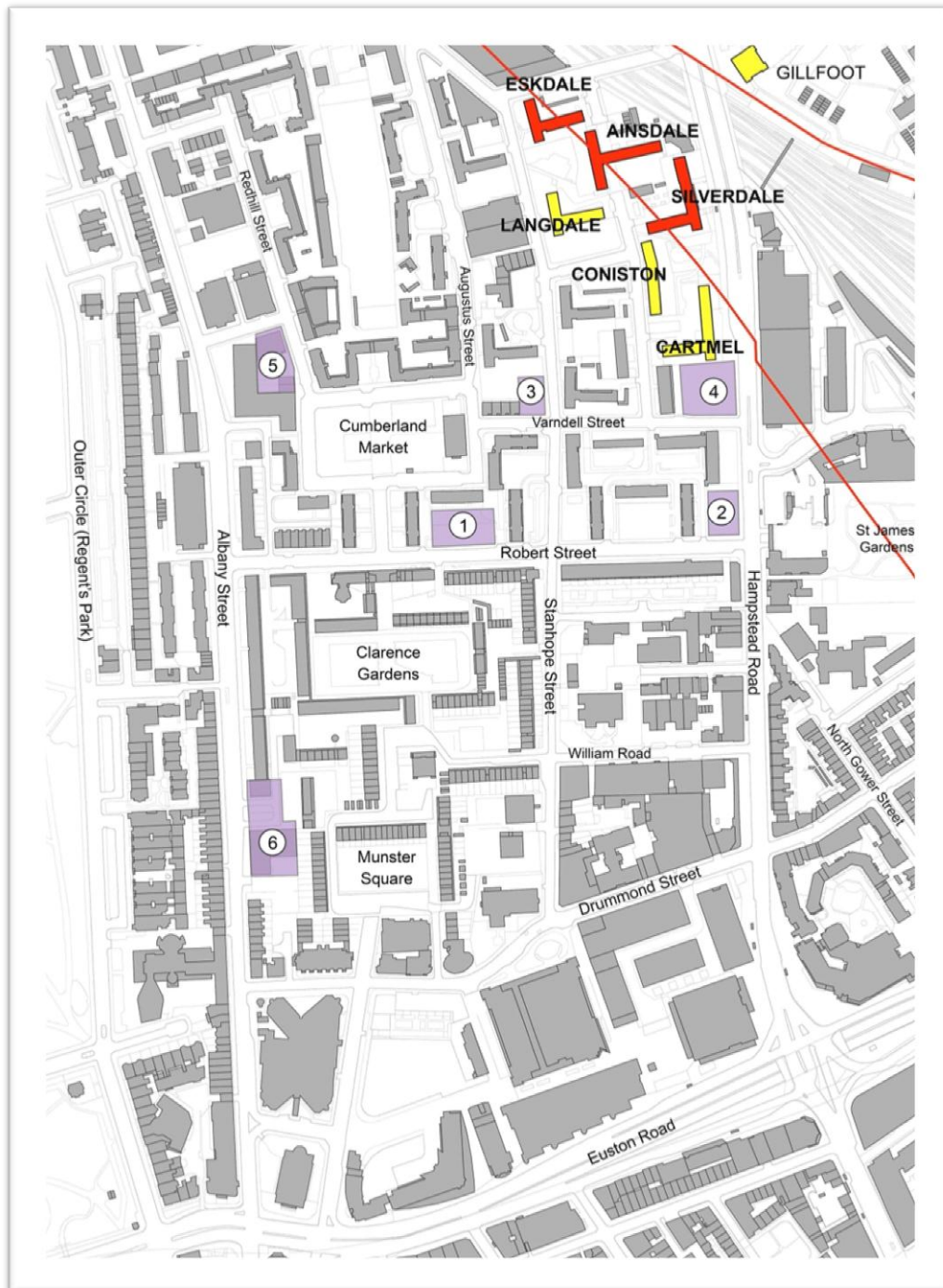


# Possible sites for High Speed Two replacement housing

## Consultation report



# Contents

<b>Introduction</b>	<b>3</b>
<b>Methodology</b>	<b>4</b>
<b>Findings</b>	<b>5</b>
<b>1. Possible Sites</b>	<b>5</b>
• Robert Street	7
• Rydal Water open space	8
• Varndell Street	9
• Newlands open space	10
• Dick Collins hall	11
• Albany Street	12
<b>2. Strategy</b>	<b>13</b>
<b>3. Suggested locations</b>	<b>14</b>
<b>Conclusions</b>	<b>14</b>
<b>Key recommendations</b>	<b>15</b>
<b>Appendix 1: Sample questionnaire</b>	
<b>Appendix 2: Sample population</b>	

Report prepared in October 2013 by Regeneration & Development Team

Contact [marc.howard@camden.gov.uk](mailto:marc.howard@camden.gov.uk) for more information

# Introduction

Camden Council remains fully opposed to the Government's proposals for High Speed 2 (HS2) in its current form 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. This report provides details on the new housing strand of the re-housing options available to residents if HS2 goes ahead.

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. 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 onsite. The number of Council rented and leaseholder properties in the red blocks and in Cobourg and Melton Street are 136 and 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. Furthermore, Camden aims to act as developer to ensure high quality of design and offer Camden tenancies.

Camden has been engaging affected residents on mitigation issues since February 2013. This started with a large housing needs survey, which managed to reach over 80% of HS2 affected residents. A significant outcome from this was that 70% of tenants' said they wanted to remain in their local area. Following this an event was organised in July 2013 to present the findings and introduce the concept of finding locations in the Regent's Park area for replacement housing. Suggestions for sites fed into the feasibility study conducted by urban designers at Tibbalds, which resulted in six sites with the capacity for re-housing HS2 affected residents in the most efficient and effective way. These sites were:

1. Robert Street car park
2. Rydal Water open space
3. Varndell Street
4. Newlands open space
5. Dick Collins - New TRA hall and housing
6. Albany Street police station

While it is important to re-house affected residents, Camden recognises that some of these sites involve developing green and open spaces, which are valuable amenities for the area. Therefore, these particular proposals are being carefully thought through so that any loss of open space is mitigated through making improvements on the estate as a whole.

This report presents the findings from the 28 day public consultation on the suitability of using these locations for building new homes to replace the homes lost by HS2 and re-house the residents affected.

# Methodology

After the initial event in July the 28 day public consultation started on 21 August and finished on 18 September 2013. The list of activities and events are contained in figure 1. Essentially this was an inclusive consultation process, which used a myriad of engagement methods.

There was a questionnaire designed to gather feedback, see appendix 1. The form enabled respondents to rate the suitability each site and comment on Camden's strategy in an easy fashion, whilst also allowing for comments to add depth to answers.

**Figure 1: Consultation activities**

Date	Activity	Details
18 July	Housing Euston Event	Displayed findings from housing needs survey and gathered suggestions on replacement housing sites.
21 August	Opening event on possible sites public consultation	Displayed illustrations and key information on each proposed site and gathered feedback.
30 August	Stall at Well London community event on Cumberland Market.	Displayed illustrations and key information on each proposed site and gathered feedback.
10 September	Second event on possible sites public consultation	Displayed illustrations and key information on each proposed site and gathered feedback.
15 September	Regent's Park Tenants' and Residents Association meeting	Discussed redeveloping the Dick Collins Hall in detail.
21 August to 18 September	Online consultation at We Are Camden	Contained the consultation booklet, exhibition boards and online feedback form.

The consultation was publicised by placing posters across Regent's Park Estate and using modern communication technologies, such as the online HS2 newsletter, Camden's webpages and Twitter. Information was left at community hubs. Community organisations and groups were also involved in the process.

It should also be noted that a Bengali interpreter was available for periods at the events and measures to increase participation of equality groups, such as disabled residents were taken.

Please see the 'possible sites' consultation booklet for more information.

The next section provides commentary of the results from the public consultation on possible site for HS2 replacement housing.

# Findings

In total 84 people provided feedback using the questionnaire and over 110 people registered at the events. There was a cross section of the community with a mix of tenures, blocks and ethnicity.

## 1. Possible sites

Overall, there was great sympathy for people having to move due to HS2. Generally, there were positive comments towards all of the sites proposed, but with some reservation in using open spaces. Figure 2 on the next page provides the quantitative data for all and includes three averaging techniques mean, median and mode. Based on the mean scores the order of preference of the proposed sites is as follows:

1) Albany Street, 2) Dick Collins Hall, 3) Varndell Street, 4) Rydal Water, 5) Newlands and 6) Robert Street Car Park.

The site that received the most praise was reusing Albany Street Police station, particularly due to the renewal factor, the high density of units the site could produce and its position on the edge of the estate. Creating a new community hall with housing was also viewed as a highly suitable site because modernising the hall was believed to be a sensible idea and building new homes would not disrupt people's open spaces.

There were questions raised in using the car park and the open spaces; namely due to losing visual amenity, reductions in privacy for neighbouring blocks and environmental reasons. While many understood Camden's plight of re-providing lost homes, they also felt that this should not be done at the loss of open spaces. In particular a Rydal Water resident felt that the One Stop Shop space was going to be returned to the community after West Euston Partnership takes up residence in the British Land development. Moreover, there were concerns that the proposed sites along Hampstead Road would be too close to the construction base and the new line. The idea of introducing new landscaped areas and community garden facilities was welcomed as a possible trade off so long as the developments along Hampstead Road lined the street and left the majority of open space publically available.

To sum up, to date residents appreciated the low density feel to Regent's Park Estate provided by the green spaces and a mixture of housing typologies. Reusing existing buildings were seen as the most suitable way of re-providing housing to residents affected by the HS2 plans. However, this should be achieved without compromising neighbours amenities or privacy. After the next page, commentary is provided on each site and then the strategy.

**Figure 2: Possible sites public ratings table**

Site	Excellent	Good	Average	Fair	Poor	None	Mean*	Median	Mode
Robert Street	17 (20%)	21 (25%)	16 (19%)	9 (11%)	17 (20%)	4 (5%)	Average	Average	Good
Rydal Water	21 (25%)	23 (27%)	8 (10%)	8 (10%)	19 (23%)	5 (6%)	Average	Good	Good
Varndell Street	23 (27%)	24 (29%)	9 (11%)	11 (13%)	13 (16%)	4 (5%)	Average	Good	Good
Newlands	18 (21%)	20 (24%)	10 (12%)	13 (16%)	20 (24%)	3 (4%)	Average	Average	Good/ Excellent
Dick Collins	24 (29%)	26 (31%)	10 (12%)	7 (8%)	9 (11%)	8 (10%)	Good	Good	Good
Albany Street	41 (49%)	18 (21%)	8 (10%)	4 (5%)	9 (11%)	4 (5%)	Good	Good	Excellent

\*Please note that mean averages are rounded to nearest ten.

## Robert Street Car Park

**Table 1: Ratings for Robert Street Car Park**

Rating	Count	%	% Totals
Excellent	17	20.2%	45.2%
Good	21	25.0%	19.0%
Average	16	19.0%	30.9%
Fair	9	10.7%	4.8%
Poor	17	20.2%	
Not Answered	4	4.8%	
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>	<b>100.0%</b>

### Commentary

Robert Street car park was the first location to be proposed for replacement housing. In general respondents felt that this was an acceptable site for replacement housing with Average being the mean rating and “Good” being the most frequently chosen rating. Roughly 69% of respondents felt it was above average and a suitable site. Respondents in support of the proposal felt it was a good use of space and value for money in development terms. The main questions and concerns were in relation to potential loss of amenities. More details on the questions, concerns and suggestions about this site are listed below into themes.

#### Potential Loss of Amenity

- The car park space was viewed as a usable space and developing it would result in a loss of space on the estate.
- Questions about where existing parking users would go.
- Concerns about a shortage of parking spaces.
- Questions about the impact of existing blocks, such as daylight and sunlight.

#### Urban design considerations

- Questions about the new buildings relationship on the street and concerns that it might ‘spoil’ the look of the street by enclosing it.
- A suggestion that the communal garden should be large enough for residents to benefit from it.
- Concerns about traffic on the road and suggestions for traffic calming being included in the plans.
- Suggestions to use this as an opportunity to ‘clean up’ Robert Street and green the street up, such as installing raised planters.

#### Design standards

- Requests that the building should be designed to maximise the privacy of neighbouring homes.

## Rydal Water Open Space

**Table 2: Rydal Water**

Rating	Count	%	% Totals
Excellent	21	25.0%	52.4%
Good	23	27.4%	
Average	8	9.5%	9.5%
Fair	8	9.5%	32.1%
Poor	19	22.6%	
Not Answered	5	6.0%	6.0%
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>	<b>100.0%</b>

### Commentary

In summation, Rydal Water was viewed as a suitable location for replacement housing with over 60% of respondents believed it was an average or above site. The reasons provided were that the location offers access to bus services along Hampstead Road and would result in the development of a 'small' space on the edge of the estate. The main criticism was related to the space having amenity value which the community were hoping to access once West Euston Partnership move to British Land development. Other views and questions are grouped together in the themes below.

#### Potential Loss of Amenity

- Concerns over the loss of open space and its cumulative impacts on the community.

#### Urban design considerations

- Any new development should seek to enhance the estate and area through: 1) replenishing the surrounding green areas and 2) creating a high quality building.
- Any new development should front the street to maximise the open space and have minimal impacts on Rydal Water, such as views, privacy and light.

#### Design standards

- Sound insulation measures for reducing noise pollution from Hampstead Road and the construction impacts of HS2.



## Varndell Open Space

**Table 3: Responses to Varndell open space as a potential re-housing site**

Rating	Counts	%	%
Excellent	23	27.4%	56%
Good	24	28.6%	
Average	9	10.7%	10.7%
Fair	11	13.1%	28.6%
Poor	13	15.5%	
Not Answered	4	4.8%	4.8%
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>	<b>100.0%</b>

### Commentary

Table 3 shows that over 55% of respondents felt the open space on Varndell Street was a good or excellent location for replacement housing with only 29% believed it was below average. A point made in the comments seems to reflect the support for this space being used for replacement housing:

*“This site seems more naturally placed to have a building on and is more in keeping with the look of the street and least affects anyone’s view”.*

However, respondents had concerns about losing open space on the estate generally, even if it underused. Below are the most significant points ascertained from comments provided on the Varndell proposal:

#### Potential Loss of Amenity

- Generally, there were positive sentiments towards the open green space plays in an urban area like Regent’s Park Estate. With this particular area the open green space was said to be more aesthetic and acted as green buffer for the surrounding blocks. A number of respondents felt that the development would take up the majority of the Varndell Street green space, therefore misunderstood the concept.

#### Urban design considerations

- Respondents felt that low rise is most appropriate for this location and should look to retain as much green space as possible.
- There were concerns about losing the trees and shrubs on Varndell Street so every effort should be made to replace them and revitalise the remaining green space if taken forward.

## Newlands Open Space

**Table 4: Ratings for Newlands open space as a possible site for re-housing**

Rating	Count	%	% Totals
Excellent	18	21.4%	45.2%
Good	20	23.8%	
Average	10	11.9%	11.9%
Fair	13	15.5%	39.3%
Poor	20	23.8%	
Not Answered	3	3.6%	3.6%
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>	<b>100.0%</b>

### Commentary

Utilising a parcel of the open space adjacent to Newlands received more positive ratings than negative; however, it did evoke strong reactions from some respondents about losing open space. Nearly 40% of respondents felt the location was below what would normally be acceptable for development. Largely this was due to the amenity value placed on having a green buffer to Hampstead Road and surrounding urban area. That said, there were still a large number of respondents that felt the location was suitable for re-housing HS2 affected residents so for this reason it would be worth exploring further taking on board these comments. Below are the key points made:

#### Potential Loss of Amenity

- "The presence of secular trees makes this the less suitable area. In addition the space will make the property looking direct on other flats. Leaseholders have purchased this property because of this green space. In addition within 5 meter of the centre of this area there are 4 strong trees which would have to be removed. Already the area will be cover by concrete because of the new station therefore it is mandatory to save green and trees which are 100 years old"

#### Urban design considerations

- There were questions and concerns about the close proximity of this new development to the HS2 safeguarded zone and proposed railway line.
- There was a suggestion about re-landscaping this area into a new community garden to offset the negative impacts of HS2 as this comment illustrates: "This Space should be used to create an open garden area which will then work as a noise filter for the train and also to upscale the area..."

## Dick Collins new community hall and housing

**Table 5: Ratings for Dick Collins Hall as a possible site for re-housing**

Rating	Count	%	% Totals
Excellent	24	28.6%	59.6%
Good	26	31.0%	
Average	10	11.9%	11.9%
Fair	7	8.3%	19%
Poor	9	10.7%	
Not Answered	8	9.5%	9.5%
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>	<b>100.0%</b>

### Commentary

Redeveloping Dick Collins Hall site into a new community facility with an integrated garden and replacement housing was viewed highly among respondents who felt reusing the space to create more density and integrating the garden into the design was an "excellent choice". It was noted how valuable this facility is to the community and Camden Council is discussing these proposals with Regent's Park Tenants' & Residents association.

The caveats to using this space were mainly design and development impact issues, which are summarised below:

- Designs should incorporate sound reduction measures for inside and outside the hall because of proximity to Rothay residents.
- Find local venue to temporarily locate the services the hall currently offers.
- Retain as many of the trees as greenery as possible in the present garden.
- The new hall should be of equal size and be able to accommodate the services/future service requirements of the community.
- Any new hall should be subject to negotiations with Regent's Park Tenants' & Residents association.

## Former Police Station on Albany Street

**Table 6: Ratings for Albany Street as a possible site for re-housing**

Row Labels	Count	%	%
Excellent	41	48.8%	70.2%
Good	18	21.4%	
Average	8	9.5%	9.5%
Fair	4	4.8%	15.5%
Poor	9	10.7%	
Not Answered	4	4.8%	4.8%
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>	<b>100.0%</b>

### Commentary

Reusing the former Albany Street police station was the most favourable location with nearly 50% of respondents believing it is an excellent location; in contrast to 10% of respondents that felt it was a poor location.

The positive feedback was largely associated with reusing an existing building, which has the capacity to house a significant proportion of HS2 affected residents, while enhancing that area of the estate through regeneration benefits.

However, there were questions, suggestions and concerns about how any new building would relate to the surrounding buildings.

- Particular emphasis was given to embellishing the historic character of the residential buildings on Albany Street and the church.
- There were suggestions for greater height than shown in the proposals in order to create greater density and thus relinquish the need to build on open spaces.
- A question was posed about the feasibility of building three family houses to the rear due to the space available.
- Concerns about losing parking spaces and an open area.

## 2. Strategy

On strategy, respondents clearly felt that a long-term plan for meeting future housing need and infrastructure was required, as presented in table 7. A number of respondents commented on an affordability crisis in the area for renters and buyers. However, there was less appetite for building new homes for unaffected residents in the short-term (see table 8) due to priority for re-housing HS2 tenants and a perceived shortage of resources. Moreover, there were a few people who felt that this plan was reactive and required more time to plan. Generally there was a desire to ensure that the estate's 'good' urban design of varying housing typologies with well-proportioned open space is retained or embellished in any plans. This includes 'greening' the estate up and utilising existing buildings rather than open spaces where possible.

### Meeting future housing need

**Table 7: Responses to Camden having a long-term strategy for meeting local housing need**

Response	Counts	%
Yes	51	60.7%
No	13	15.5%
Unsure	14	16.7%
Not Answered	6	7.1%
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>

### Building new homes for unaffected residents

**Table 8: Responses to whether homes should be built for unaffected residents?**

Response	Counts	%
Yes	28	33.3%
No	29	34.5%
Unsure	22	26.2%
Not Answered	5	6.0%
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>

### 3. Suggested sites

There were a number of locations that were suggested as possible sites for replacement housing. The main location was the Temperance Hospital, which is owned by the Government and will be used as a construction base for HS2 during the construction works; therefore, unsuitable for a replacement housing solution. The sites that could be explored further are as follows:

- New homes at Netley;
- Addison Lee car park near Augustus Street;
- Redevelop the commercial premises on Stanhope St, near the affected area and utilise some of the space nearby to create a high density development. If this option is explored appropriate re-location of the Nursery would be required.
- The old BHS building;
- The site of the Mornington Sports Centre in Arlington Street;
- Over Euston Station; and
- The Robert Street car park closer to Hampstead Road.

## Conclusions

In conclusion, respondents engaged positively with this consultation on possible sites because people understood the ramifications of the HS2 proposals on the local area. Every site received merit for being suitable; however, redeveloping existing buildings and retaining open spaces were common themes of comments. Other comments to note were the desire to enhance the local area through regeneration, such as improved public spaces and greening pedestrian routes. New buildings should also have a mix of heights and be designed to meet a high level of sustainability.

On balance this data is a good barometer of public opinion. The consultation and engagement approach for the next stage will take on-board lessons from this stage and build on its effectiveness for engaging the public in the next.

To sum up, it is worth taking all these sites forward for further design and consultation with local residents and stakeholders. Plus, explore the suggested sites for short term replacement housing or longer term housing need.

## Key recommendations

Below are the key recommendations ascertained from this consultation process:

- **Sites:** The results of this preliminary consultation show that there is enough support in the community to take these proposed sites forward for further design and feasibility work. Nonetheless, there were questions and concerns that need to be addressed in the process and are summarised below.
- **Parking:** Loss of parking spaces was noted as a concern therefore Camden will obtain the latest parking occupancies/spaces figures and ensure that any residents affected have suitable alternative parking provision within the estate.
- **Green and open spaces:** As part of the next round of feasibility, it has been discussed that a holistic approach to mitigation would be beneficial by combining the objectives of replacement housing, open space and community facility mitigation and public realm at the Regents Park estate. Camden housing officers will work closely with colleagues in parks & open spaces to develop an estate-wide approach where options for creating new or enhanced public open space would be developed alongside private open space, green roofs, accessible roof gardens and other greening measures.
- **Community facilities:** Continue working with stakeholders and Regent's Park Tenants' & Residents' Association in developing a new community hall that integrates the present usage of the Dick Collins Hall, mitigating the lost community space at Silverdale and future service need on the estate, such as crèche facilities.
- **Strategy:** Continue to work with the Euston Area Plan team to meet the principles set out in the emerging plan.
- **Consultation:** Continue to engage with the community in the mitigation process. Firstly through the architect selection process, this would include a public design exhibition with shortlisted architects and then a selection panel. Further consultation and engagement would be carried out throughout the design and planning process. This consultation will be proactive in gaining public participation while evolving the designs.

## HS2 replacement housing consultation feedback form for sites potentially being considered for replacement housing on Regent's Park Estate

In your options booklet you will see a number of sites please take the time to provide your views to help Camden with the important task of finding suitable replacement housing for residents affected by HS2. These sites have been proposed because they can be completed with minimal disruption to existing residents and the wider community and allow the affected residents to stay in the area.

### Section 1: Locations – please rate each locations suitability for replacement housing

Site 1 Robert Street Car Park

Excellent

Good

Average

Fair

Poor

Any further comments

---



---

Site 2 Rydal Water open space

Excellent

Good

Average

Fair

Poor

Any further comments

---



---

Site 3 Varndell Street

Excellent

Good

Average

Fair

Poor

Any further comments

---



---

Site 4 Newlands open space



Excellent       Good       Average       Fair       Poor

Any further comments

-----  
-----

**Section 1 continued: please rate each location based on its suitability housing**

Site 5 Dick Collins - new TRA Hall and housing

Excellent       Good       Average       Fair       Poor

Any further comments

-----  
-----

Site 6 Albany street police station

Excellent       Good       Average       Fair       Poor

Any further comments

-----  
-----

**Section 2: Strategy**

2.1 Camden is focusing on short term options for replacement homes, should we also be consulting on longer term options to help meet housing need in the area?

Yes

No

Unsure

2.2 Should we be looking at building new homes on the estate for residents who aren't affected by HS2?

Yes

No

Unsure

2.3 Are there any sites that are not contained in our sites list that should be considered?

---

---

---

---

**Section 3: Any further comments**

---

---

---

**Section 4: Your details**

In order for us to record your views, please include your details. These will be stored safely by Camden and will only be used for these consultation purposes by Camden council.

Name.....

Address.....

Email:.....

Mobile  
Number:.....

Council tenant	Leaseholder	Freeholder	Business owner	None of these
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Thank you for taking the time to completing this form. Regeneration Team.**

**APPENDIX 2: THE SAMPLE**

Row Labels	Count	%
AINSDALE	5	6.0%
AUGUSTUS	2	2.4%
BARBA	1	1.2%
BORROWDALE	3	3.6%
BRINDLES	1	1.2%
CAMBERELEY	1	1.2%
CARTMEL	2	2.4%
CHURCHWAY	1	1.2%
CLARENCE GARDENS	1	1.2%
CONISTON	1	1.2%
DATCHET HOUSE	2	2.4%
DRUMMOND STREET	1	1.2%
ELLERTON	1	1.2%
ENGLEFIELD	1	1.2%
ESKDALE	4	4.8%
GILLFOOT	3	3.6%
GOLDTHORPE	1	1.2%
GRASMERE	1	1.2%
HARRINGTON	1	1.2%
KENDALL	2	2.4%
KING HENRY'S RD	1	1.2%
LANGDALE	3	3.6%
MACKWORTH	1	1.2%
MEDWAY STREET	1	1.2%
NEWLANDS	3	3.6%
NONE	5	6.0%
PARK VILLAGE EAST	1	1.2%
ROBERT STREET	2	2.4%
RYDALE WATER	2	2.4%
SCAFFELL	3	3.6%
SILSOE HOUSE	1	1.2%
SILVERDALE	9	10.7%
STALBRIDGE	1	1.2%
SWALLOWFIELD	1	1.2%
TEMPERANCE HOSPITAL	1	1.2%
THE TARNS	1	1.2%
TROUTBECK	6	7.1%
TWISDEN RD	1	1.2%
WADDINGTON	1	1.2%
WALSDALE	1	1.2%
WATERHEAD	1	1.2%
WINDSOR HOUSE	1	1.2%
WOODHALL	2	2.4%

Row Labels	Count	%
I am a council tenant	41	48.8%
I am a freeholder	4	4.8%
I am a leaseholder	30	35.7%
I am none of the above	7	8.3%
Not Answered	2	2.4%
<b>Grand Total</b>	<b>84</b>	<b>100.0%</b>