

Background

July 2019

Welcome

In December 2013 the Council's Cabinet gave the go ahead to redevelopment of the Agar Grove estate, and in April 2014 our planning application was approved.

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

Our main works contractor - Hill - have completed construction of Block A and are currently on site with Blocks F, H and G. These blocks make up Phase 1b, the second phase of the six-phase redevelopment of Agar Grove.

This exhibition introduces you to Phase 1c of the development, including Block I and Block JKL. Due to changes in the financial and built environment, including legislation, planning policy and building regulations, we are proposing some changes to the designs of these blocks that were approved at planning in 2014. These changes will be shown in the following exhibition boards.



Rear view of Block A - now called Flats 1-38, 14-16 Wrotham Road - which comprises 38 council homes and completed in April 2018. Recently, the building won two awards in the New London Architecture Awards 2019: Overall Winner and Sustainability Prize

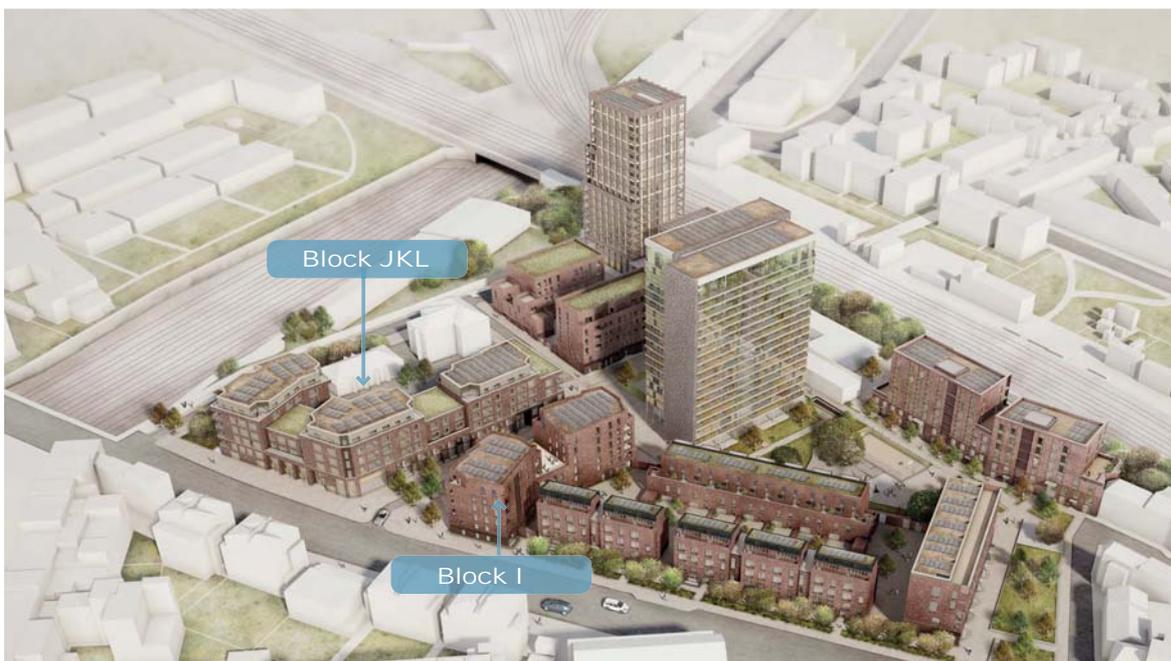


Phase 1b site current construction – Block F on the right with Block H behind, and part of the southern elevation of Block G on the left



Left: Plan of the estate showing the existing and new buildings

Phase 1a is shown in pink, Phase 1b in blue, and Phase 1c in orange. The dark green buildings will remain, the new buildings are shown in purple



CGI (computer generated image) of the redeveloped estate

Community Investment Programme

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 90% 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) and mechanical ventilation and heat recovery systems, Passivhaus design creates healthy and comfortable buildings that require minimal heating.

Phase 1c: Overview of proposed changes to planning permission

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

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

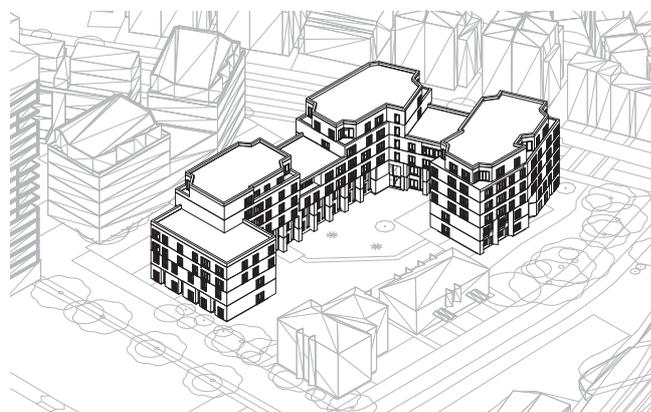
In this phase there is a much greater number of east and west facing homes. This has required creative solutions to deliver a Passivhaus scheme as a number of homes will rely more on sun from the east in the mornings and from the west in the evenings for warmth, but will get less midday sun.

The sale of homes in JKL (and other buildings in the redevelopment) funds the building of new council homes across the scheme. So the building needs balance the high design and sustainability aspirations with saleability of the homes.

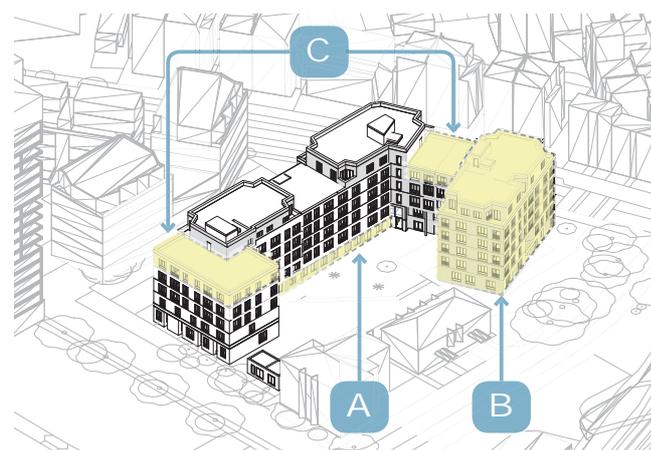
To this end, the overall number of units across Phase 1b has increased whilst retaining the mixture of tenures by adding units to both Block I and Block JKL.

The energy strategy for the two blocks has been revised following changes in legislation and policy.

We intend to formalise these changes through a *Section 73 Minor Material Amendment* application to Camden's Planning Department in August 2019.



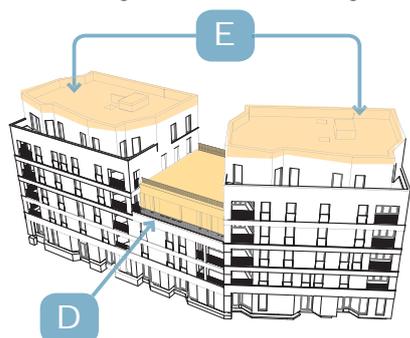
Block JKL, view facing north west: current design



Block JKL, view facing north west: revised design - A, B, and C and explained in the blue box below



Block I, view facing north west: current design



Block I, view facing north west: revised design - D and E are explained in blue box to the right

Summary of proposed changes

Block JKL (above)

- Ground floor single-storey (lateral) homes replace maisonettes along Milburn Lane, the new access road leading from Agar Grove to the Children's Centre (see A on drawing above)
- The bend (crank) in the building is straightened out (see B on drawing above)
- Outer screens added to balconies
- Additional storey added (see C on drawing above)
- Window positions moved and sizes amended to refine design for solar gain
- Internal flat layouts improved

Block I (left)

- Additional floor in central section (see D on drawing to left)
- Additional height to ground floor
- Slight additional height to block (see E on drawing to left)
- Stacking of balconies
- Window positions moved and sizes amended to refine design for solar gain

Block JKL: Changes in detail

Ground floor units

Camden Council's own sales team and our marketing agent advise us on the homes to be sold. Sale prices are based on floor area and we've been told that the ground level maisonettes would be harder to sell because their internal staircase results in a larger floor area. We've also been advised that there were too many maisonettes (18), of which 14 were almost identical. Therefore, we have replaced some 2-bedroom maisonettes with 2-bedroom single-storey (lateral) flats.

Additional storey

Block JKL is a 4/5 storey block with three taller sections that have an extra 1 or 2 storeys, and which are of a different design to the lower floors.

We have added a storey in the step down from the taller sections. The visual impact of this as seen from the street will be fairly low as the additional storey is set back from the edge of the building.

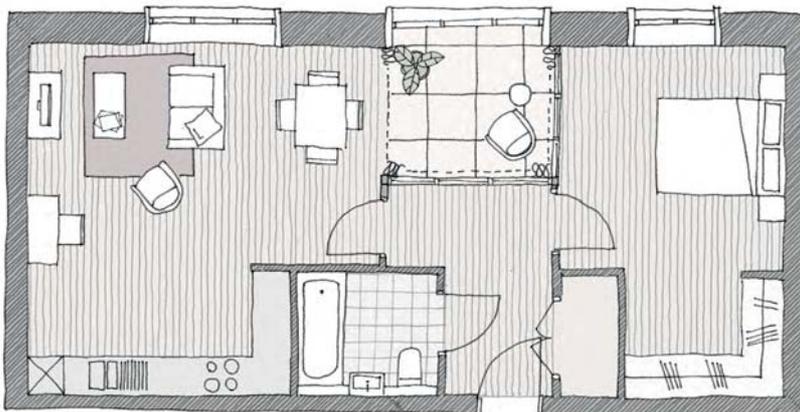
Commercial space

The commercial space on the corner of Block JKL had a very high ceiling so this has been reduced to create a better proportioned unit that will be more practical for the tenant. This has also allowed an additional flat to be created at first floor level above the space.



Sketch (above) showing Block JKL, looking south down Milburn Lane, the new access road leading from Agar Grove to the Children's Centre

CGIs (below) showing living area and solarium of 1-bedroom flat in Block JKL



Typical 1-bedroom flat - Block JKL

Block JKL: changes to unit numbers

Schedule with planning permission:

| | |
|----------------------|-----------------|
| Studio | 4 units |
| 1-bedroom, 2-person | 29 units |
| 2-bedroom, 3-person | 5 units |
| 2-bedroom, 4-person | 27 units |
| 3-bedroom, 5-person | 7 units |
| 3-bedroom, 6-person: | 1 unit |
| Total | 73 units |

Proposed schedule:

| | | |
|---------------------|-----------------|--------------|
| Studio | 1 units | (-3) |
| 1-bedroom, 2-person | 48 units | (+19) |
| 2-bedroom, 3-person | 5 units | (no change) |
| 2-bedroom, 4-person | 30 units | (+3) |
| 3-bedroom, 5-person | 1 unit | (-6) |
| 3-bedroom, 6-person | 0 units | (-1) |
| Total | 85 units | (+12) |

Solariums

Taking lessons learnt from the previous phases, we have added a layer of opening windows behind the balcony balustrades to form something similar to a winter garden.

We have called the internalised balcony spaces 'solariums'. The windows are full height, folding back to open two-thirds of the window to the elements. An added benefit will be that residents can use these spaces at all times of the year including in poor weather.

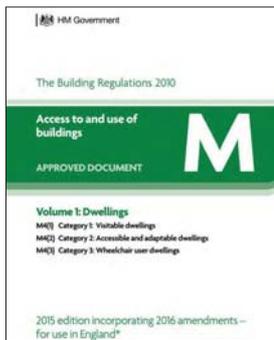
Plan (left) showing layout of typical flat with solarium

Block JKL: Wheelchair accessible flats

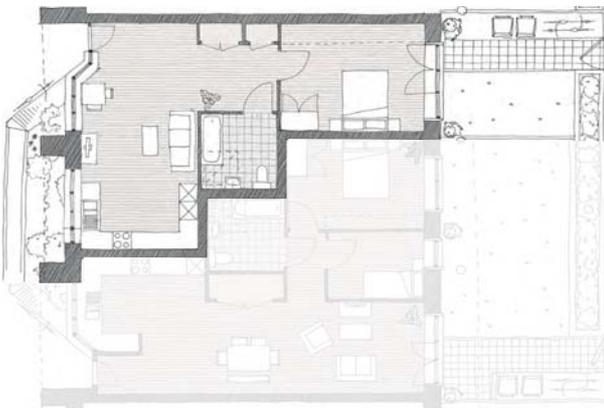
Ground floor lateral units

Changes in building regulations that came into force in 2016 (after the award of the planning permission) require any wheelchair flats to be located at ground level without internal staircases and, if on an upper floor, there should be two lifts.

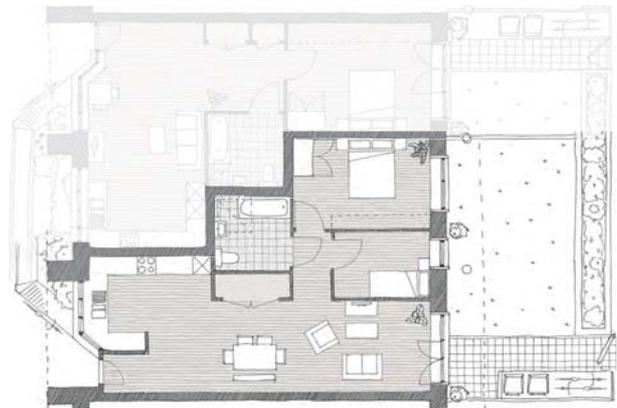
As a result of the regulation change and feedback from both our sales team and our marketing agent we have revised the ground floor layouts to include single-storey (lateral) wheelchair units. These units will help fulfil the planning requirement that 10% of homes be wheelchair adaptable homes with spaces planned for easy adaptation to the building regulations standards.



(left) Approved Document M is the guidance for all accessibility issues regarding Flat Types.



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



Plan of 2-bedroom, 3-person wheelchair accessible home



Street frontages

Maisonettes have been retained along Agar Grove and Milburn Lane so that there is still a high number of homes with front doors opening onto the street, a feature of good urban design.

In the ground floor single-storey flats, the kitchen layouts encourage passive surveillance of the street while a wide strip of low-level planting externally ensures residents will also have as much privacy as possible.

CGI (left) showing entrances to ground floor flats

Block JKL: Building realignment, existing tree and ground contamination

In the scheme with planning permission, there was a bend (crank) in the building footprint to avoid a group of trees on the west side of the estate. However, this created some flats with oddly-shaped corner rooms.

The revised scheme straightens out this part of the building to create better, more usable flats.

Investigations into the effects this change will have on the trees are ongoing but pruning will be kept to a minimum. However, the investigations have revealed that the ground beneath the trees has been contaminated with asbestos which in situ is safe but will be safely removed as part of the enabling and demolition works. The impact this decontamination will have on the tree roots is to be confirmed but it is possible that one or more of the trees may have to have to be removed and new trees planted.



Sketch (above) showing the updated north west corner of block JKL

Blocks JKL and I: Tenure mix

The redevelopment scheme includes new council homes, intermediate homes and homes for sale.

Intermediate describes a range of homes for rent and sale provided at a cost above social rent, but below market values.

The proposed changes will create 3 extra intermediate homes and 11 extra homes for sale. The table below shows the tenure mix as currently planned, and as proposed across the whole redevelopment scheme. There is a 50/50 split of affordable homes (which includes council rent homes and intermediate homes) and homes for sale in the redevelopment overall.

Scheme with planning permission:

| Tenure | Units | % of mix |
|-----------------|-------|----------|
| Council rent: | 216 | 43.8% |
| Intermediate: | 37 | 7.5% |
| Homes for sale: | 240 | 48.7% |

Proposed revised scheme:

| Tenure | Units | % of mix |
|-----------------|-------|----------|
| Council rent: | 216 | 42.6% |
| Intermediate: | 40 | 7.9% |
| Homes for sale: | 251 | 49.5% |

Blocks JKL and I: Energy strategy

The energy strategy for the redevelopment scheme was developed over five years ago. Since then legislation and policy have changed, including a recent central government announcement that gas boilers will be prohibited in new homes from 2025.

Instead of gas boilers as originally planned, we are now proposing to use air source heat pumps (ASHPs) to generate hot water for washing and heating for both Blocks JKL and I. ASHPs use electricity which, increasingly, is becoming a renewable low-carbon source of energy in the UK as wind and solar generators are developed in preference to coal or gas power stations. Renewable energy is better for the environment and also helps improve air quality in our cities. Air quality is an important issue for Camden Council.

ASHPs use the same technology as a domestic refrigerator, taking heat from the ambient air to provide hot water and heat homes. This technology is used extensively in other parts of the world where natural gas is less accessible.

Block I: Changes in detail

The building form has been optimised by adding an additional storey on the lower part of the building. This is in line with the changes to the shape and size of Block JKL and to optimise Passivhaus performance.

The building height has been adjusted, with the northern core increased by half a meter.

The balconies have been repositioned so that they stack above each other. They have been decreased in width and the windows have been angled to provide more internal area and improve the building form which, again, helps Passivhaus design.

The flat layouts have been amended to provide more efficient and pleasant places to live. In almost all instances the kitchens are situated next to balconies which allows for the ventilation units in the kitchen ceiling voids. This layout also helps the planning of the living space.

A post lobby has been added to the ground floor.

The building layout has been developed with regard to revised energy strategy.

The shape of the top floor has been amended to accommodate the flat layouts and location of balconies.



CGI (above) showing Block I from the southern end of Milburn Lane



Block I: changes to unit numbers

Schedule with planning permission:

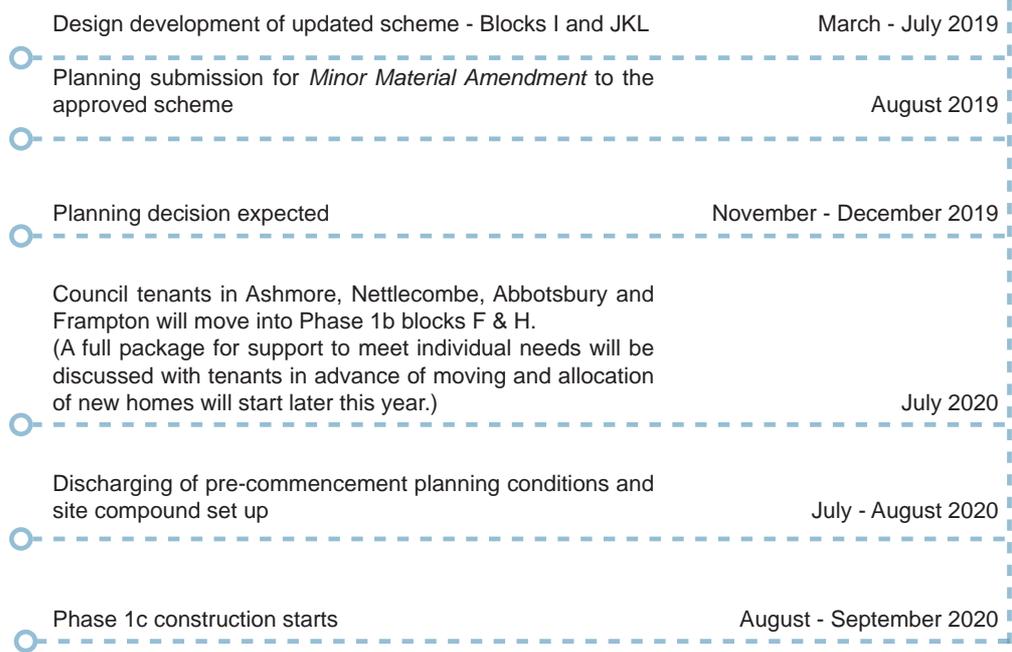
| | |
|---------------------|-----------------|
| 1-bedroom, 2-person | 22 units |
| 2-bedroom, 3-person | 5 units |
| 2-bedroom, 3-person | 10 units |
| 3-bedroom, 5-person | 1 unit |
| Total | 38 units |

Proposed schedule:

| | | |
|---------------------|-----------------|-------------|
| Studio | 1 unit | (+1) |
| 1-bedroom, 2 person | 24 units | (+2) |
| 2-bedroom, 3-person | 4 units | (-1) |
| 2-bedroom, 4-person | 10 units | (no change) |
| 3-bedroom, 5-person | 1 unit | (no change) |
| Total | 40 units | (+2) |

CGI (left) showing Block I from the east of Agar Grove

Indicative project timetable



CGI (above) showing communal entrance to Block JKL

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

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 Friday 2 August 2019**

by email to:

ian.sumner@camden.gov.uk

by post to:

Ian Sumner, Consultation and Engagement Officer
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 and below) 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 and below).

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:

Michelle Christensen
Senior Development Manager
London Borough of Camden
(020) 7974 1445
07932 955911
michelle.christensen@camden.gov.uk

Ian Sumner
Consultation and Engagement Officer
London Borough of Camden
(020) 7974 4167
07766 781384
ian.sumner@camden.gov.uk