

# INTRODUCTION: WHAT'S TODAY ALL ABOUT?

## AT TODAY'S EVENT YOU CAN:



## BACKGROUND OF THE PROJECT

Camden Council are finding ways to provide better homes for existing residents and provide more homes in the borough to help tackle the housing crisis, as part of their Community Investment Program.

Metropolitan Workshop have been working with the Camden Regeneration Team to explore options for the future of Wendling and St. Stephens Close.

We have presented three options at two previous exhibitions and invited residents to comment.

Those comments have been received and incorporated where possible and the options have been assessed. The purpose of today's exhibition is to show you which is the proposed option and how all the options have been assessed.

If you have any questions about the option that is proposed, or the ones that have been discounted or the next steps in the process, please speak to one of the team.

## MEET THE TEAM

### Metropolitan Workshop



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Associate  
Director



**Ivo Barros**  
Urban  
Designer



**Kristine Sulca**  
Associate



**Matt Hardy**  
Architectural  
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### Camden Regeneration Team

**Sarah Robbins**  
Community  
Liaison Advisor

**Ronke Akingbade**  
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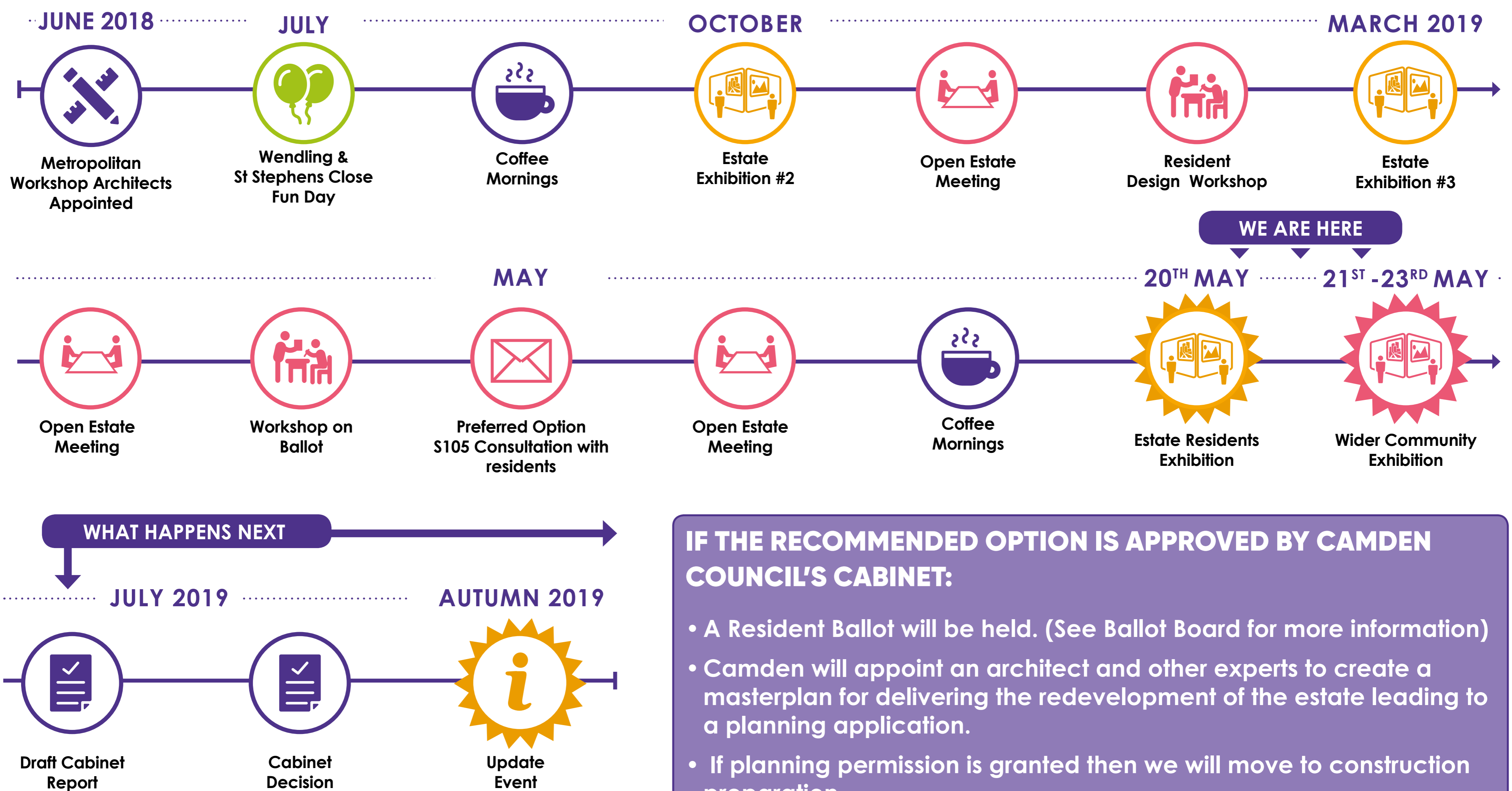
**Suzanna Hofferer**  
Community  
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**Terry Wiggett**  
Senior Community  
Liaison Advisor

**Julian Hart**  
Team Leader

## TIMELINE: WORKING TOWARDS A CABINET REPORT



Our Recommended Option, the Residents' Brief and a summary of local people's feedback, will go to Camden Council's Cabinet for approval in July 2019.

In the Autumn we will share the next steps based on the Cabinet Decision.

### IF THE RECOMMENDED OPTION IS APPROVED BY CAMDEN COUNCIL'S CABINET:

- A Resident Ballot will be held. (See Ballot Board for more information)
- Camden will appoint an architect and other experts to create a masterplan for delivering the redevelopment of the estate leading to a planning application.
- If planning permission is granted then we will move to construction preparation.
- The earliest that any demolition or construction work will happen is late 2021 (see Key Decisions Board for more information)

# HOW OPTIONS HAVE BEEN ASSESSED

**THE OPTIONS** Metropolitan Workshop have explored three levels of change for the estate; low, medium and high.

①

## LOW

Minimal demolition of existing buildings and no demolition of existing homes with some new build.

②

## MEDIUM

Partial demolition of existing buildings with significant new build.

③

## HIGH

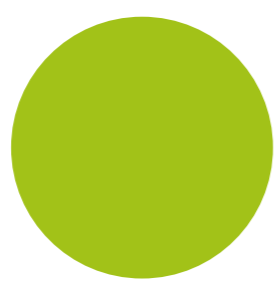
Full demolition of existing buildings with full scale new build.

Using the four assessment criteria on the below, the design team have assessed each of the development options to determine a recommended option to go to Camden Council's Cabinet. The conclusion of the Options Appraisal is that Option 3, Full demolition performs best and will be proposed to Cabinet in July.

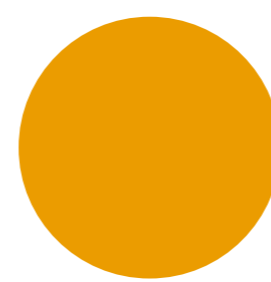
## THE APPRAISAL

Each option has been assessed using a traffic light system to assess how well each area of assessment has been met by each option.

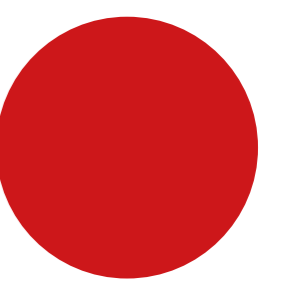
Where an option meets all of the objectives (Green light)



Where an option meets some of the objectives (Amber light)



Where an option meets none or few of the objectives (Red light)



## RESIDENT'S BRIEF

- Options assessed against the points set out in the brief
- The more points an option meets, the better it will score



## FINANCIAL VIABILITY

- The cost of carrying out the building works will be weighed up against council funding and sales receipts from some of the new homes.



## SUSTAINABILITY

- Creating a sustainable community, one that will grow and thrive in the new environment.
- Making safe play areas and enjoyable outdoor spaces for people to use, improving health and well-being.
- New buildings will be more energy efficient and therefore will have lower fuel bills.



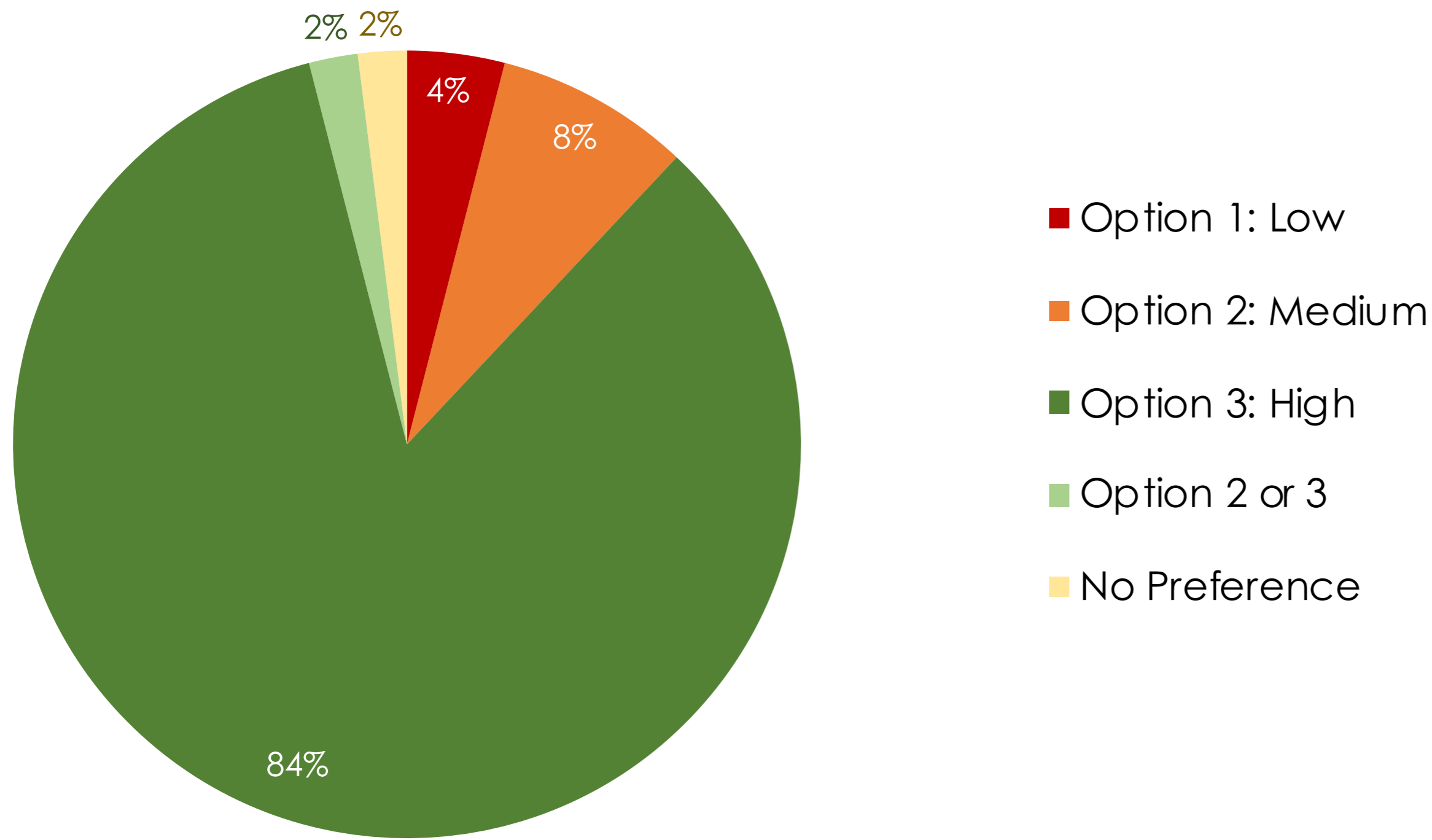
## BUILDABILITY

- Working with an existing estate can make the new building work more challenging.
- It is a technical challenge to build new against old.
- Some residents could remain in occupation during building work, which will need careful planning.



# FEEDBACK FROM EXHIBITION #3 MARCH 2019

## Residents' Preferences:



At the exhibition we received 50 pieces of written feedback.

84%, preferred 'Option 3'

8% preferred 'Option 2'

4% preferred 'Option 1'

2% chose both 2 & 3

2% did not indicate a preference.

### People preferred Option 3 because they felt it:

- Meets the Residents Brief better than the other options and addresses the problems of disrepair, antisocial behaviour, and perceived poor design on the estate currently.
- Provides an opportunity to rethink the layout to be more community focused and provide better green space and is fairer because everyone would get a new home.

### Concerns & Suggestions for Option 3 included:

- Concerns around height of buildings, possibility to add height nearer to Bacton.
- Suggestion to provide more private gardens including rooftop gardens and separate kitchen / living space.
- Making sure the designs avoided creating small, unsafe cut throughs.



### Feedback on Option 1:

- Positive feedback was to do with keeping things as they were and not having the disturbance of moving.
- The majority of feedback was negative as it does not resolve the wider issues on the estate and was seen as being unfair. Some people also felt that the housing gains were unlikely to be worth the expense.
- Residents of the estate may not have opportunity to move into new homes

### Feedback on Option 2:

- Positive feedback here was related to individuals who wanted to keep their home, or those not being convinced that wholesale demolition was necessary.
- Negatives were again that it would not resolve the wider issues on the estate and that it wouldn't look very nice.
- Concern that it might cause resentment between residents in the existing and new homes.



Residents were also asked to use a traffic light system to indicate how well they thought each of the options met the Residents' Brief. This information will be used in the assessment of criteria shown at the exhibition today.



# THE RESIDENT BALLOT PROCESS EXPLAINED

## WHAT IS THE BALLOT?



Since July 2018 any London Borough wishing to carry out an estate regeneration scheme, involving demolition of homes, with Greater London Authority (GLA) funding, will need a successful ballot of residents living on the estate.

If the proposed option of full demolition and redevelopment is approved by Camden Council's Cabinet there will be a ballot of residents on Wendling Estate and St Stephens Close.

## WHO GETS TO VOTE?



All secure tenants named on the tenancy, resident leaseholders or anyone else living on the estate who has been on the housing register for the last 12 months prior to a ballot will get a vote.

Only households on Wendling Estate and St Stephens Close can take part in the ballot. All members of the household aged 16 or over.

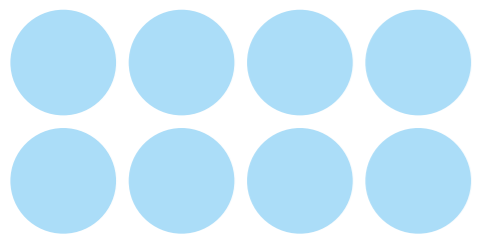
Tenants of leaseholders cannot vote, unless they have been on the housing register for 12 months prior to the ballot.

Non resident leaseholders or buy to let landlords cannot vote.

## WHO CARRIES OUT THE BALLOT?



In accordance with the GLA guidelines an independent body must carry out the ballot.



They will be responsible for voter registration, organise the ballot and count the results.

## WHAT DO WE VOTE ON?



The ballot is a simple yes or no vote on Camden Council's offer. This offer needs to include:

- Design principles of the proposed development
- Estimated numbers of new homes
- Future tenure mix
- Proposed associated social infrastructure
- Details of offer to leaseholders of homes to be demolished
- Details of right to return/ remain for tenants living in homes that are to be demolished
- Commitments to ongoing consultation and engagement

## WHAT WOULD A YES VOTE MEAN?



Camden Council will continue to develop the current designs and proposals for Wendling Estate and St Stephens Close to move ahead with the regeneration of the estate.

There will be ongoing consultation and engagement with residents to ensure they are involved in developing the designs.

## WHAT WOULD A NO VOTE MEAN?

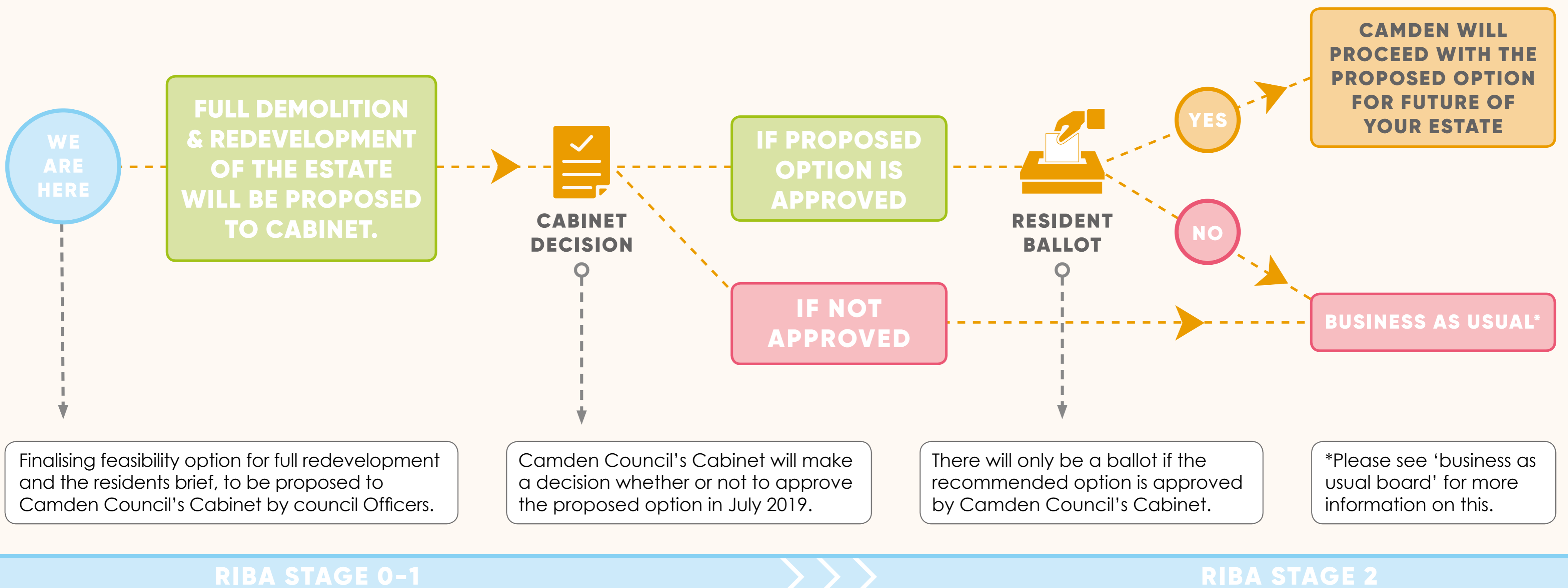


Camden Council will not continue to develop the current proposals for regenerating the estate. They may develop further proposals alongside residents.

Any major refurbishment to Wendling Estate and St Stephens Close will need to be submitted for the next major works programme for 2025 – 2029.

Wendling Estate and St Stephens Close is not on the current major works programme for 2019 – 2024. This means that there will not be kitchen, bathroom or window replacement works in this period.

## INDICATIVE TIMELINE OF THE BALLOT PROCESS



RIBA STAGE 0-1

RIBA STAGE 2

## THE PLANNED WORKS PROGRAM



**Planned Works are carried out by the Council on a priority basis, in 5 year cycles, to maintain and improve council housing stock. Planned works include, but are not limited to:**

- structural repairs, for example roofs, concrete
- replacing windows, doors, guttering and drain pipes
- heating, lifts and electrical rewiring
- renewing kitchens and bathrooms
- improving door entry systems, landscaping etc.

**The current planned works program for the next 5 years 2019 to 2024 is oversubscribed within the borough and Wendling Estate and St Stephens Close is not included in this program.**

If residents vote against redevelopment, then the whole estate will be considered for planned works against Camden's other priorities in the next 5 year cycle after 2024.

## RESPONSIVE AND REACTIVE REPAIRS



**The responsive and reactive repair service deals with minor or day to day maintenance problems and health and safety issues.**

This service normally operates when residents ring via the Camden Council's call centre to report repairs.

**Responsive repairs will continue on the estate regardless of whether any decision is taken to redevelop partially or in full.**

Where any significant works are requested on any individual home, then this will be considered on a case-by-case basis.

**This is the same as the service you currently receive and is the same as any estate in the borough not going through a regeneration programme.**

# OPTION 1: LOW (NO DEMOLITION OF HOMES & REFURBISHMENT)

This option proposes potential new homes located on the vacant spaces between existing buildings and demolition of the existing health centre for construction of additional homes. This results in the reposition of the health centre and creche with no demolition of existing homes. The layout shown is only an example of how new buildings could be delivered on the site.

- Retention of all the existing homes
- Between 115 to 130 new homes
- New controlled entrances
- Temporary or permanent relocation of health centre
- Disruptive to residents due to construction complexity
- Decanting of households during construction



- Infill buildings are added at the end of some blocks. These will provide either additional homes or form new key or fob accessed entrances.
- Keeping all existing homes
- Existing health centre and nursery building demolished. New health centre and nursery could be located on site or nearby
- New homes to replace existing health centre and hostel
- Look into resident only entrances created through the addition of internal lobbies, controlling access to upper levels.
- Other new infill homes could be added around the estate in suitable locations
- Explore making green space accessible to residents and adding a children's play space.



## INFILL BUILDINGS WITH NEW CONTROLLED ENTRANCES AND NEW HOMES ON SITE OF THE HEALTH CENTRE

This is an illustration only; more work is required to choose what the new buildings will look like

### Assessment

A traffic light system has been carried out to assess the feasibility against the four areas below:

- Meets most criteria
- Meets some criteria
- Meets few criteria

### RESIDENT'S BRIEF

- The majority of residents did not think this option met the criteria of the Residents' Brief
- As the estate would largely remain the same in its physical form, a lot of the issues that residents wanted resolved would also remain

### FINANCIAL VIABILITY

- This option is commercially viable. However, build costs are very high per home and income generated from market sale homes would only cover costs of building all the new homes, so there would be very little money remaining to pay for any other estate improvements.

### SUSTAINABILITY

- This option is deemed not to have met sufficient of the sustainability and urban design criteria set, so fails this part of the assessment
- This option met 9 out of the 29 criteria

### BUILDABILITY

- This option is buildable, although the constraints of working close to existing residents will make construction more complex and much more costly.
- Given the size of most of the infill proposals and their location, modular construction methods (using prefabricated units craned in to speed up construction time and reduce noise and nuisance) should be considered

# OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)

This option tests the potential for partial redevelopment of the select areas of the estate to deliver new high quality homes, dealing with some of the current problems.

- Open up the estate with three new streets
- Between 280 to 380 new homes
- Improve access to open space
- Temporary or permanent relocation of health centre
- Disruptive to residents due to construction complexity
- Decanting of households during construction



- Infill blocks are added where there are blank end walls. These will provide either additional homes or form new internal entrances.
- Keeping some homes at the edge of the estate
- Health centre and creche relocated on site or nearby
- Phase build new homes that respond to the route so that this feels well-used, overlooked and safe
- Improve access to some green spaces in retained blocks
- Make a new route through the estate from Lismore Circus to Malden Road and Bacton.
- New homes built on the site of the existing health centre and the hostel



NEW STREET IN BETWEEN THE EXISTING AND THE NEW BLOCKS LOOKING TOWARDS LISMORE CIRCUS

This is an illustration only; more work is required to choose what the new buildings will look like

## Assessment

A traffic light system has been carried out to assess the feasibility against the four areas below:

- Meets most criteria
- Meets some criteria
- Meets few criteria

### RESIDENT'S BRIEF

- Most residents did not think this option met the criteria of the Residents' Brief
- As some of the estate would remain in their existing homes and some residents would move into new homes, this was felt to be unfair, leaving many of the existing problems in and around those homes that remained.

### FINANCIAL VIABILITY

- This option is commercially viable. However, build costs are relatively high per home and income generated from market sale homes would only cover costs of building all the new homes, so there would be very little money remaining to pay for any other estate improvements.

### SUSTAINABILITY

- This option is deemed not to have met sufficient of the sustainability and urban design criteria set, so fails this part of the assessment
- This option met 5 out of the 29 criteria

### BUILDABILITY

- Construction is complicated, as it will involve demolition of part of the existing podium and the tower (1-42)
- Whilst it may be technically buildable, it will be complex to deliver and will create significant nuisance to residents, so has been deemed not to meet this criteria.

# PROPOSED OPTION: HIGH (FULL DEMOLITION)

This option proposes opportunities for full redevelopment of Wendling Estate and St Stephens. The layout shown is only an example of how new buildings could be delivered on the site. This means complete demolition of current buildings to create a new neighbourhood with all new buildings, streets, open spaces and community facilities such as the creche and the health centre.

- Full demolition and integration with the wider area
- Between 650 to 750 new homes
- New public route and community heart
- New high quality public realm
- Health centre and creche to be integrated in a prime location
- All residents will need to move out to allow for construction



- New pedestrianised routes, cycle routes and landscape interventions would discourage rat running and anti-social behaviour.
- Reconnects Lismore Circus to Southampton Road, Malden Road and Haverstock Road along a main green space which will unify the development
- Resident-only communal courtyards would be safe overlooked places for small children to play in.
- Health centre and nursery could be located here at ground floor.
- The proposal connects to existing streets making navigation easier and walking around safer
- Similar scale to the Bacton Estate, with distinctive courtyard blocks splitting the estate into smaller areas

## Assessment

A traffic light system has been carried out to assess the feasibility against the four areas below:

- Meets most criteria (Green circle)
- Meets some criteria (Yellow circle)
- Meets few criteria (Red circle)

### RESIDENT'S BRIEF

- The majority of residents thought that this option met all or most of the criteria in the residents' brief

### FINANCIAL VIABILITY

- This option is commercially viable, so would meet this criteria, and simultaneously achieves comprehensive improvement for all residents. This option would achieve at least 40% affordable housing.

### SUSTAINABILITY

- This option is deemed to have successfully met sufficient of the sustainability and urban design criteria set, so passes this part of the assessment
- This option met 22 out of the 29 criteria

### BUILDABILITY

- As this option involves a complete redevelopment following the demolition of the existing estate, buildability is relatively straightforward, so this option is deemed to meet this criteria.
- Further work is required to determine a suitable phasing strategy.

**THIS IS THE PROPOSED OPTION FOR WHICH WE WILL BE SEEKING CABINET APPROVAL**



# PROPOSED OPTION: HIGH (FULL DEMOLITION)



VIEW ALONG THE NEW LINEAR PARK IN THE MIDDLE OF THE DEVELOPMENT LOOKING TOWARDS LISMORE CIRCUS

This is an illustration only; more work is required to choose what the new buildings will look like



**THIS IS THE PROPOSED OPTION FOR WHICH WE WILL BE SEEKING CABINET APPROVAL**

# THE DESIGN OF YOUR NEW HOME:

## Space Standards

Housing Design Space Standards are used by architects and planners as common guidelines for the design of new housing and includes information on room size, likely furniture layouts and floor areas.

There have been lots of standards for housing design over the years but the most pertinent in Wendling are the Parker Morris standards and the Nationally Described Space Standards.

## Parker Morris (1961-1980)

These are the standards that would have been adhered to when Wendling was built.

## Nationally Described Space Standards (2015 - now)

These are the current standards and any new housing built at Wendling would need to adhere to these.

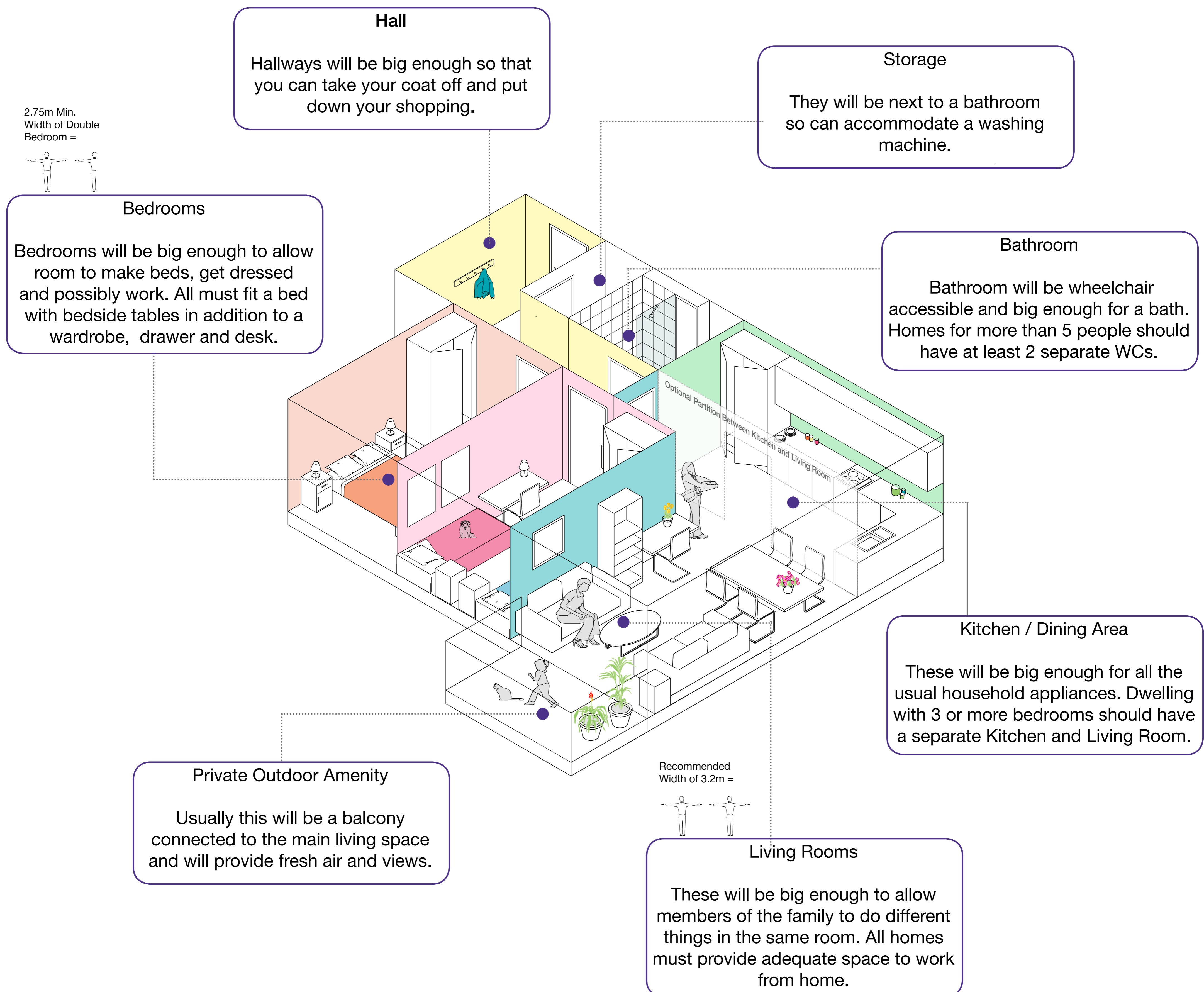
## How do they compare?

This table shows a comparison between the two standards and some typical apartment sizes.

Note: B refers to bedrooms and P refers to occupants, so a 2B4P will have 2 bedrooms and 4 people.

Type	Parker Morris	Nationally Described Space Standards
1B2P	45 m <sup>2</sup>	50 m <sup>2</sup>
2B4P (Flat)	70 m <sup>2</sup>	70 m <sup>2</sup>
2B4P (Maisonette)	72 m <sup>2</sup>	79 m <sup>2</sup>
3B5P (Flat)	79 m <sup>2</sup>	86 m <sup>2</sup>
3B5P (Maisonette)	85 m <sup>2</sup>	93 m <sup>2</sup>
	↑ Current Size	↑ Proposed

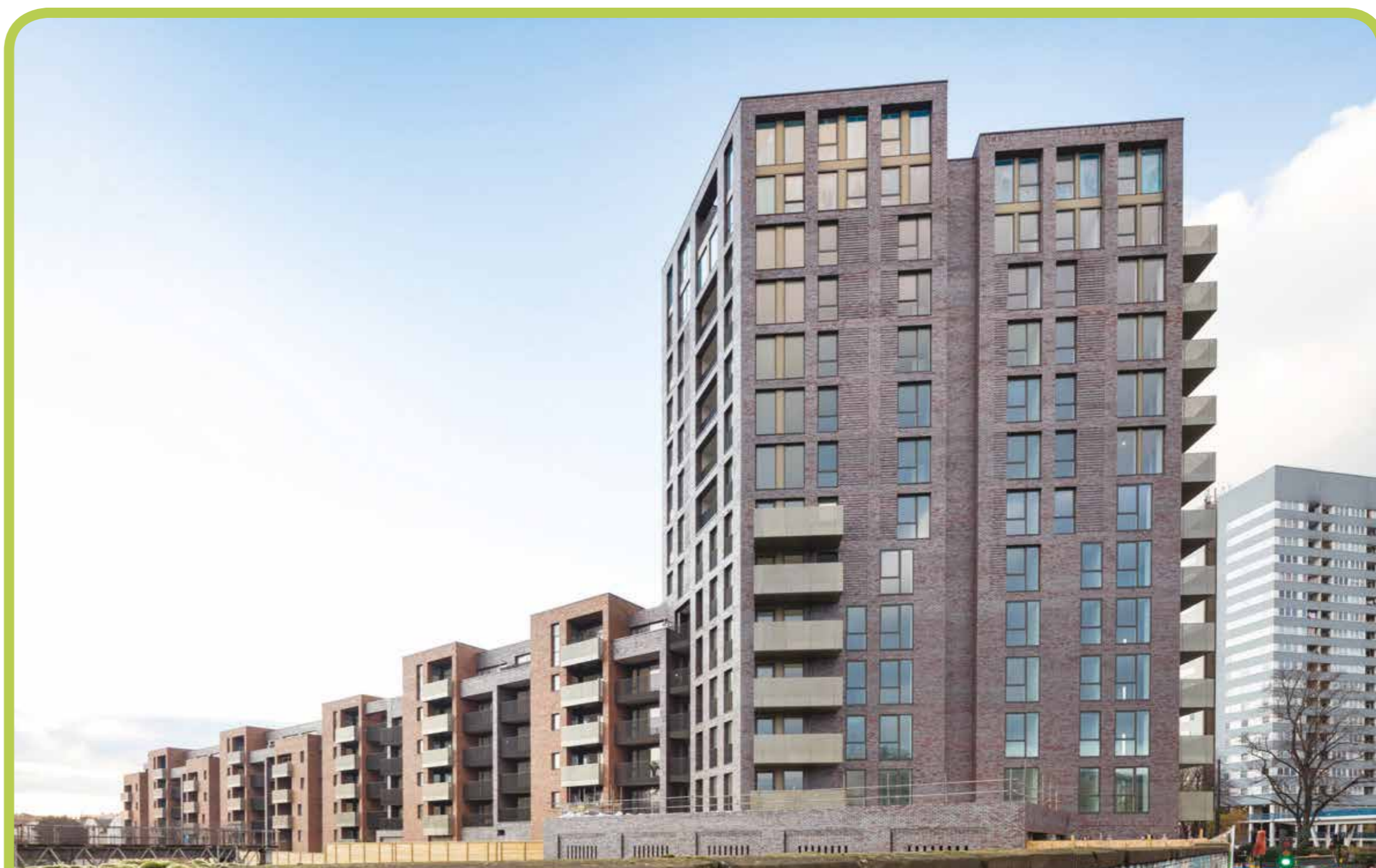
## What might a Nationally Described Space Standard flat look like?



# Community Investment Programme

The Community Investment Programme is Camden Council's plan to build 3,050 homes, pay for 48 schools and children's centres, and deliver community spaces across the borough.

Every penny we raise through the sale of new homes goes back into the Community Investment Programme, building and improving the homes and facilities our residents need.

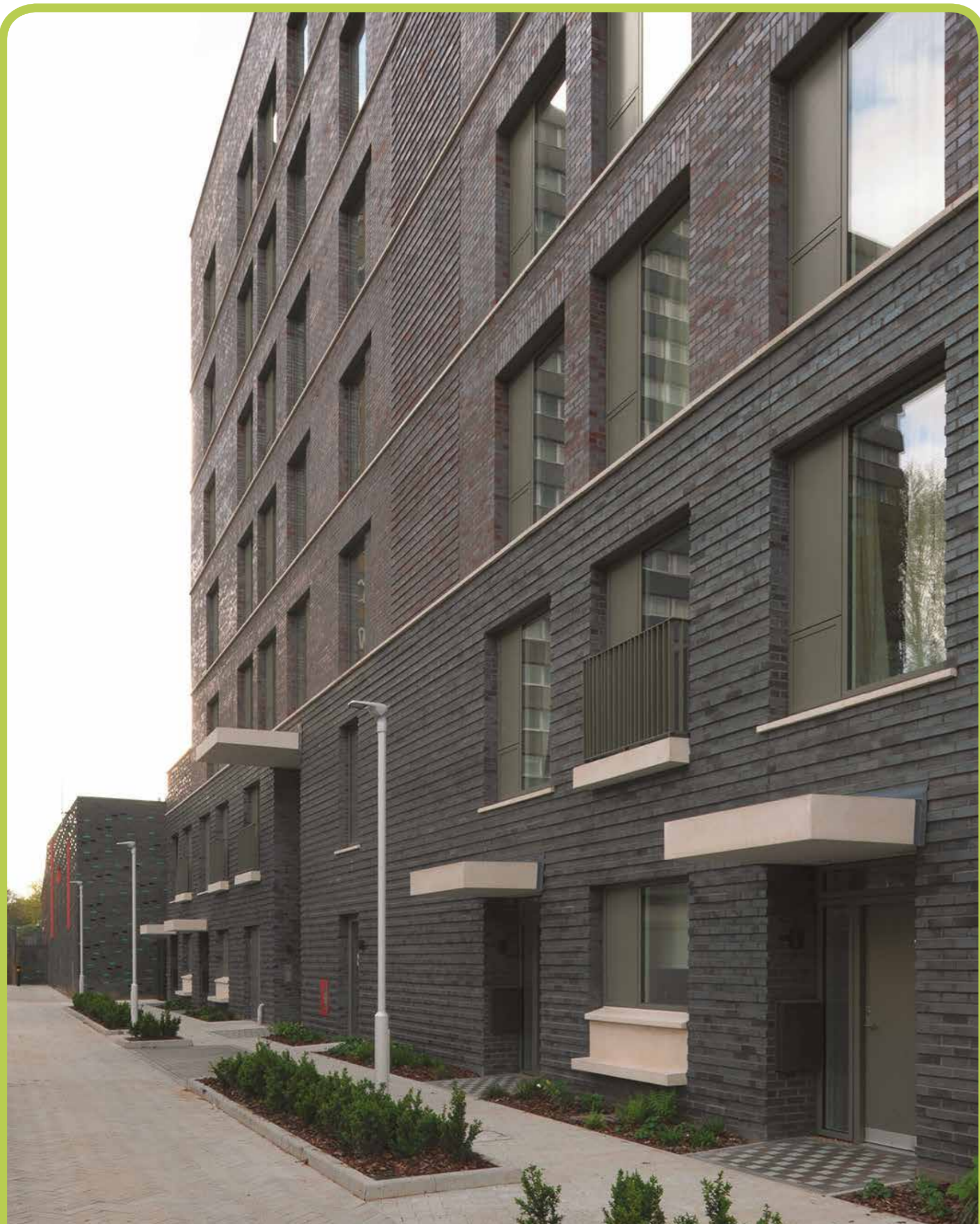


**Abbey Road - mix of private and social homes**

Since 2011 when the Community Investment Programme began, Camden has become a successful, award-winning developer.

So far we have delivered the following benefits to the residents of Camden:

- **We've built 862 new homes;**
- **£117 million is being re-invested into 48 schools and children's centres;**
- **We're building and refurbishing 9,000m2 of improved community facilities and space across Camden, including the new Greenwood Centre for people with disabilities;**
- **We've helped pay for internal and external works to more than 22,500 homes through the Council's Better Homes repairs and maintenance programme; and**
- **We've created better environments for people experiencing homelessness through building new hostels.**



**Agar Grove Phase 1a - Once complete this development will provide 493 affordable homes for new and existing tenants with state of the art environmental efficiency.**



**Holmes Road Studios: shelter 59 homeless people, with individual housing units, counselling spaces, and educational and training facilities all based around a courtyard garden.**



**We now want to engage with the residents of Gospel Oak and Haverstock wards about the benefits that could be delivered if the Wendling and St Stephen's Close Estate and the West Kentish Town Estate were redeveloped.**

# Gospel Oak & Haverstock Community Vision

72 new homes have been paid for and built in Gospel Oak ward by Camden Council in the last few years with more to come that have either planning approval or currently in construction.

As the developer, the Council was able to work with local residents, businesses and wider stakeholders to agree what improvements were needed in the local area.

## The improvements made to date include:

- School investment to nursery, primary and secondary,
- Improvements to outdoor play spaces, both newly built or refurbished
- Installation of Under 5's Play Area in Lismore Circus
- Installation of Over 5's Play Area in Lismore Circus
- Installation of Play Area to Barrington Court
- Additional Play Equipment to Kiln Place Play Area
- Purchase of two new number 24 buses for local routes
- Improvements to pedestrian footpaths, paving and street works
- Improvements to local signage and wayfinding
- Funding to local Kentish Town City Farm
- Contribution to St Martins Church
- Contribution to local Queens Crescent Community Centre
- Public Art working with Camden's Travel & Tourism Inclusive to Local Residents



Cherry Court play area



Kiln Place



Barrington and Lamble



Cherry Court

If we build new homes at Wendling and St Stephen's Close Estate and West Kentish Town Estate this would enable more investment to be directed into the local area.

If a decision is taken by Camden Council's Cabinet to continue design work towards a resident ballot on each of these estates, then the Council would also like to talk to all local residents and wider stakeholders, including businesses and community organisations, about how building those new homes could benefit the local area.

In autumn 2019, we would like to start a meaningful conversation with local people about how we could invest in the area to help make Gospel Oak and Haverstock wards an even better place to live and work. Here are some of the ideas and themes we would like to talk to you about. We would love to hear your views on these, and any other topics you think are important to the area.

- Community and Youth Facilities
- Community Safety
- Queen's Crescent
- Schools and special education facilities
- Health Facilities
- Getting around / local routes
- Open space and Environmental Quality
- Development Impact
- Public Art

We welcome all your ideas and suggestions!

# **INFORMATION ON RESIDENT OFFERS**

**These leaflets explain  
the offers available for  
secure council tenants and  
leaseholders on the estate,  
in case that you are affected  
by any redevelopment work.**

**These are draft for consultation  
and will be finalised at  
Camden Council's Cabinet  
decision in July.**

**PLEASE PROVIDE FEEDBACK**

