

INTRODUCTION: WHAT'S TODAY ALL ABOUT?

AT TODAY'S EVENT YOU CAN:



BACKGROUND OF THE PROJECT

Hello, we are Metropolitan Workshop and we will be working with residents and Camden Council to help develop options for Wendling & St Stephen's Close.

So far we have prepared 3 options which you can see again today. We started work on this project last summer, so met some of you at the Fun Day and again at the October Exhibition, where we showed you 3 options for Wendling and St Stephen's.

Have a look at the timeline below to see what happens next.

MEET THE TEAM

Metropolitan Workshop



Nick Phillips
Associate Director



Ivo Barros
Urban Designer



Kristine Sulca
Associate



Matt Hardy
Architectural Assistant

Camden Regeneration Team

Julian Hart
Team Leader



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Community Liaison Advisor

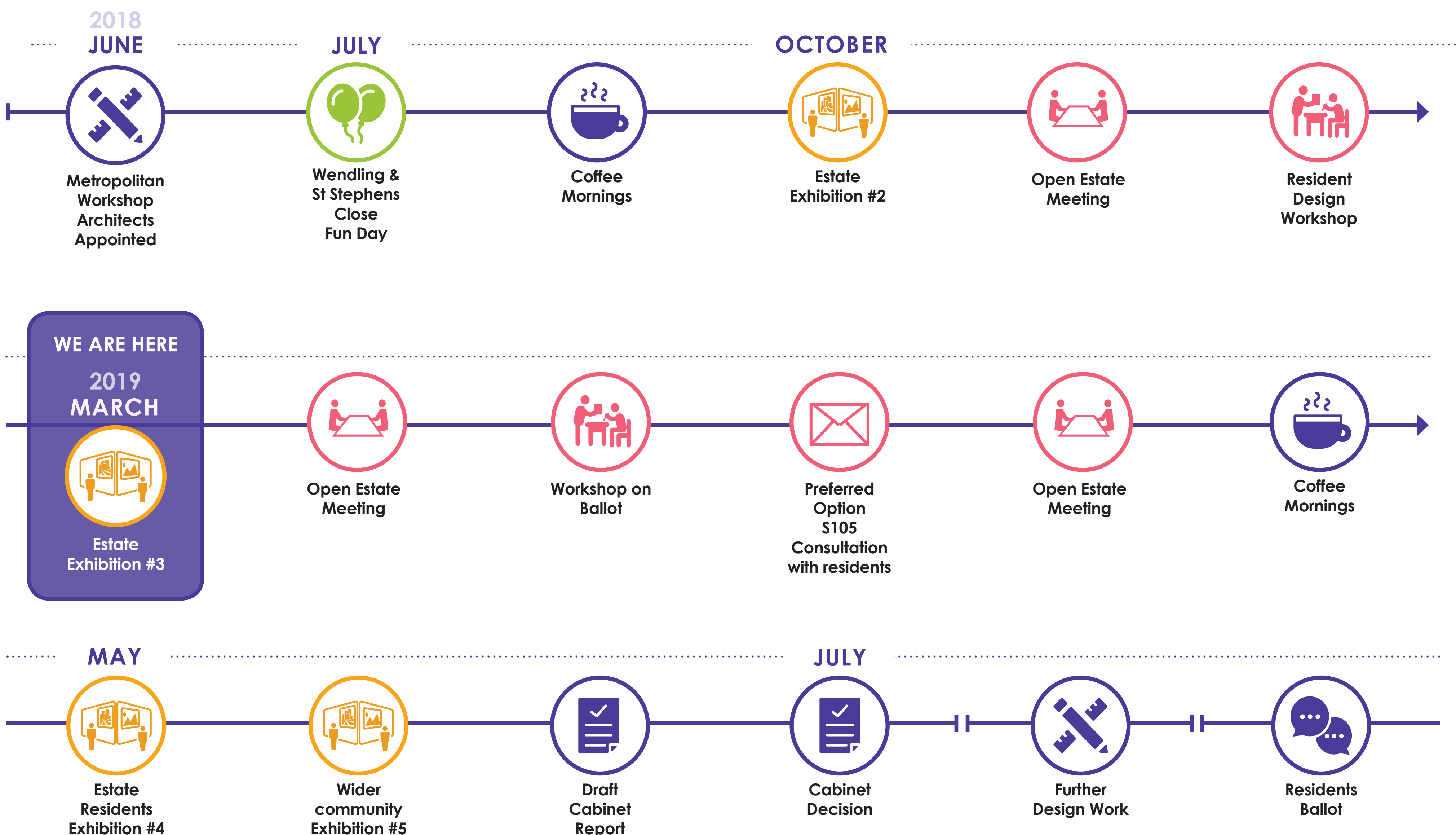
Suzanna Hofferer
Community Liaison Advisor

Ronke Akingbade
Senior Development Manager



Terry Wiggett
Community Liaison Advisor

TIMELINE: WORKING TOWARDS A CABINET REPORT



DRAFT RESIDENT'S BRIEF

Since January 2018 we have been gathering your comments and feedback through door knocking, estate meetings, exhibitions, trips to see other estates and coffee mornings.

We have tried to capture what you, the residents, want to see most for your home and estate in the future in the form of a residents brief.

This is still a draft version and we want you to tell us what you think about these priorities and if there is anything you want to add.

Your feedback and priorities are shaping the designs that are being shown today and will continue to be used to guide any change on the estate in the future.



OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.
- **Safe areas for children to play in**



WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate.
- **Truthful, rather than positive engagement**



SAFETY & SECURITY:

- Secure by design
- Improve accessibility and lighting with regards to security
- Improve accesses of the estate as well as the buildings
- Improve building layout with regards to visibility and isolation
- **More secure bike storage**
- **Ensure access to pedestrian walkways doesn't reduce safety**
- **Control antisocial behaviour in play areas and around the estate by reducing dead-ends and controlling entrances**



LOCAL AREA:

- Improve quality of the streets adjacent to the estate
- Improve lighting
- Distinct and clear routes through the estate
- **Control speed of cars through the estate**
- **Provide better routes to local services and shops**



LOCAL AREA:

- Increase dimensions in the new homes with larger bedrooms and better kitchens
- New homes to increase storage within the units
- Mixture of one level and split level
- **Windows to face more than one side for peace and quiet**
- **Prioritise future maintenance of homes**
- **Improve acoustics**



OUTSIDE YOUR HOME:

- Improve lighting to make the estate feel more welcoming
- Improve signage and way finding
- Improve lifts that service every floor
- Reintroduce traditional street pattern
- **Existing buildings feel old and unsafe, improve state and appeal of existing buildings**
- **Keep car parking provision the same or make better use of the podium**



LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Improve appearance and attractiveness of buildings on the estate.
- **Provide areas to green spaces**
- **Control areas to green spaces (residents only)**
- **Not enough play areas at the moment, make good use of the current open spaces**



ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping
- **Lots of rubbish bins too close to peoples homes - better storage required**

HOW OPTIONS WILL BE ASSESSED

THE OPTIONS

We are currently exploring three options for the estate; low, medium and high. By the end of the process we want to be in a position to narrow this down to a proposed option.

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.

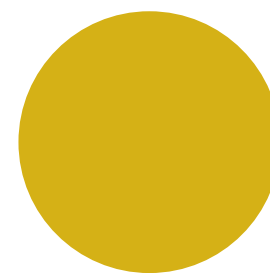
THE APPRAISAL

We propose assessing each option using a traffic light system, against the four areas described in the panels below. This assessment has not been carried out yet, but will be used later in the process.

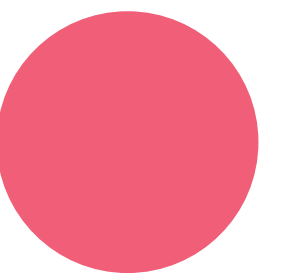
Where an option meets/ all of the objectives (Green light)



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



Where an options 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



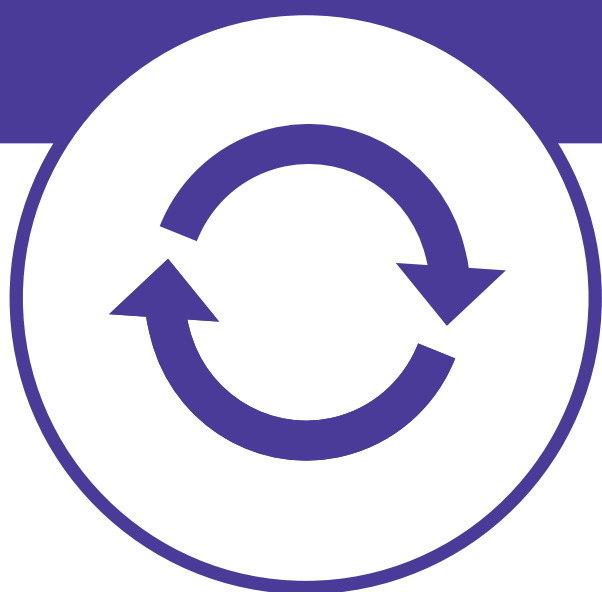
FINANCIAL VIABILITY

- 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 wellbeing.
- New buildings will be more energy efficient and therefore will have lower fuel bills.



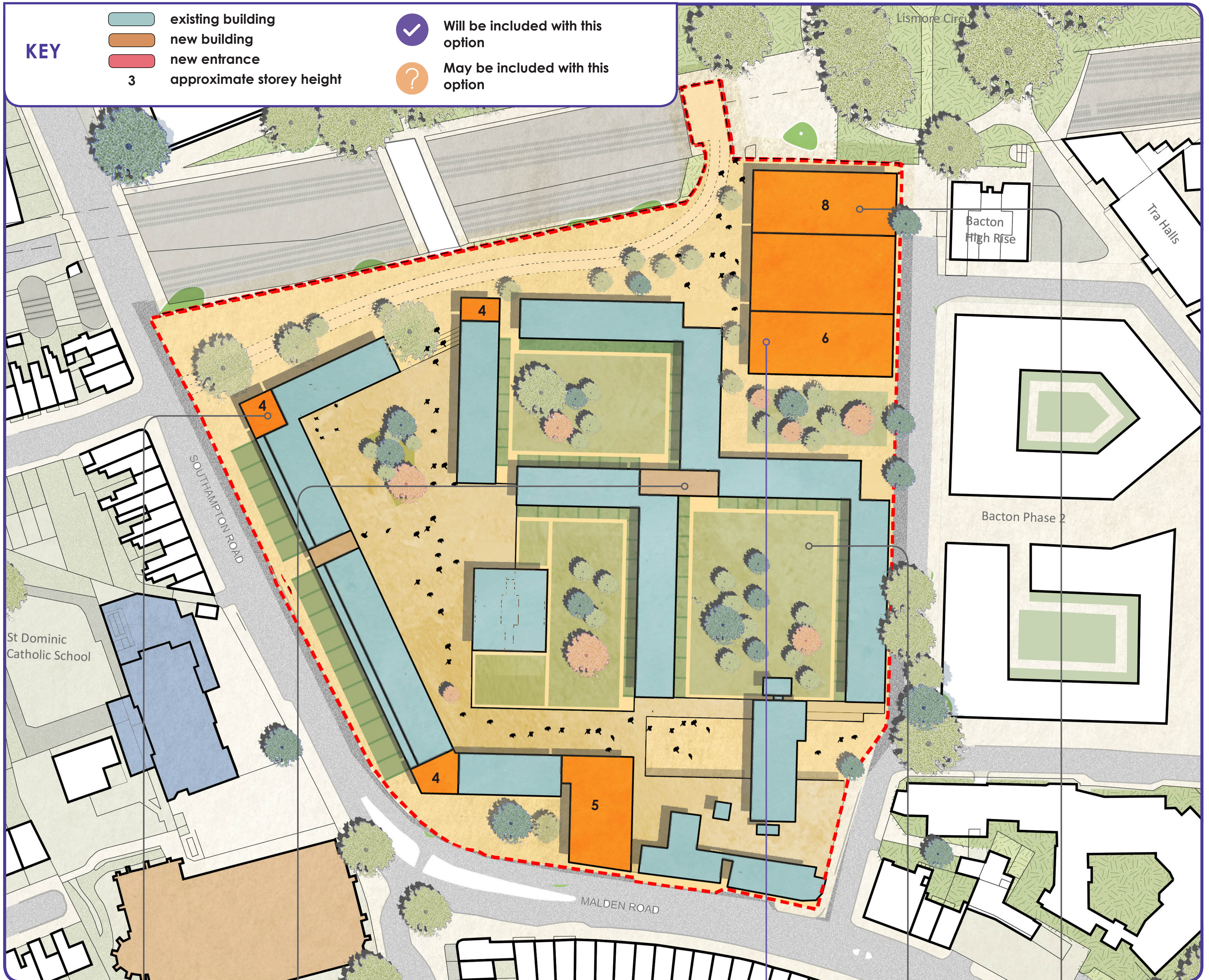
BUILDABILITY

- 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.



WE WOULD LIKE TO HEAR YOUR FEEDBACK ON OUR APPROACH TO ASSESSMENT.

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



✓ 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' play space.

TELL US WHAT YOU THINK!

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



i KEY INFORMATION

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

Potential decanting of households during construction



TELL US WHAT YOU THINK!

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

This is an example of what a 'Low Option' might look like.



BELL PHILLIPS ARCHITECTS - MARKLAKE COURT

MORE INFORMATION - LOW

- Build 'infill' homes where possible within the existing estate
- 'Infill' are small buildings built against existing blocks
- No demolition of any of the existing homes
- Complicated to build and may be disruptive to the immediate neighbours
- Makes the estate feel safer by having new homes overlooking streets
- Small increase in overall homes on the estate



BELL PHILLIPS ARCHITECTS - MARKLAKE COURT

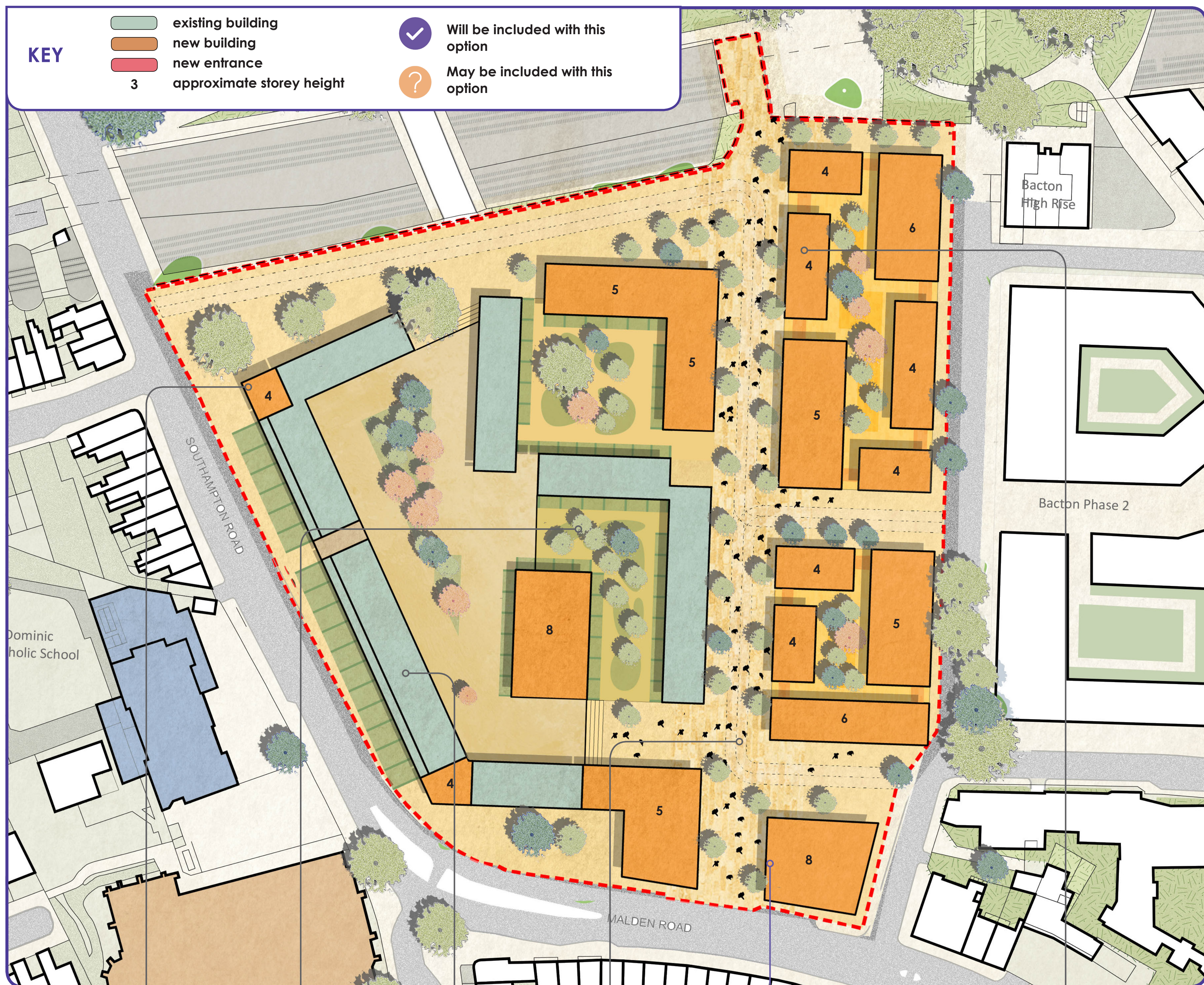


MATTHEW LLOYDS - REGENT'S PARK ESTATE, CAMDEN



MAE ARCHITECTS - CAUDALE ESTATE, CAMDEN

OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)



✓ 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

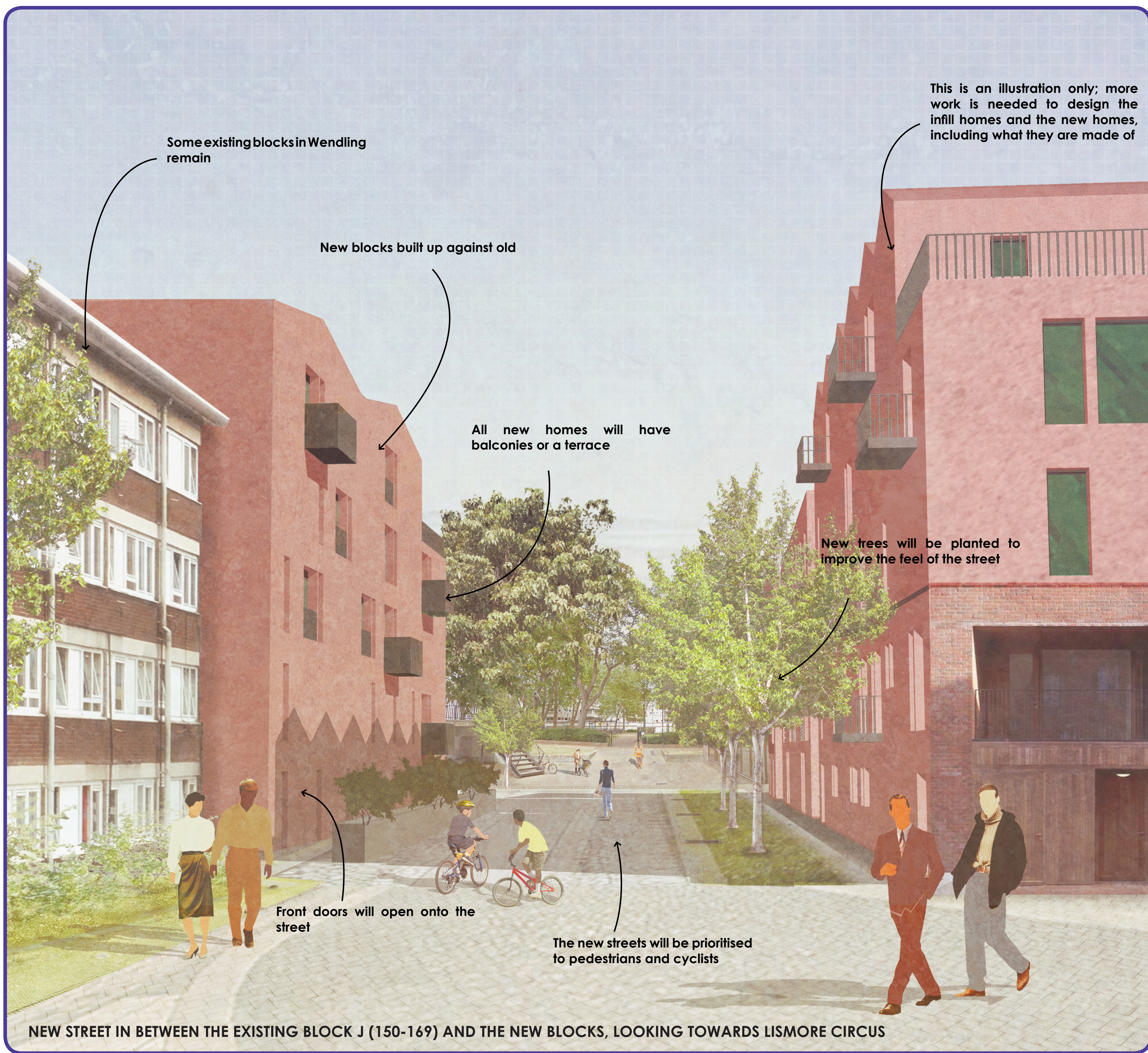
? Improve access to some green spaces in retained blocks

✓ 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

 **TELL US WHAT YOU THINK!**

OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)



i KEY INFORMATION

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

Potential decanting of households during construction



TELL US WHAT YOU THINK!

OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)

Kirkfell is an example of what a 'Medium Option' might look like.



KIRKFELL, 1-3 ROBERTS STREET, NW1 3FB CAMDEN - MAE ARCHITECTS

MORE INFORMATION - MEDIUM

- Build 'infill' homes where possible against existing
- Build new homes on demolished part of estate
- Some residents can remain on the estate, some will need to move
- Increases the number of homes on the estate
- New street improves wayfinding through the estate



OPTION 3: HIGH (FULL DEMOLITION)



?
 Parking may be accommodated in decks or nearby streets

✓
 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

✓
 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.

🗨️ TELL US WHAT YOU THINK!

OPTION 3: HIGH (FULL DEMOLITION)



i KEY INFORMATION

Full demolition and integration with the neighbourhood

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 redevelopment



TELL US WHAT YOU THINK!

OPTION 3: HIGH (FULL DEMOLITION)

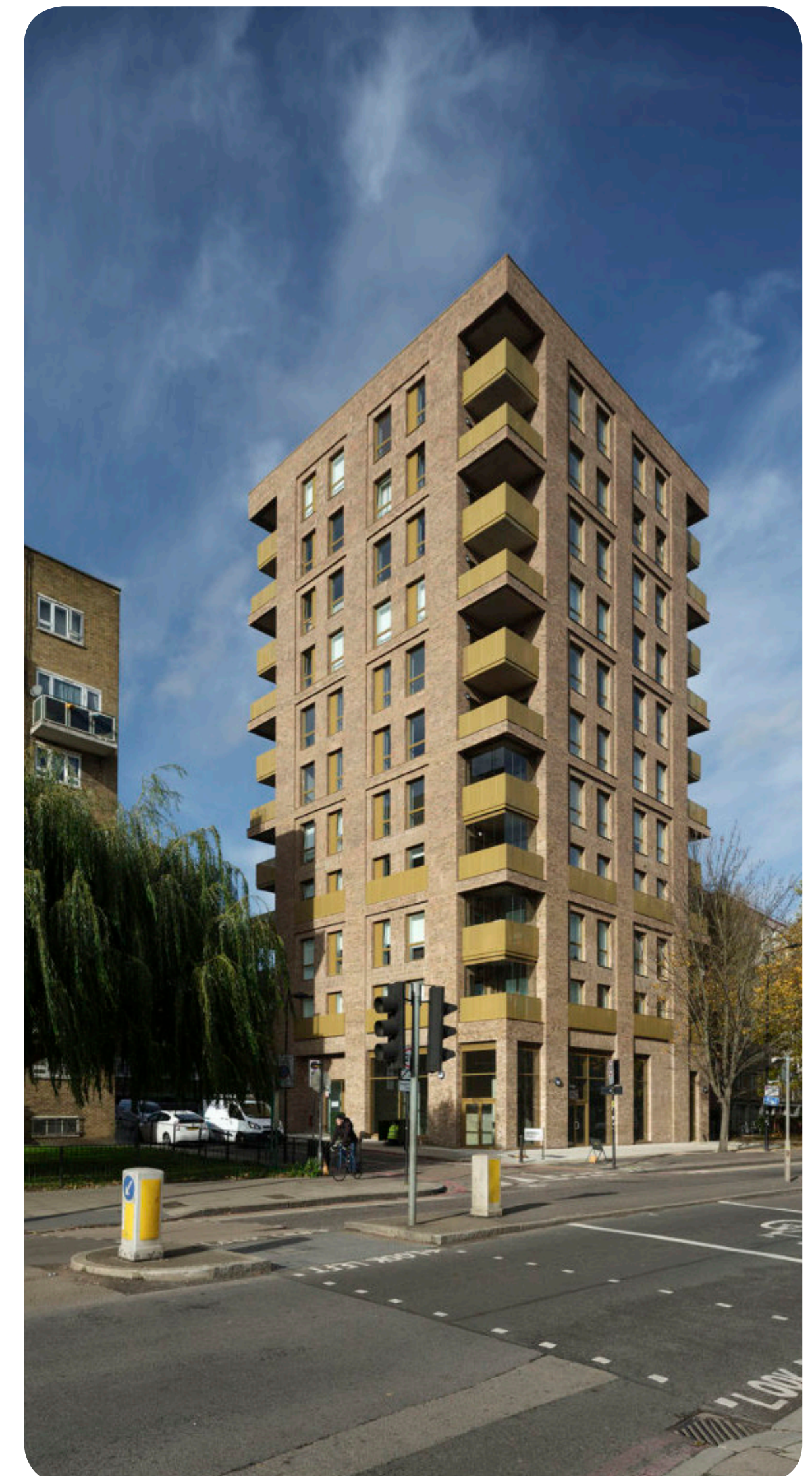
Regents Park Estate is an example of what a 'High Option' might look like.



MATHEW LLOYDS ARCHITECT - REGENTS PARK ESTATE, CAMDEN

MORE INFORMATION - HIGH

- Similar scale of buildings as might be designed for Wendling
- New homes will be designed to modern standards (see board "The design of your new home")
- The new estate will feel safer and be easier to navigate
- Historic street patterns can be restored
- New streets will be designed for pedestrians and cyclists, not cars



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 ²	50 m ²
2B4P (Flat)	70 m ²	70 m ²
2B4P (Maisonette)	72 m ²	79 m ²
3B5P (Flat)	79 m ²	86 m ²
3B5P (Maisonette)	85 m ²	93 m ²

What might a Nationally Described Space Standard flat look like?

