

## Enhancing the existing positive features of the estate

The existing estate has many positive features and any proposals will aim to complement and enhance these features. The three main open spaces on the estate, Cumberland Market, Clarence gardens and Munster Square, are some of the key assets that makes the estate a special and unique place. Proposals for the regeneration of the estate would look to improve and enhance these spaces in consultation with residents.



Munster Square is a pleasant, well-used space within the estate.



There are also some attractive existing buildings within the estate, such as St Bede's Hall. Part of the regeneration process will be to see if the surroundings and settings for these positive features can be improved.

## What happens next?

The next step for us is to review the feedback from the consultation events that have been held over the summer and use this information to inform our review of the site options available. Once we have been through this process we will hold an event on **10<sup>th</sup> September** at the **Surma Centre** and include details on our webpages to update residents on our preferred options.



## How to get involved

If you are interested to take part in our hs2 housing mitigation work then please get in touch with **Marc Howard**, Consultation and Engagement Officer on **020 7974 4981** or **marc.howard@camden.gov.uk**

We will be holding regular events and exhibitions on the estate to keep you up to date with the proposals as they develop. Keep an eye out for posters and flyers advertising events.

You can see the latest information on HS2 and the EAP on the Council's website at [www.camden.gov.uk/hs2](http://www.camden.gov.uk/hs2)

Information is also available at the Town Hall.

Camden Council remains fully opposed to the Government's proposals for High Speed 2 (HS2) but if, despite our opposition, HS2 does go ahead then we need to get the best deal for Camden's communities. The Euston Area Plan (EAP) is being developed to try to deal with blight to the wider Euston area but a more short term need is to find replacement homes for residents who stand to lose their homes as part of HS2.

The HS2 proposals could result in the demolition of at least 182 Council rented and leasehold properties on the Regent's Park Estate and nearby Cobourg and Melton Street. The blocks on Regent's Park Estate are shown in red on the plan overleaf and are:

- Eskdale
- Ainsdale
- Silverdale

A number of other blocks have also been identified as being 'at risk' due to their proximity to the proposed HS2 works. HS2 are yet to provide evidence to prove these blocks will be habitable during construction and when the trains start running. These are identified as the yellow blocks on the plan overleaf and are as follows:

- Langdale
- Coniston
- Cartmel
- Gillfoot (on the other side of the railway tracks in Amphil estate)

These blocks contain a mixture of Council owned properties and leasehold properties. The Council's housing department is looking to ensure that residents in the red blocks that would definitely be affected by HS2 can be rehoused in the same area within the time frame of HS2 commencing on site. The number of Council rented and leaseholder properties in the red blocks and in Cobourg and Melton Street are 136 & 46 respectively. The Council is looking at ways to replace these homes so that they meet the housing need of those affected rather



than matching what is there currently. New homes will be high quality and built to the latest standards from the Mayor of London.

The Council are also looking at the estate and other ways it can be improved to achieve wider regeneration objectives, including use of open spaces, car parking provision and safety, access to local shops and the provision of additional affordable homes for those who are in housing need. Wider HS2 mitigation work is underway to look to improve existing open spaces and greening of the estate along with longer term options being considered in Euston as part of the EAP process.

The focus for the Council at the moment is to ensure that new homes can be provided for those that would be affected by HS2 within the necessary time frame.

The plan overleaf shows the sites that are being considered as a potential first phase of development. These sites have been chosen as they can be completed with minimal disruption to existing residents and the wider community and allow the affected residents to stay in the area.

A number of sites were suggested by residents in the first consultation event in July as well as sites identified by planning

and housing officers for consideration:

- Robert Street car park
- Rydal Water open space
- Varndell Street
- Newlands open space
- Dick Collins - New TRA hall and housing
- Albany Street police station

From the work that has been undertaken so far these sites together just about have the ability to deliver the amount of housing needed for the tenants in the affected red blocks.

While residents have already suggested that we consider these, we would like to provide some illustrations of how they could work and take feedback, we would welcome any further suggestions of areas which could accommodate new homes.

The Council will work with residents over the next six months and beyond to develop the proposals for the replacement homes and to ensure that residents' concerns are addressed.

**This leaflet sets out Camden Council's initial approach to providing new high quality homes for those that could be lost through Central Government's proposals for HS2.**

**Community investment programme**



# Regent's Park Estate Consultation on HS2 Replacement Homes

## Site 5: Dick Collins New Community Hall

The Dick Collins community hall site presents an opportunity to provide a new and improved community facility whilst also making use of poorly used lower ground floor space in Rothay. A new tenants hall facility could be relocated into part of the ground floor of Rothay and add an active frontage to this key area which is currently blank. The poor quality outside communal areas could be much improved for existing residents of Rothay.

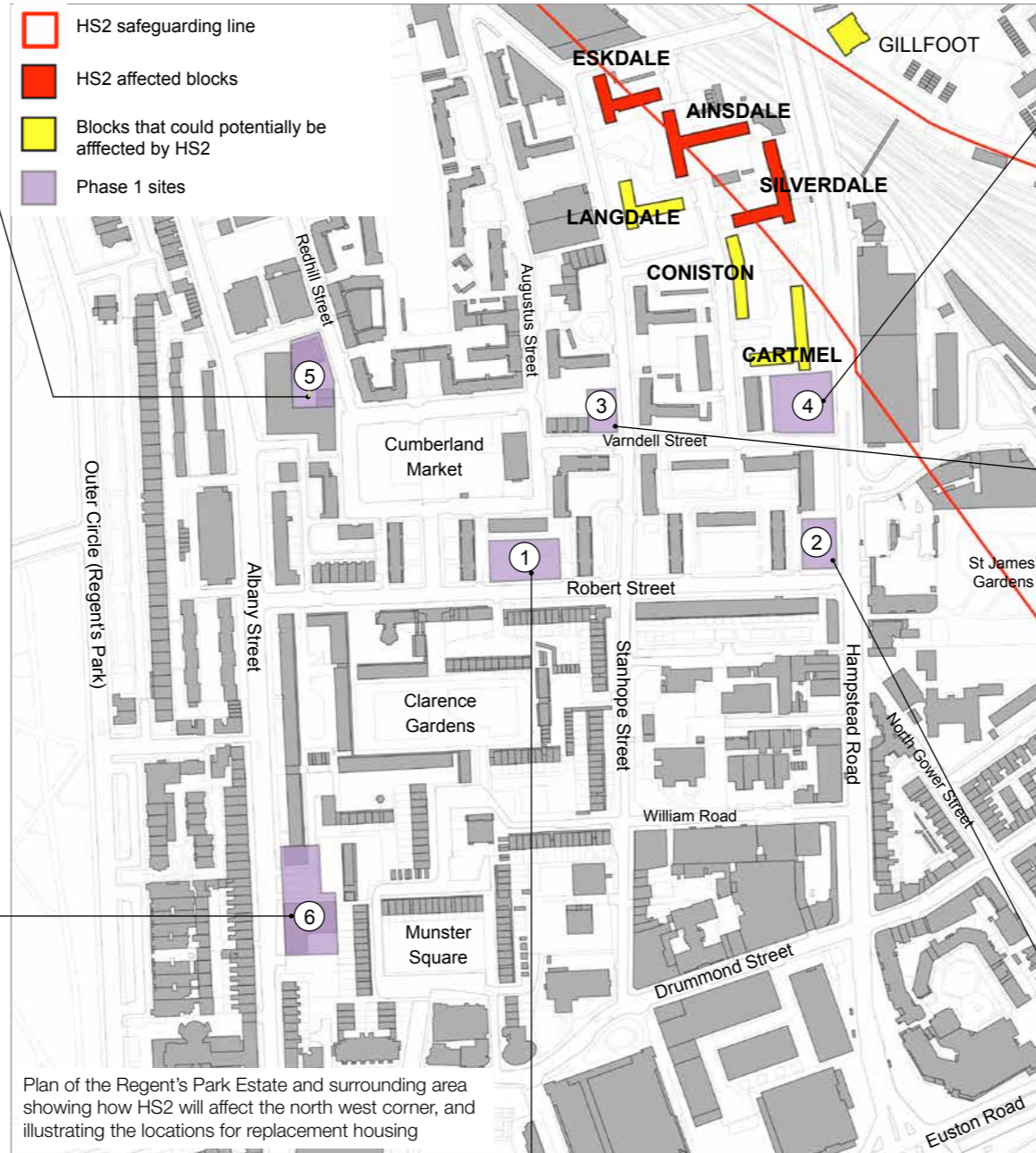
Initial capacity work indicates that around 12 replacement homes could be provided on this site in a new 4 storey building, including a mix of smaller and family accommodation. A new tenants hall of about the same area could be provided, including replacement of the related garden area.



## Site 6: Albany Street Police Station

The Albany Street Police Station site is now no longer needed for operational purposes. The site also includes the Cape of Good Hope Pub and the current working area for Lakehouse. This is a significant site on the edge of the estate that has the potential to deliver a large number of homes to meet the need for replacement.

Initial capacity testing indicates that between 52 and 60 replacement homes including a mix of family and smaller units and also a small area of community, retail or workshop provision could be provided on site. The proposals in this part of the site range from 2 storey family homes to six storey flats.



## Site 1: Robert Street Car Park

The Robert Street car park site is currently used as a resident's car park and could be developed to provide replacement homes and shops. Robert Street is an important east-west route through the estate and new development in this location could help to strengthen this link and support the existing group of shops and businesses.

The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that between 24 and 28 replacement homes could be provided on this site with some new retail space in a new 5 storey block.



## Site 4: Newlands open space

The open space in front of Newlands is informal open space. It could be developed to provide replacement homes quite quickly as it does not contain other uses that would need to be relocated. The site as a strong row of trees along the Hampstead Road frontage that could be retained and smaller trees within the site that are less significant.

The proposals are over 18m from existing homes in Newlands and it is proposed that they could still follow the building line set by adjacent blocks. The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that between 20 and 24 replacement homes could be provided on this site in a new 6 storey block.

## Site 3: Varndell Street

The site on the corner of Varndell Street and Stanhope Street is part of a larger communal open space for the surrounding blocks. The site has a group of trees that run along Stanhope Street. A terrace of 4 houses already exists along Varndale Street on part of this block. The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that up to around 7 replacement homes could be provided on this site in a new 4 storey block.



## Site 2: Rydal Water open space

The open space in front of Rydal Water is currently used as a temporary location for the West Euston Partnership (soon to become vacant) and as amenity open space. It could be developed to provide replacement homes quite quickly as it does not contain other uses that would need to be relocated. The site has the potential to provide a mix of family and smaller homes. Initial capacity testing indicates that between 21 and 24 replacement homes could be provided on this site in a new 6 storey block. This does not include the number of homes being built as part of the Surma Centre redevelopment.

