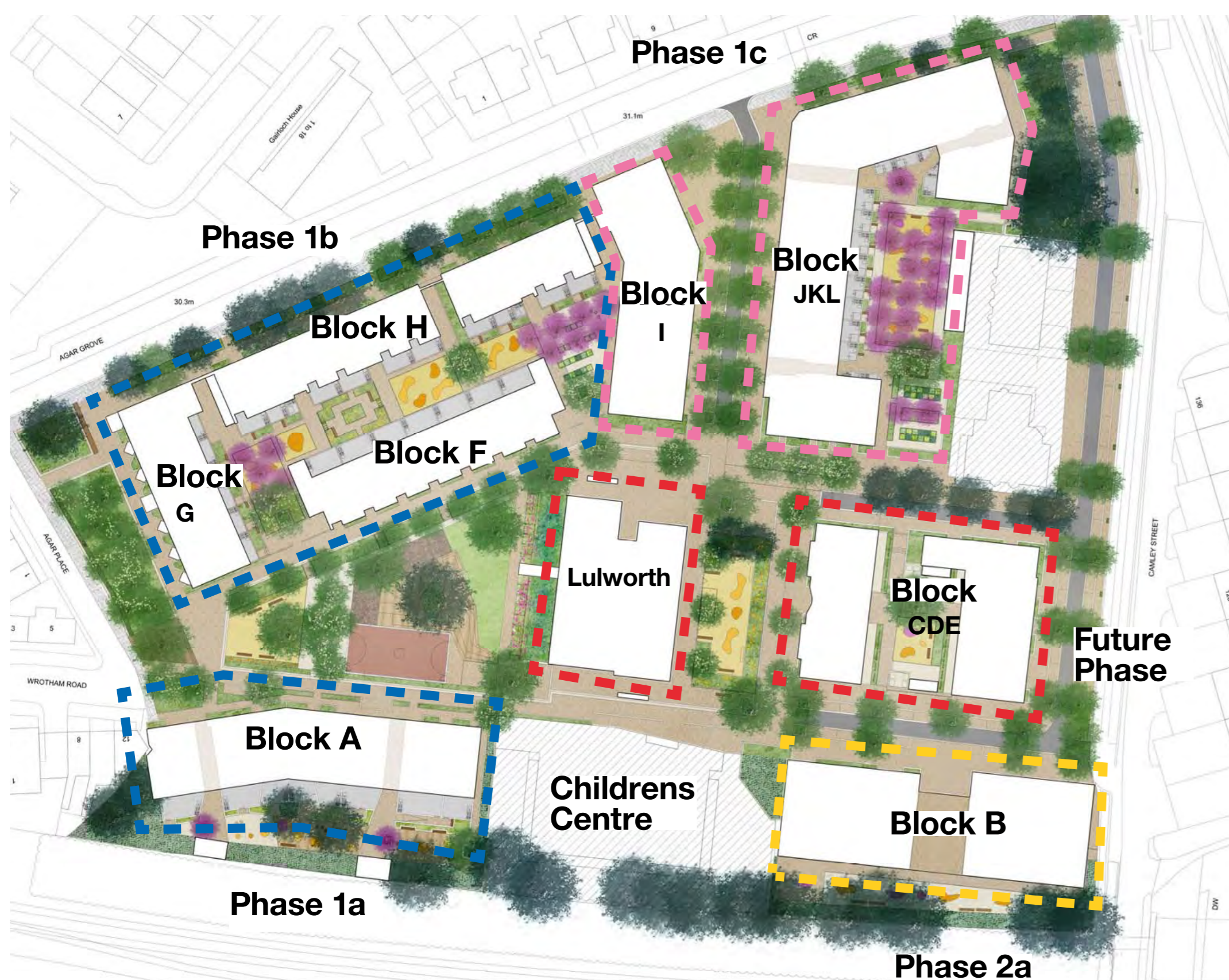
These changes include:

- Minor changes to the mix of residential units to reflect the current needs of the Agar Grove community
- Introducing a second core into the building in response to fire safety considerations
- Improving the environmental performance of the building to make it more sustainable.

May 2022



Rear view of Block A - now called Flats 1-38, 14-16 Wrotham Road - which comprises 38 council homes and completed in April 2018



Plan of the estate showing the existing and new buildings

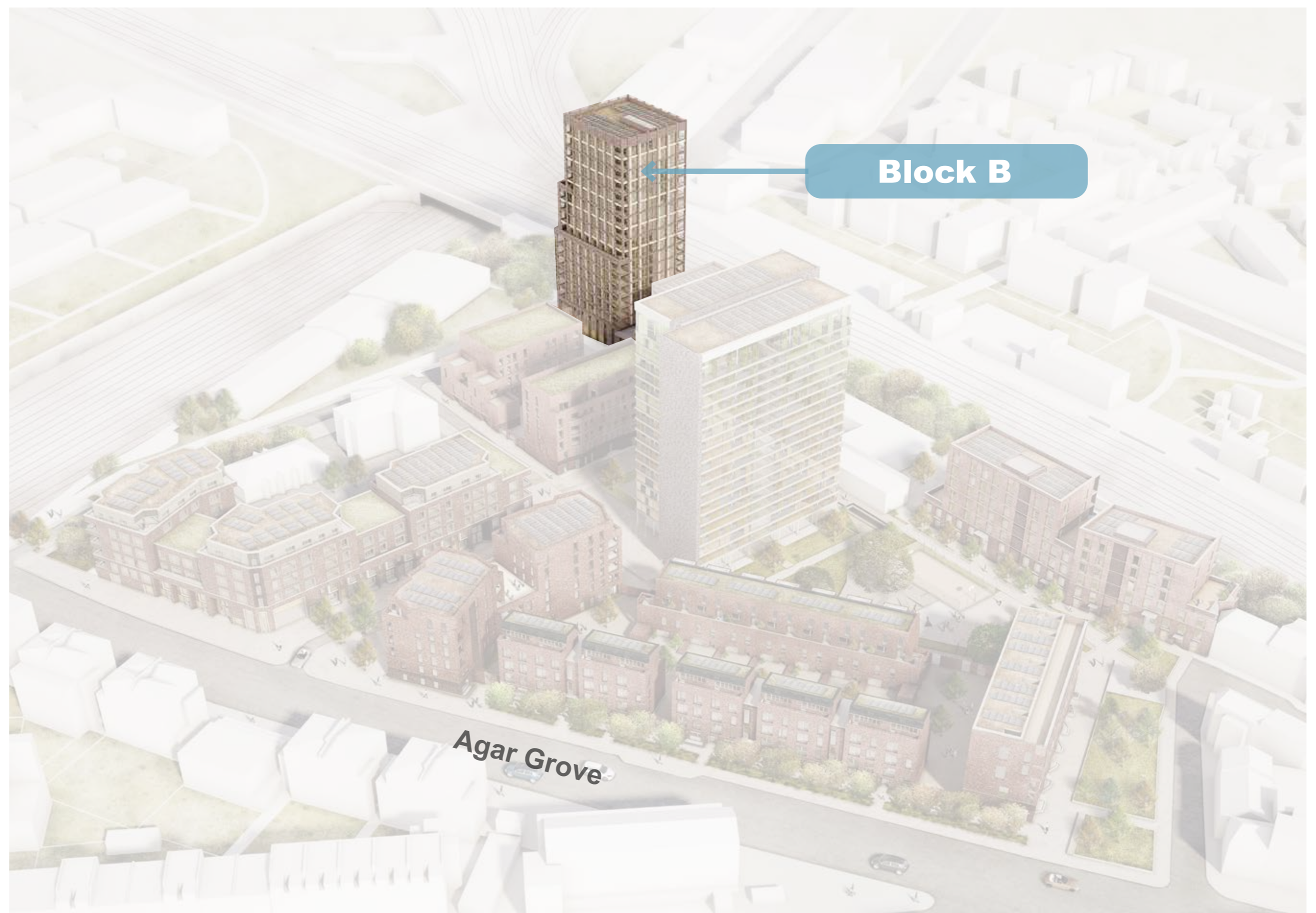


Phase 1c site current construction currently underway



Front view of Block F (Phase 1b), now called 1-15 Hazelbury Way comprising 14 council homes and completed January 2021

CGI (computer generated image) of the redeveloped estate



Changes to the planning permission

With Phase 1b (Block F, G and H) complete, and Phase 1c (Blocks JKL and I) on site, the design team is now proceeding with the detailed design of Phase 2a, comprising Block B (designed by Hawkins\Brown).

- Changes are for compliance to new regulation, legislation and policy
- The overall mix has updated to address the housing needs of Lulworth tenants and returning residents
- Addition of a second stair to both blocks that comprise Block B to be in line with emerging policy and legislation
- Addition of large commercial sprinkler tanks
- Addition of large residential sprinkler tanks
- The London Plan requires
 - Additional bike storage provision
 - Overheating analysis to be carried out
 - Addition of evacuation lift
- Window cill height raised to prevent overheating
- Window positions updated
- Internal flat layouts updated
- The energy strategy for the two blocks has been revised following changes in legislation and policy.

As part of this process, we have reviewed lessons learnt during the three previous phases, particularly in relation to Passivhaus requirements.

We intend to formalise these changes through a *Section 73 Minor Material Amendment* application to Camden's Planning Department in May 2022.

Single decant

All tenants in Lulworth will still be able to get a single decant to a new build home in Block B which meets their housing need. This means that you will move from Lulworth direct to your new home in Block B once it is built.

Also we have enough homes in Block B or in a later phase to rehouse all those who have the option to return.

The proposed design responds better to the current Camden Local Plan policies in relation to housing mix as well as the updated housing needs of current Lulworth tenants (as per the Lulworth Housing Needs Survey undertaken earlier), changes in fire safety legislation, latest Building Regulations in relation to energy as well as lessons learned from previous phases in terms of delivering Passivhaus.

CGI (computer generated image) of the proposed residential entrance with the communal garden behind



Block B

The approved Block B comprises two buildings - a 18 storey tower and 7 storey block, linked by a double height single storey building housing the concierge reception.

Concierge space

The concierge office is retained at the ground floor facing onto the residential lobby.

Community space

The double height community hall has been retained at ground floor with toilets and a kitchen adjoining the space. The overall amount of space has reduced from 480sqm to 420sqm (including the tenant management office) due to the changes listed on the previous page.

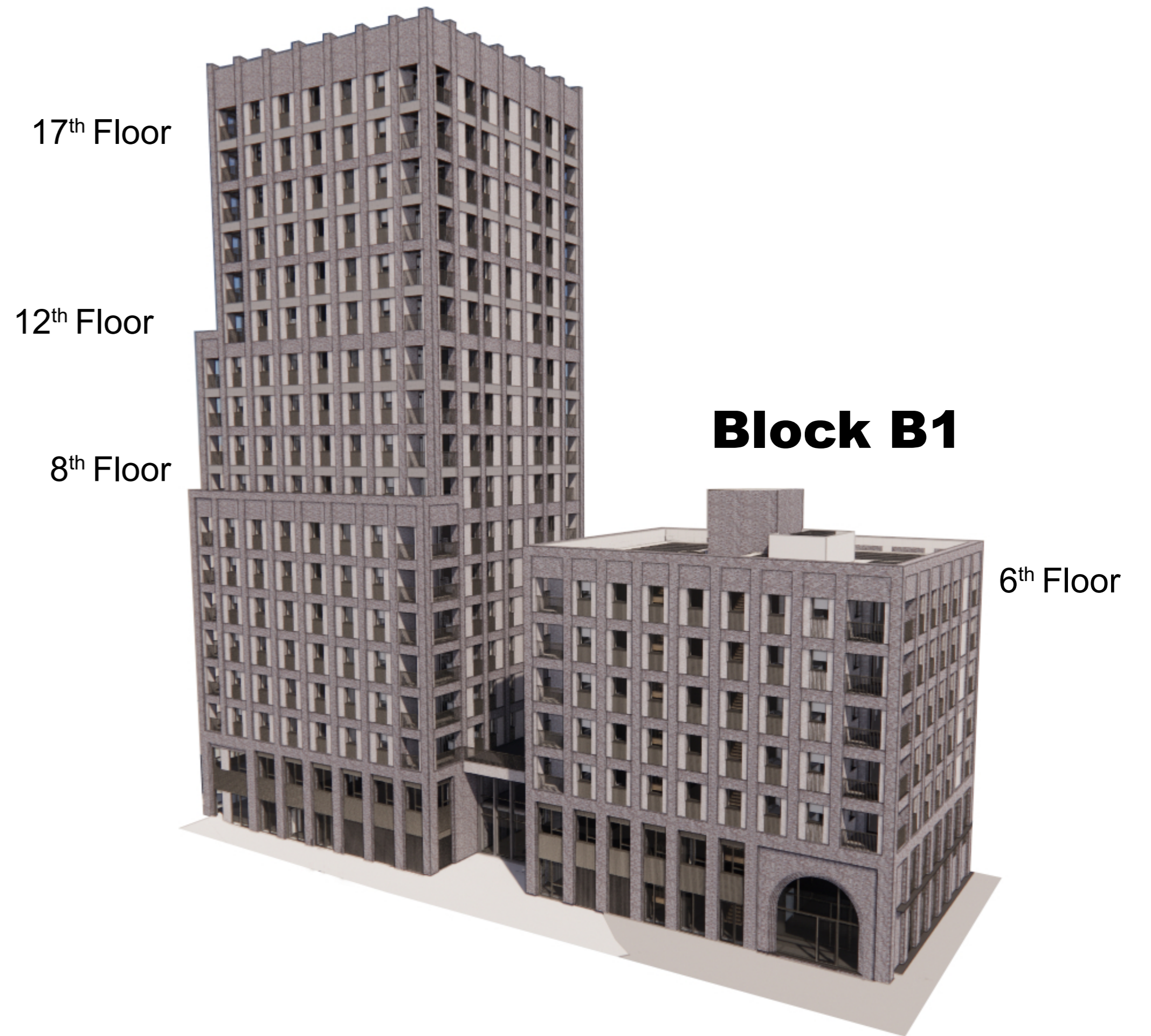
Tenant management office - Agar Grove Co-op

The tenant management office is on the first floor where it will have direct access to toilet and kitchen facilities. The office is naturally lit and a flexible space.

Estate management touchdown office

The estate management office has been moved to the first floor where it will have direct access to toilet and kitchen facilities.

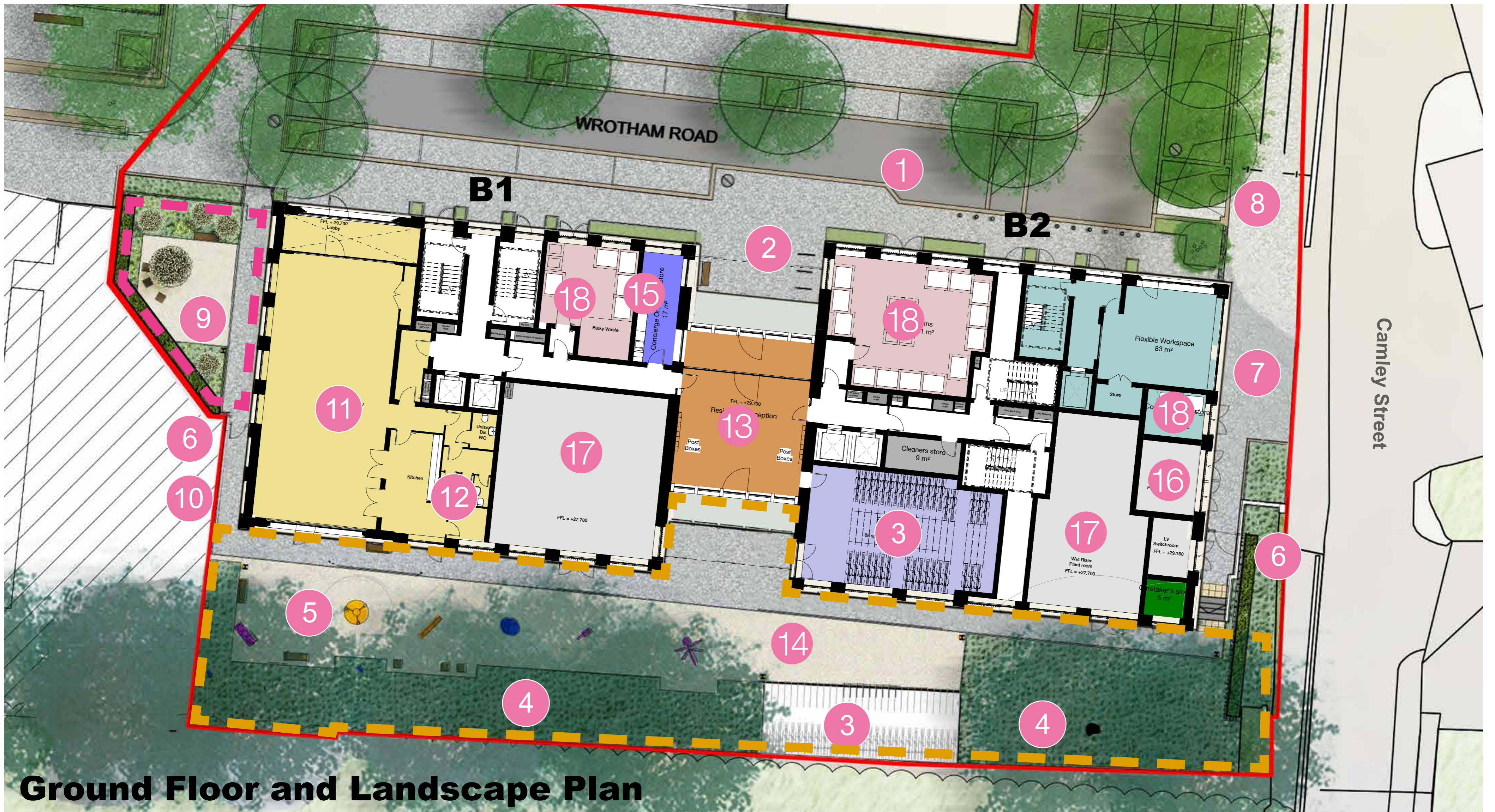
Block B2



This image shows the building heights as agreed at planning

CGI (computer generated image) of the proposed community hall entrance and public realm in front of Block B





Ground Floor and Landscape Plan

Illustrative Plan of the Phase 2A (Block B) Landscape

- | | | |
|---|---|---|
| <p>1 New one way street with residents' parking and street trees</p> <p>2 Generous public realm at building lobby entrance, with access and views to the communal courtyard beyond</p> <p>3 Residents' cycle parking</p> <p>4 Existing mature tree to be retained, with new low level woodland character planting</p> <p>5 Seating, low level bollard lighting and doorstep play (for children aged 0-5 years) within communal courtyard</p> | <p>6 Controlled (gated) access point</p> <p>7 New public realm and building frontage adjoining Camley Street</p> <p>8 Walking and cycling connection to / from Camley Street</p> <p>9 New community garden, connected to the community hall for informal spill out space, family friendly garden and opportunity for edible beds and flowering plants</p> <p>10 Level access route to / from the courtyard</p> <p>11 Community hall</p> | <p>12 Community kitchen and toilets</p> <p>13 Double height residential entrance lobby</p> <p>14 Residents' garden</p> <p>15 Concierge office</p> <p>16 Electrical sub-station</p> <p>17 Wet riser / Sprinkler tanks</p> <p>18 Bin store</p> |
|---|---|---|



The communal rear garden will be similar in size to that at Block A.



Courtyard: doorstep interactive play, seating and evergreen woodland character planting among the existing trees



New family friendly community garden, for informal spill out, and opportunity for edible beds



Living roofs, woodland character planting and integrated habitat boxes are provided to create new habitats and homes for wildlife

Community space

The community space has been designed to allow for flexibility. The double height ceiling and column free space allows for a number of uses illustrated below to take place.



Lecture Hall

- Fits 60 chairs in a talk format approximately

Wedding / Event

- Table and chairs

Kids' Party

- The double height space allows for a bouncy castle or climbing wall to be brought in for a kids' party

Table Tennis

- Fits four table tennis tables with playing space around each

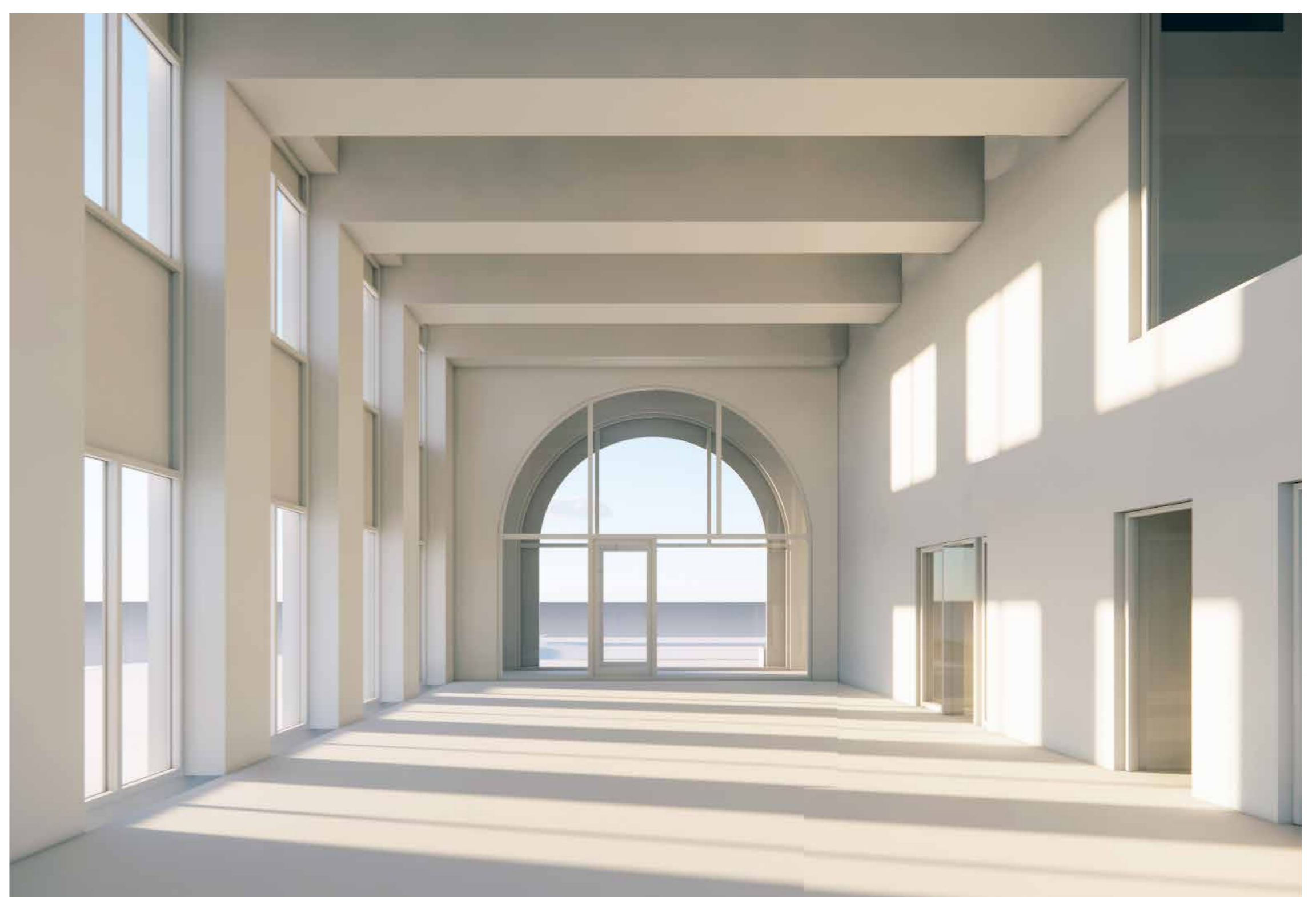
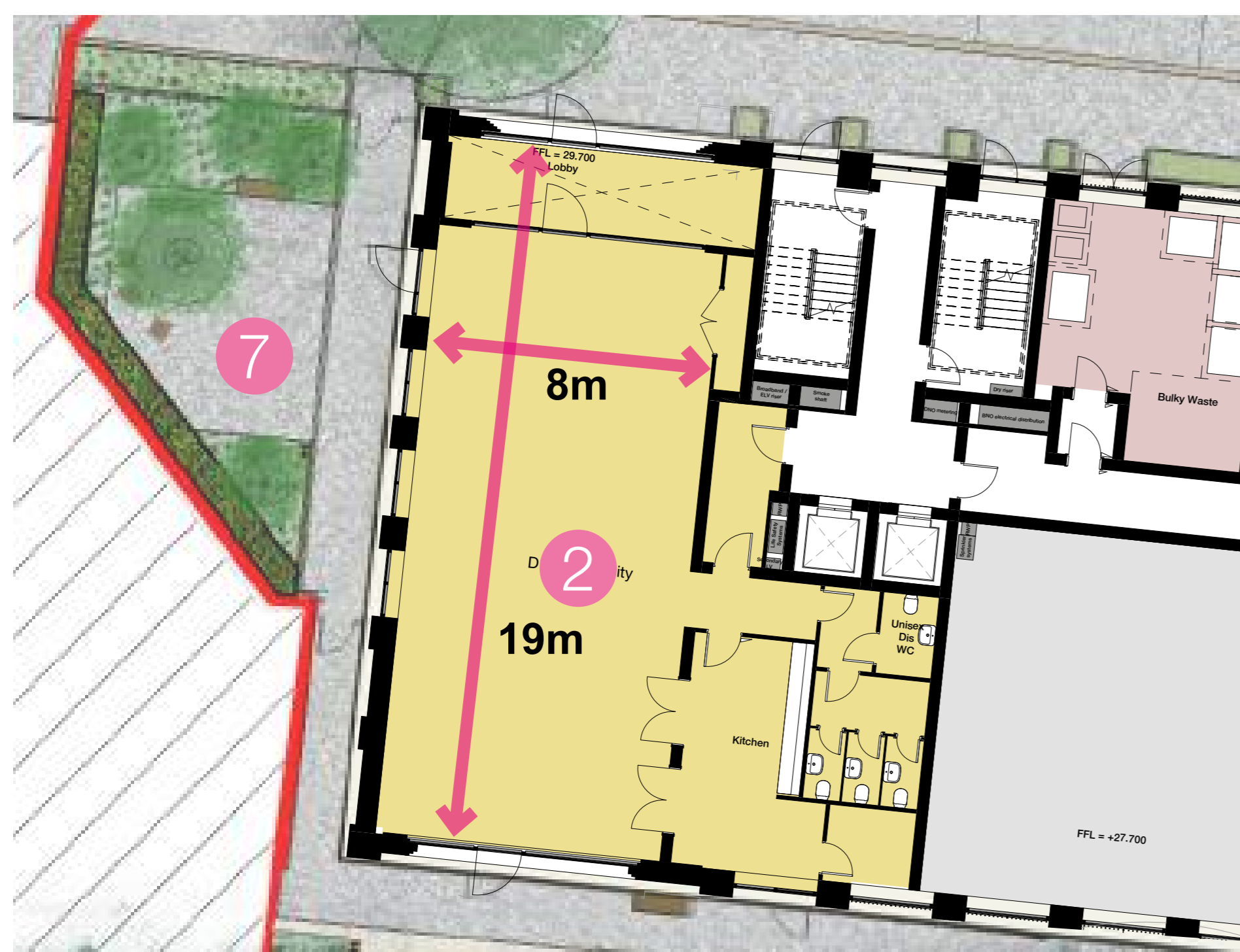
Yoga Class

- Fits a large yoga class with an instructor

Community garden

A dedicated community garden space is proposed to be provided to the west of the community space. This will include

- Spill out seating
- Grow space gardens
- Child friendly play area
- Direct access from the community hall

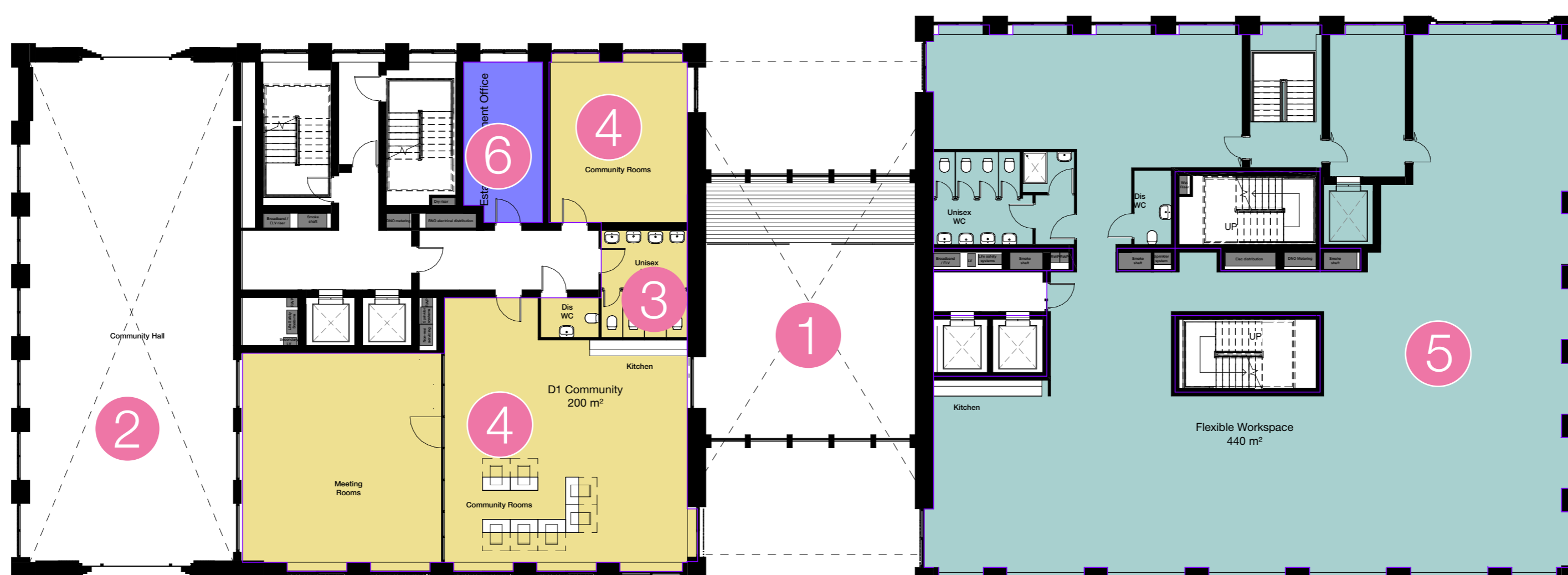


CGI (computer generated image) internal view of the proposed community hall

Key

- 1 Double height entrance
- 2 Community hall
- 3 Toilets
- 4 Tenant management office and rooms
- 5 Flexible workspace
- 6 Estate management touchdown office
- 7 Community garden space

First Floor Plan



Your existing flat

Tenants in bedsits get a 1-bedroom, 2-person property which means they gain approximately 18sqm, plus a 5sqm+ balcony.

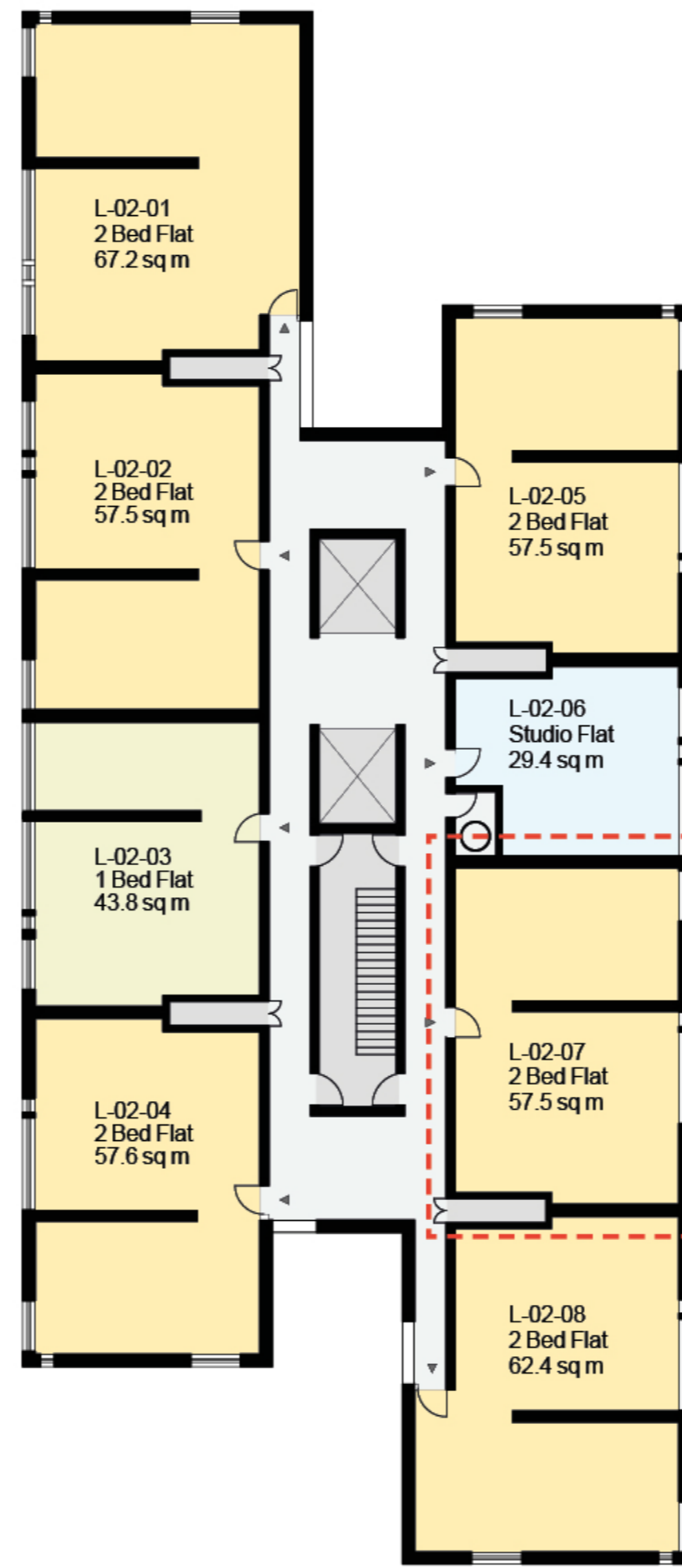
Existing 1-bedroom, 2-person flats are undersized when compared to current guidelines so a new build 1-bedroom, 2-person flat will be approximately 6sqm larger, plus a 5sqm+ balcony.

Existing 2-bedroom, 4-person are also undersized when compared to current guidelines so a new build 2-bedroom, 4-person flat will be approximately 12sqm larger, plus a 6sqm or 7sqm+ balcony.

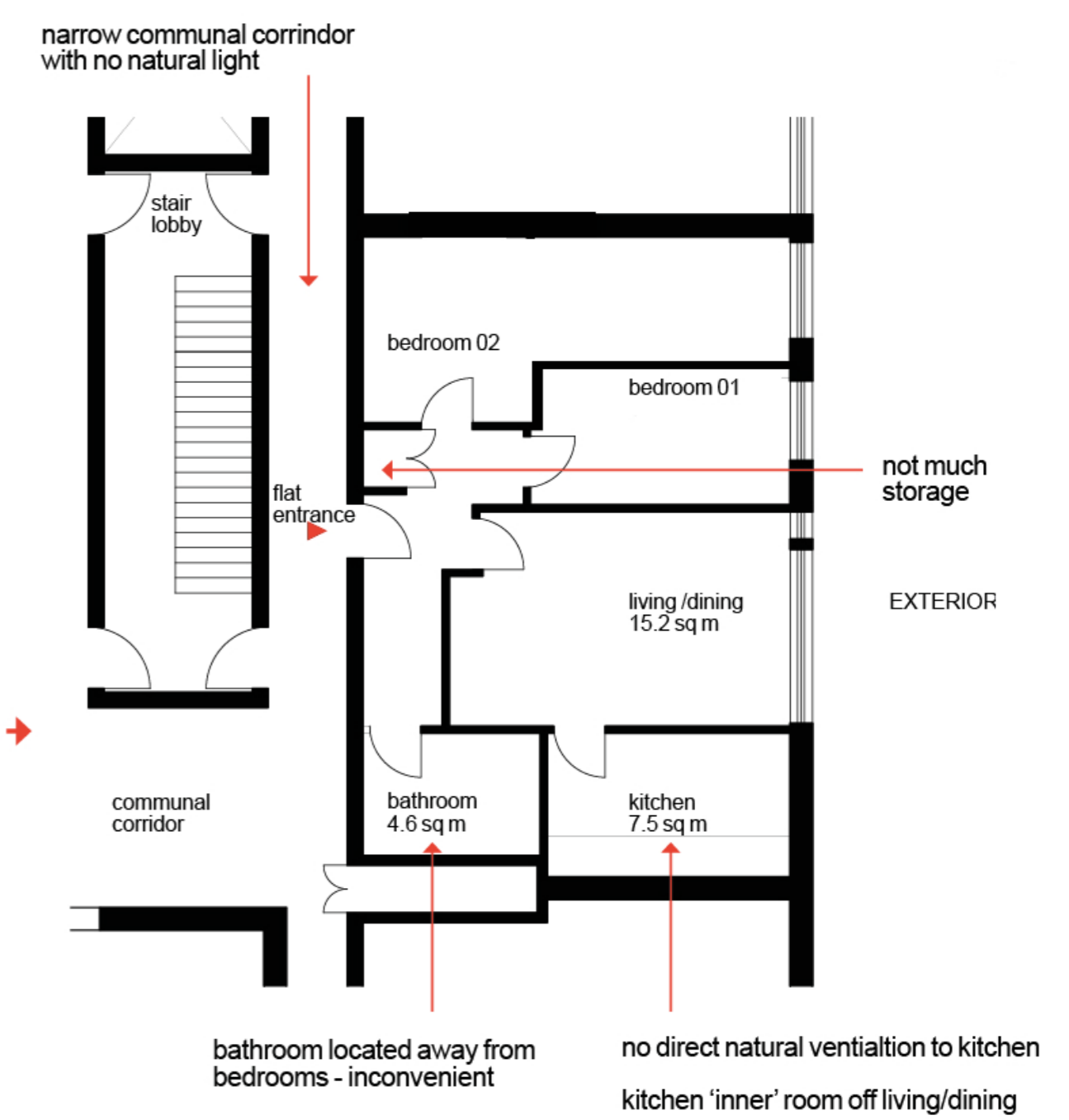
Block B flat design

All new homes on Block B will meet or exceed modern housing space standards outlined by planning policy. This includes space standards for the entire property as well as room by room which include:

- A minimum of 5sqm of private outdoor space should be provided for a 1-bedroom, 2-person property and an extra 1sqm for each additional person
- The minimum area of a single bedroom should be 8sqm and 12sqm for a double or twin bedroom
- Built-in general internal storage space free of plant or equipment with a minimum height of 2m and 1.5qm of floor space for a 1-bedroom, 2-person property with an extra 0.5sqm for each additional person.

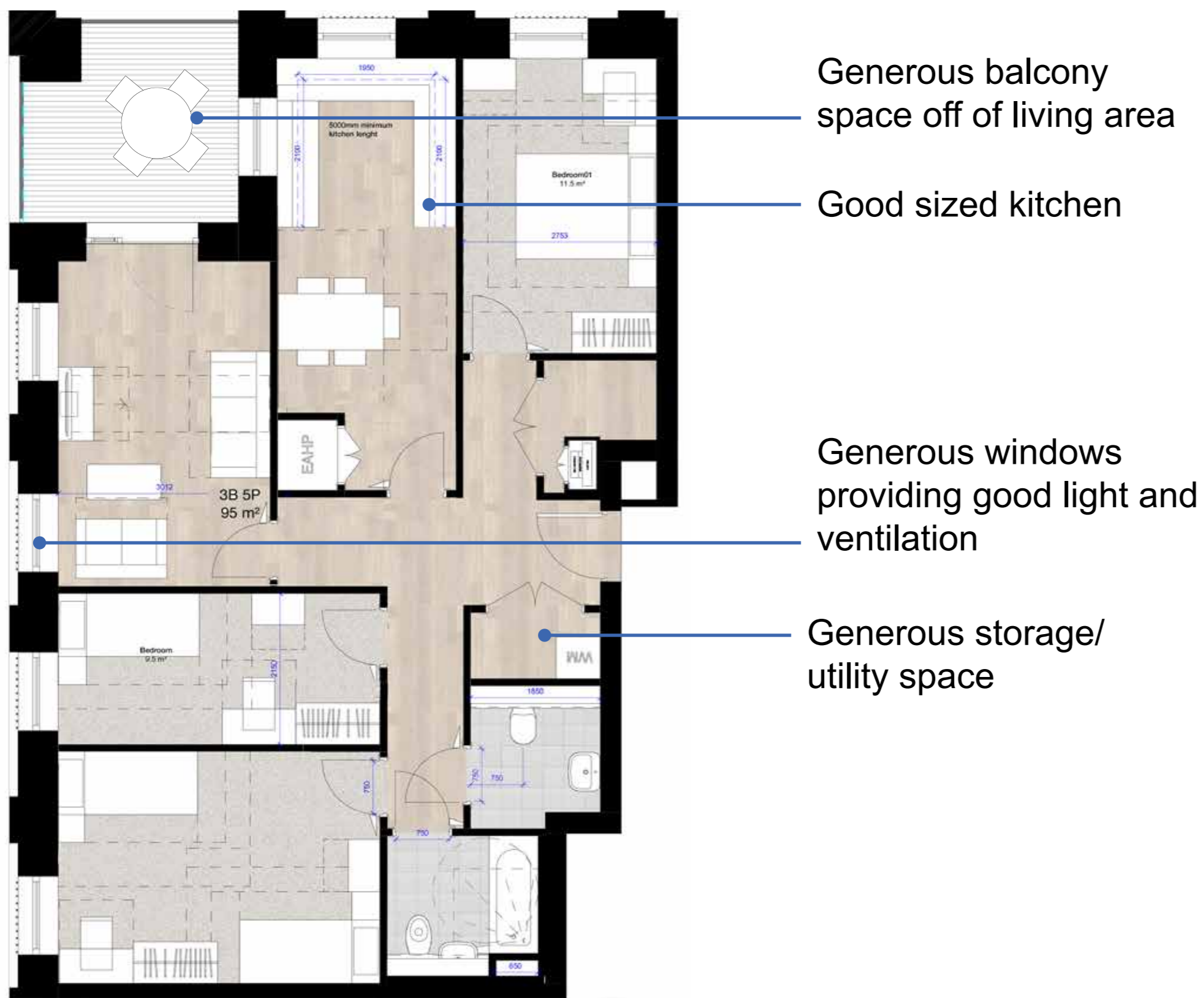


Lulworth typical upper plan- although the 6th floor and 10th differ

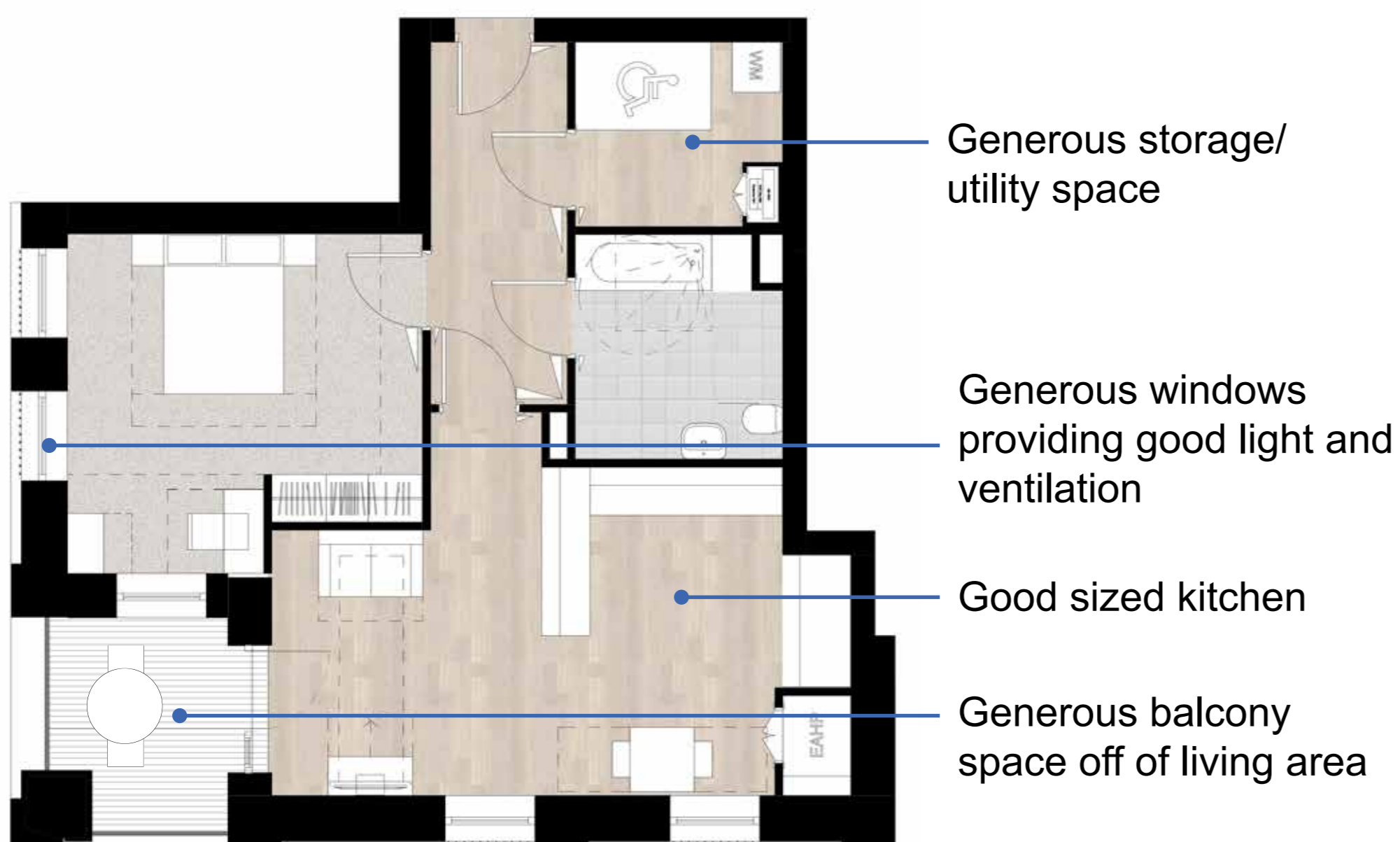


A typical existing 2-bedroom, 4-person in Lulworth

Your potential new homes



Plan of 3-bedroom, 5-person home

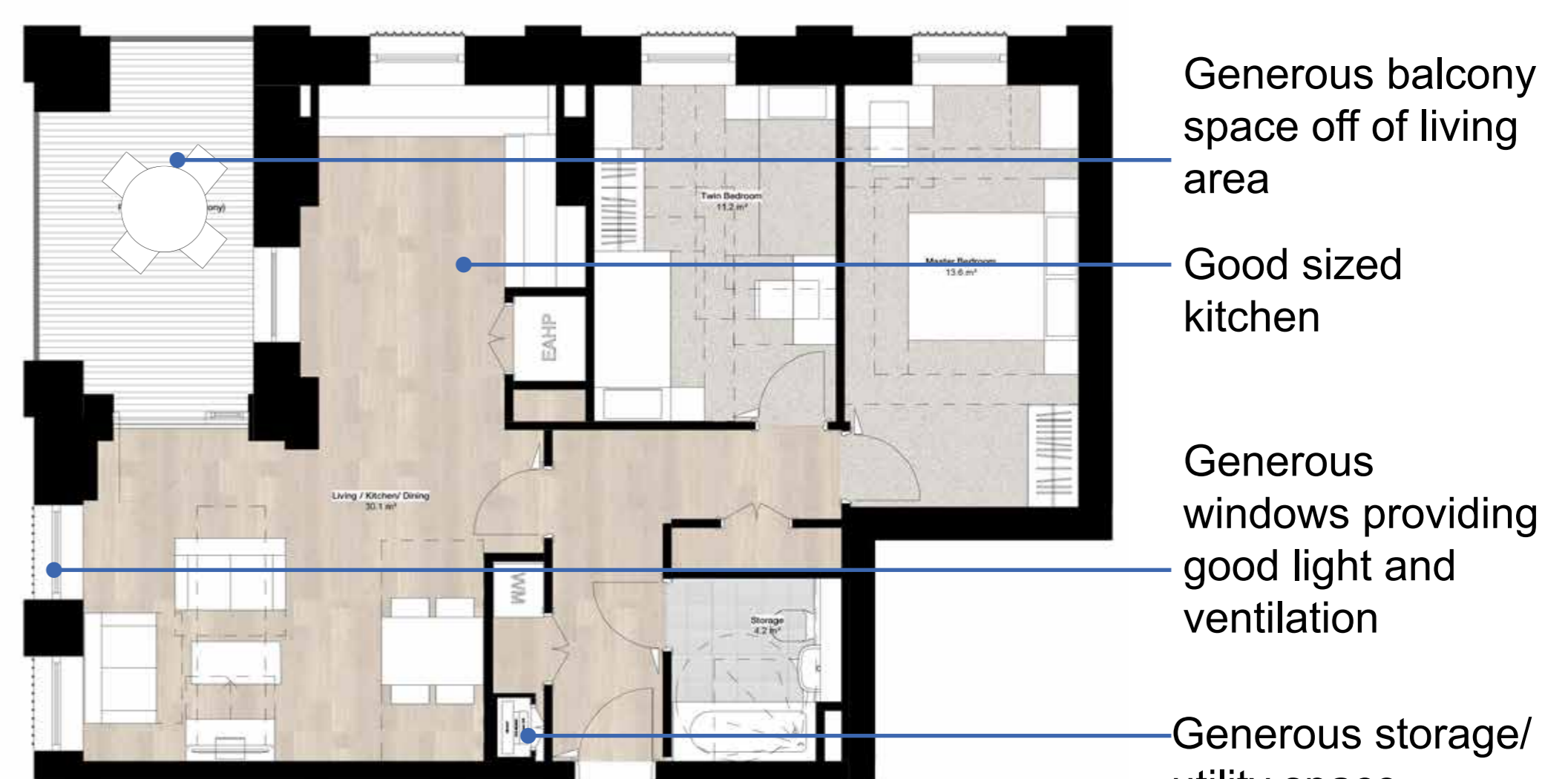


Plan of 1-bedroom, 2-person wheelchair accessible home

Changes to unit numbers

Schedule with planning permission:	
1-bedroom, 2-person	28 units
2-bedroom, 3-person	29 units
2-bedroom, 4-person	48 units
3-bedroom, 5-person	0 units
Total	105 units
(Wheelchair Accessible)	0 units

Proposed schedule:	
1-bedroom, 2-person	26 units
2-bedroom, 3-person	30 units
2-bedroom, 4-person	28 units
3-bedroom, 5-person	10 units
Total	94 units
(Wheelchair Accessible)	11 units



Plan of 2-bedroom, 3-person home

New Passivhaus homes

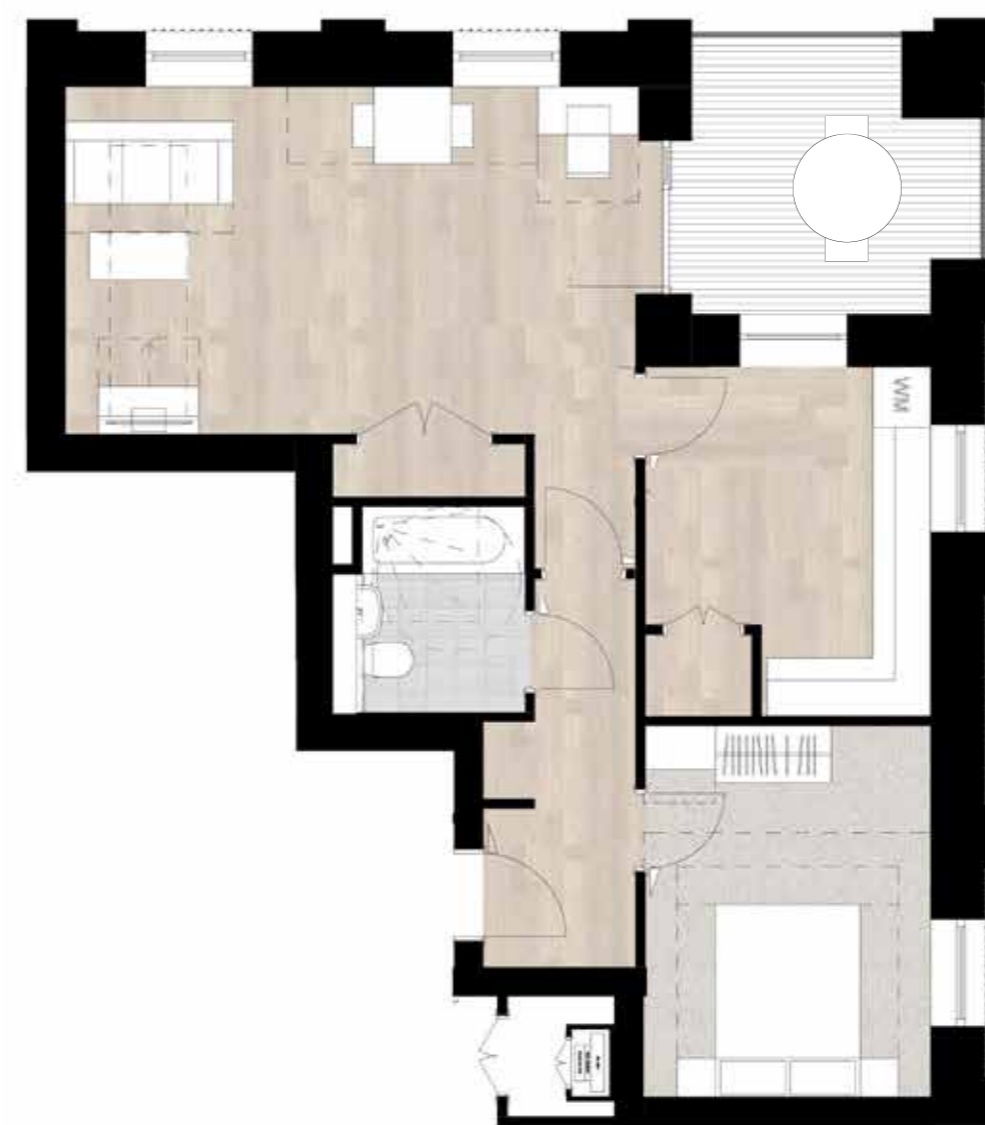
All new build homes within the redevelopment scheme are being built to the *Passivhaus* standard. Passivhaus is a performance-based set of design criteria which can help create buildings which use around 70% less energy than standard UK buildings. It is based on the principle that reducing heating loss to a minimum is the most cost-effective and robust way of achieving a low carbon building. Passivhaus design maximises the use of super insulation, stringent airtightness and removal of thermal bridges (which otherwise would allow heat loss and cold air to be conducted into the building). By combining this with passive solar gain (the warmth of the sun through windows) heating and mechanical ventilation and heat recovery systems, Passivhaus design creates healthy and comfortable buildings that require minimal heating.

Your new homes

- All new homes will be of a high quality, accessible design which meets modern housing standards - all new homes will be bigger, warmer and more accessible
- New homes will be highly insulated, cheaper and easier to heat
- Sustainable design – such as solar power, green roofs and rain water recycling
- Safe, secure, well lit entrances to houses
- Generous, safe, secure entrance lobbies to flats
- Conveniently located and secure bin and bike stores
- Good acoustic insulation so that you are not disturbed by your neighbours
- Generous storage and utility cupboards
- Natural light and ventilation in kitchens
- A concierge and office accommodation for the tenant management office

Layout flexibility

Unit flexibility means that some flats will have an open plan living, kitchen and dining space and others will have a separate kitchen. Plan of 1-bedroom, 2-person home below:



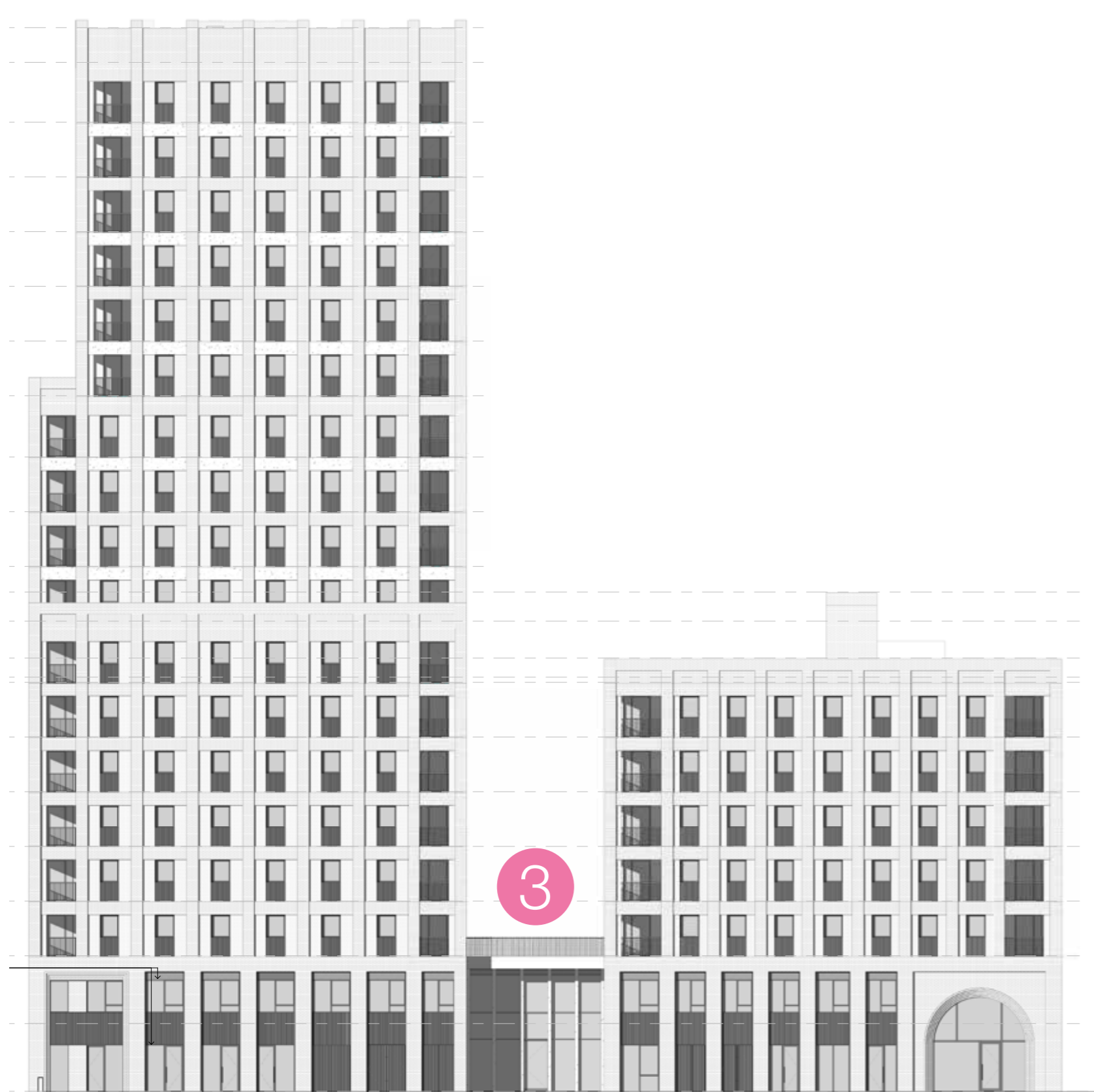
Option 1 -
Kitchen and lounge/diner are separated



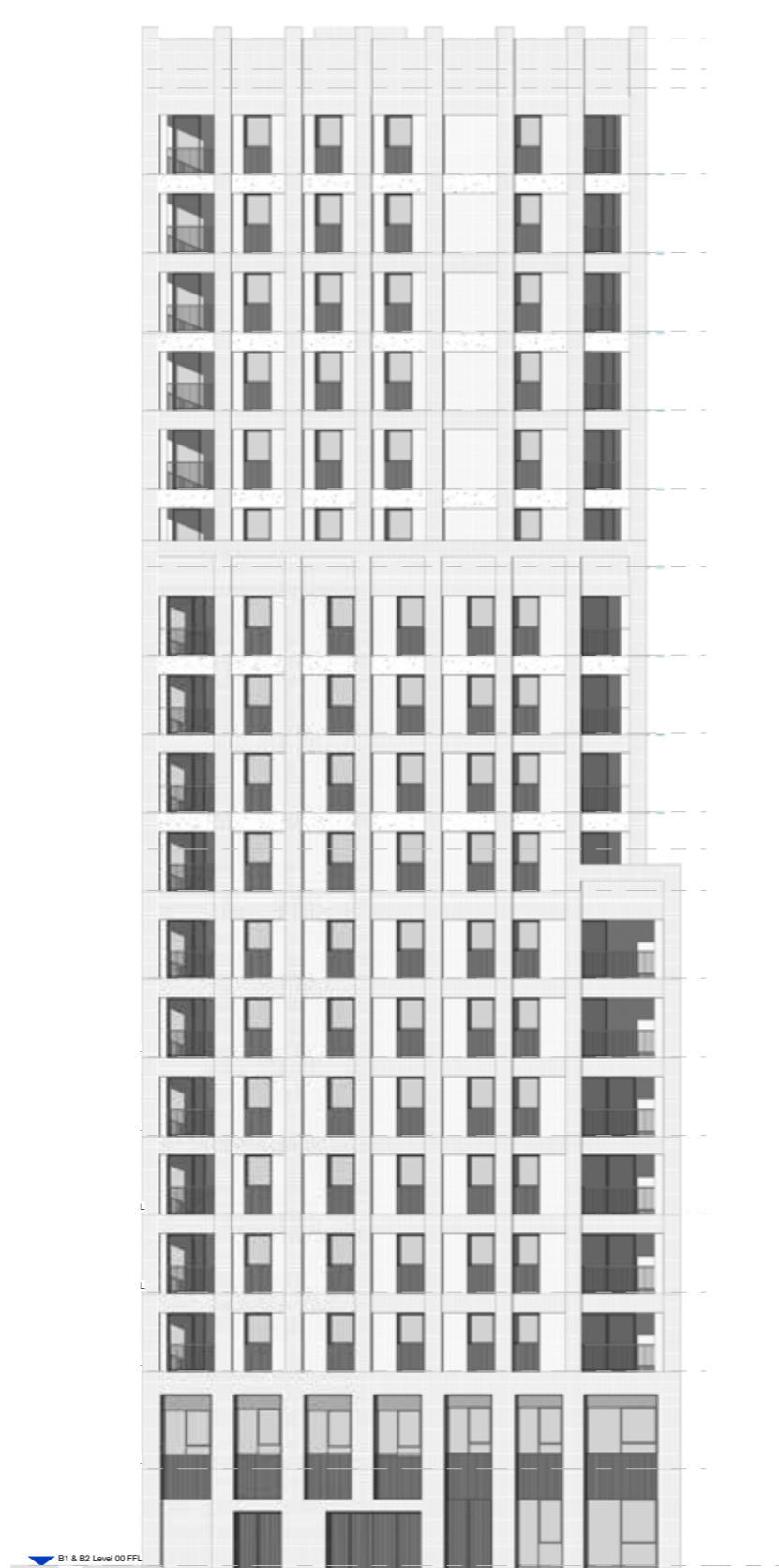
Option 2-
Kitchen and lounge/diner are open plan

Elevations

The overall size, shape and window layout of Block B has been retained generally as per planning. The residential cill heights have raised to reduce any risk of overheating in the flats.



North Elevation (Wrotham Road)



East Elevation (Camley Street)

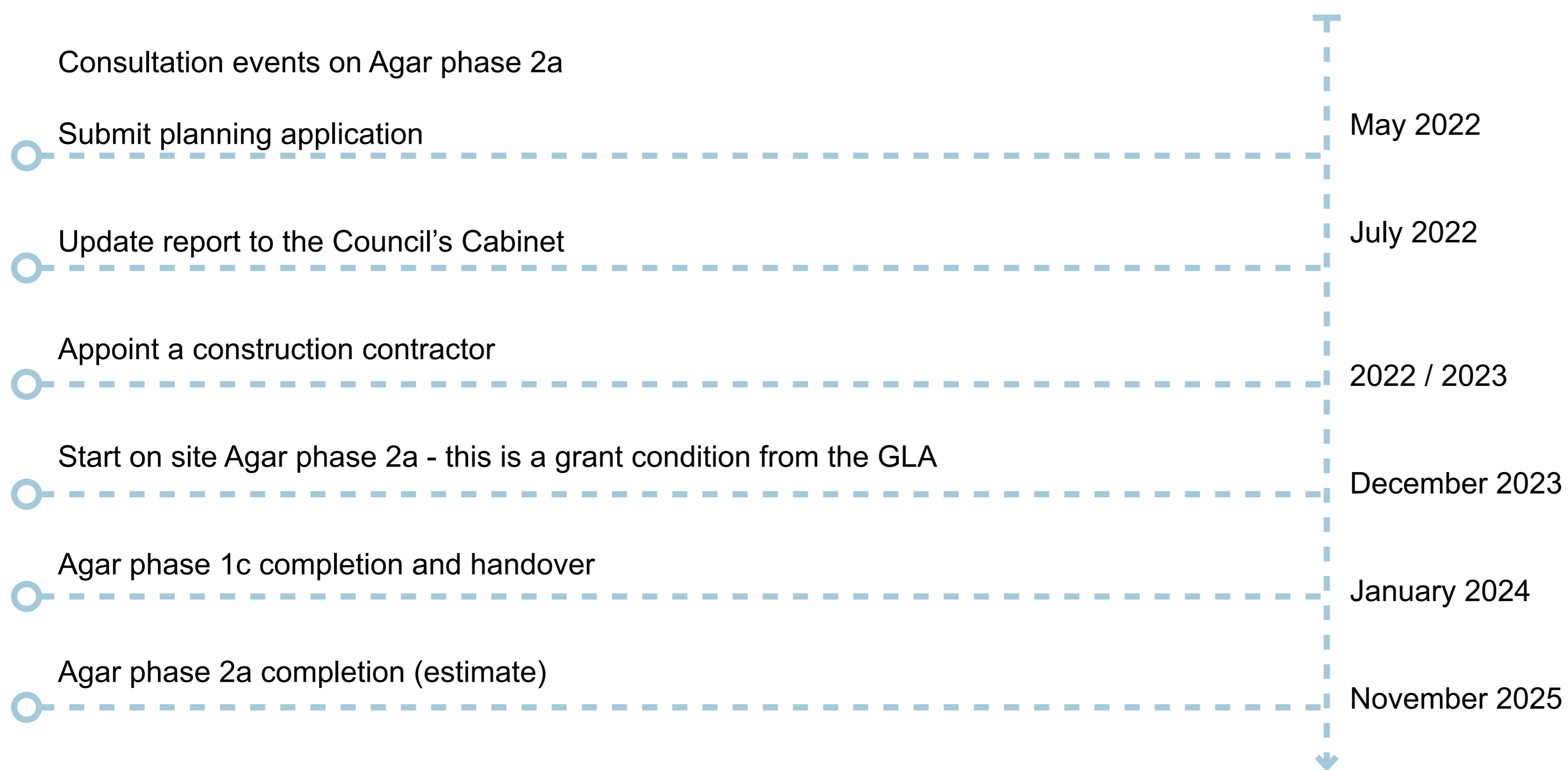


West Elevation

Key

- 1 Community space main entrance 2 Community space garden link 3 Double height entrance lobby

Indicative project timetable



Please note that this timetable is subject to change but we will always try to mitigate the impacts of any change

We regularly look for opportunities to accelerate or combine later phases

We will, of course, keep residents informed and updated throughout the project

Allocation of the new homes - information for Lulworth tenants and returning tenants

Block B is being built for Lulworth tenants and those who have remained in Lulworth will be prioritised for the new homes. Tenants who moved away from Lulworth or other blocks on the estate, but who retained their option to return will have the second priority. The homes will be allocated by the Housing Placements Service and the process will start approximately six months before the new homes are completed.

You will be shown floorplans of the new homes and asked to choose your three preferred flats. You will be offered a home that meets your household's housing need, but will be able to retain an extra bedroom if applicable and subject to availability. If more than one household is interested in a particular property we'll take account of how long it's been since each household first moved to the estate.

People have different preferences and, as there is a range of property types, we hope to be able to offer everyone a new home they'll be happy with. We'll take account of any preferences, such as for a higher or lower floor.



How to comment on the proposed amendments:

If you have any comments on the proposed amendments to the planning permission please write to us **by 7 June 2022**.

by email to:

ian.sumner@camden.gov.uk

by post to:

Ian Sumner, Development Manager
Development
Supporting Communities
London Borough of Camden
5 Pancras Square (4th floor)
LONDON
N1C 4AG

DATA PROTECTION

All information gathered in this consultation will only be used for the purpose of analysing the consultation responses to help us understand your views.

Further information can be found in our privacy notice on our website at www.camden.gov.uk/agargrove or contact Ian Sumner (details left) to request a paper copy of the notice.

By responding to this consultation you are giving your consent for us to use your data as set out above.

If you wish to withdraw your consent, you can do so by contacting Ian Sumner (details left).

There is more information about the development scheme online at:

www.camden.gov.uk/agargrove

If you would like to discuss the scheme, please get in touch

We are happy to make a home visit if that is most convenient

Get in touch:

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