

# WENDLING & ST STEPHENS EXHIBITION



# BUSINESS AS USUAL: MAINTENANCE OBLIGATIONS



## THE PLANNED WORKS PROGRAM

Planned Works are carried out by the Council on a priority basis, in 5 year cycles, in order 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 & St Stephens Close is not included in the this program.**

If residents vote against redevelopment, or where the selected option retains existing homes, then the whole estate, or those retained homes, would 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 & safety issues.

This service normally operates when residents ring via the call centre to report repairs.

**Responsive repairs 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.**

## INFILL & PARTIAL REDEVELOPMENT

Any infill or partial redevelopment options will involve construction works within the estate to build new homes. Such works may also involve some limited improvement works in order to enable integration with the new homes.

This will depend on how much can be afforded through the project, where the cost of works would need to be considered against how many council rent homes could be delivered through the project.

Any other works that may be required within homes or more extensive works required to the estate as a whole will not be linked to any infill or partial development option for the estate, but would form part of any future planned works programme.

HOW ARE WORKS PAID FOR?

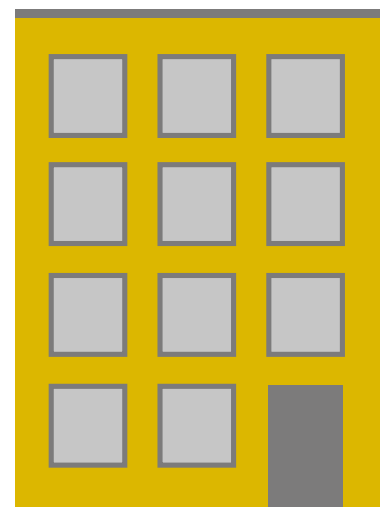
### RETAINED HOMES



IMPROVEMENT WORKS PAID FOR BY PLANNED WORKS PROGRAM

RESPONSIVE REPAIRS PAID FOR BY RENT COLLECTED

### NEW HOMES



PAID FOR BY REDEVELOPMENT & SALE OF PRIVATE HOMES

# 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.

Depending on which option is taken forward there may be a ballot of residents on West Kentish Town.

**If there is no demolition i.e. the 'Low Option' is proposed to and approved by Cabinet then there will not be a ballot.**

## WHO GETS TO VOTE?



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

Only households on Wendling & St Stephen's 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'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 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?

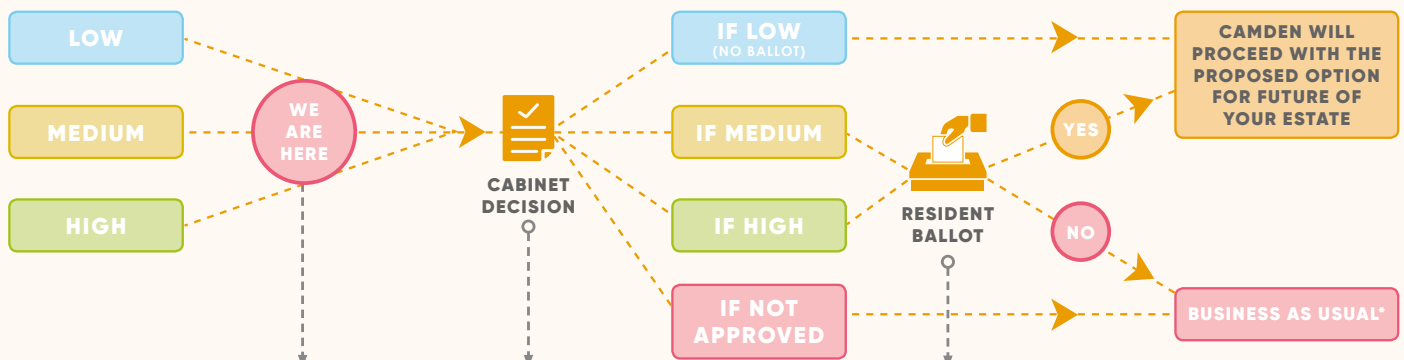


**Camden Council will not continue to develop the current proposals for regenerating the estate. They may develop new proposals alongside residents.**

Wendling 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.

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

## INDICATIVE TIMELINE OF THE BALLOT PROCESS



Exploring refined options and finalising the residents brief, working towards a proposal that will go to Cabinet.

Cabinet will make a decision whether or not to approve the proposed option

There will only be a ballot if a medium or high option are proposed to and approved by Cabinet as without demolition it is not required.

\*Please see 'business as usual board' for more information on this.

RIBA STAGE 0-1

RIBA STAGE 2

# 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



**Sarah Robbins**  
Community Liason Advisor

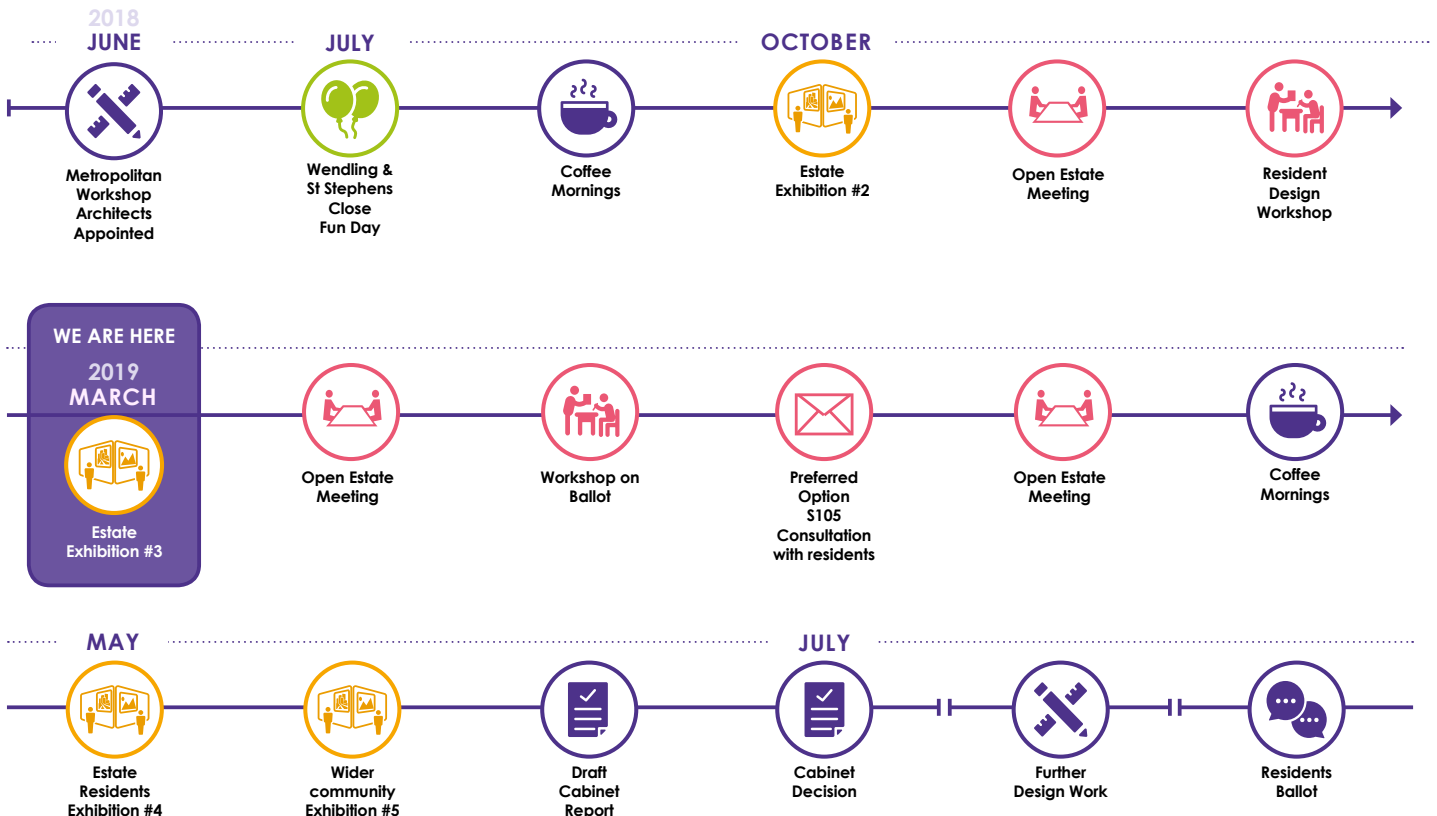
**Suzanna Hofferer**  
Community Liason Advisor

**Ronke Akingbade**  
Senior Development Manager



**Terry Wiggett**  
Community Liason 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



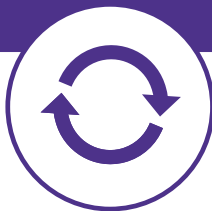
### FINANCIAL VIABILITY

- 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 with some infill

## YOU SAID:

Feedback from the October exhibition told us that this was not people's preferred option because:

- It doesn't offer enough benefits to the whole estate
- It builds too close to some existing windows and balconies
- It does not address anti-social behaviour

However, some people liked that this option would be less disruptive and keep the community together.

## WE DID:

We have tried to remove some of the infill buildings that would impact most on the existing homes. We have also been exploring the possibilities of reducing technical difficulty and disruption.

## RESIDENTS' BRIEF

Use the stickers to tell us how well you think this option scores against the Resident's Brief?



## FINANCIAL VIABILITY



- Some of the new homes will be sold to pay for the affordable homes.
- If there is any surplus money this can be used to fund further improvements to the estate but this will be less likely with this option as less new homes are being built.
- Infill build costs are higher than building on a clear site.
- If costs were too high, we could not build additional affordable homes.

## SUSTAINABILITY



- For any new homes, Camden would meet sustainability criteria of being more energy efficient and more accessible.
- This option would bring 33% of homes on the estate up to current sustainability standards.

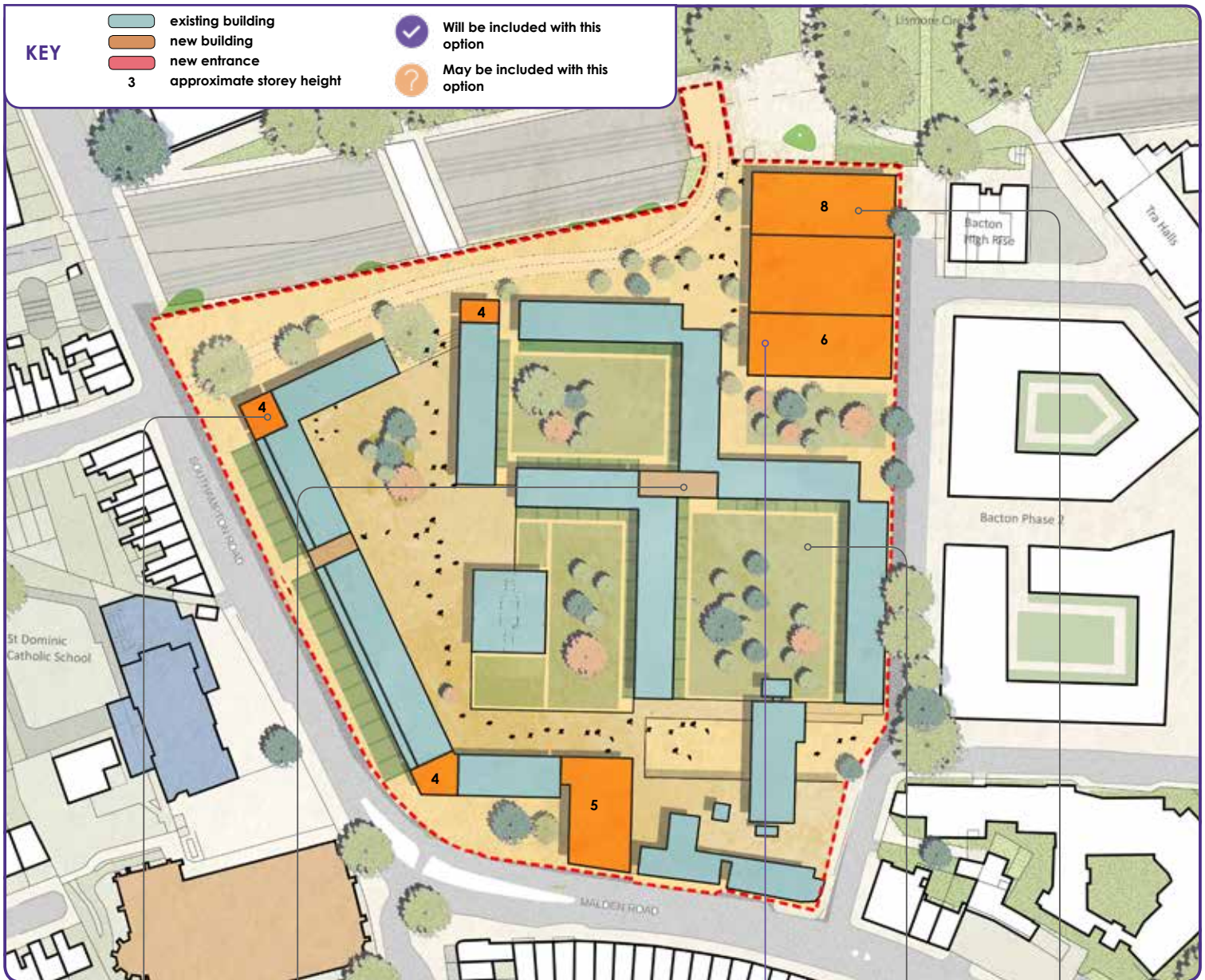
## BUILDABILITY



- The health centre and nursery would need to be relocated temporarily as part of this option. The Hostel would be moved permanently.
- Building so close to existing buildings can be challenging.
- There would likely be disruption caused by building work which we would try and minimise using modern methods of construction.
- The infill buildings would impact on some of the windows of the existing buildings.



# 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's 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

## YOU SAID:

Feedback from the October exhibition told us that people liked this option because:

- It is a good compromise on new and existing buildings

However people did not like this option because:

- It is unfair that some people get new homes and some people do not
- The new buildings were too 'blocky'
- The new building might block light to existing windows and balconies

## WE DID:

We broke down the new blocks into smaller buildings and created extra pedestrian routes.

## RESIDENTS' BRIEF

Use the stickers to tell us how well you think this option scores against the Resident's Brief?



## FINANCIAL VIABILITY

- Some of the new homes would be sold to pay for the affordable homes.
- Any surplus money this could be used to fund further improvements to the estate but this would be less likely with this option as fewer new homes are being built.
- This would involve partial demolition of podiums and some entrance areas, which would be technically complex and disruptive, and therefore expensive.
- If costs were too high, we could not build additional affordable homes.



## SUSTAINABILITY

- For any new homes, Camden would meet sustainability criteria of being more energy efficient and more accessible.
- This option would bring 77% of homes on the estate up to current sustainability standards.

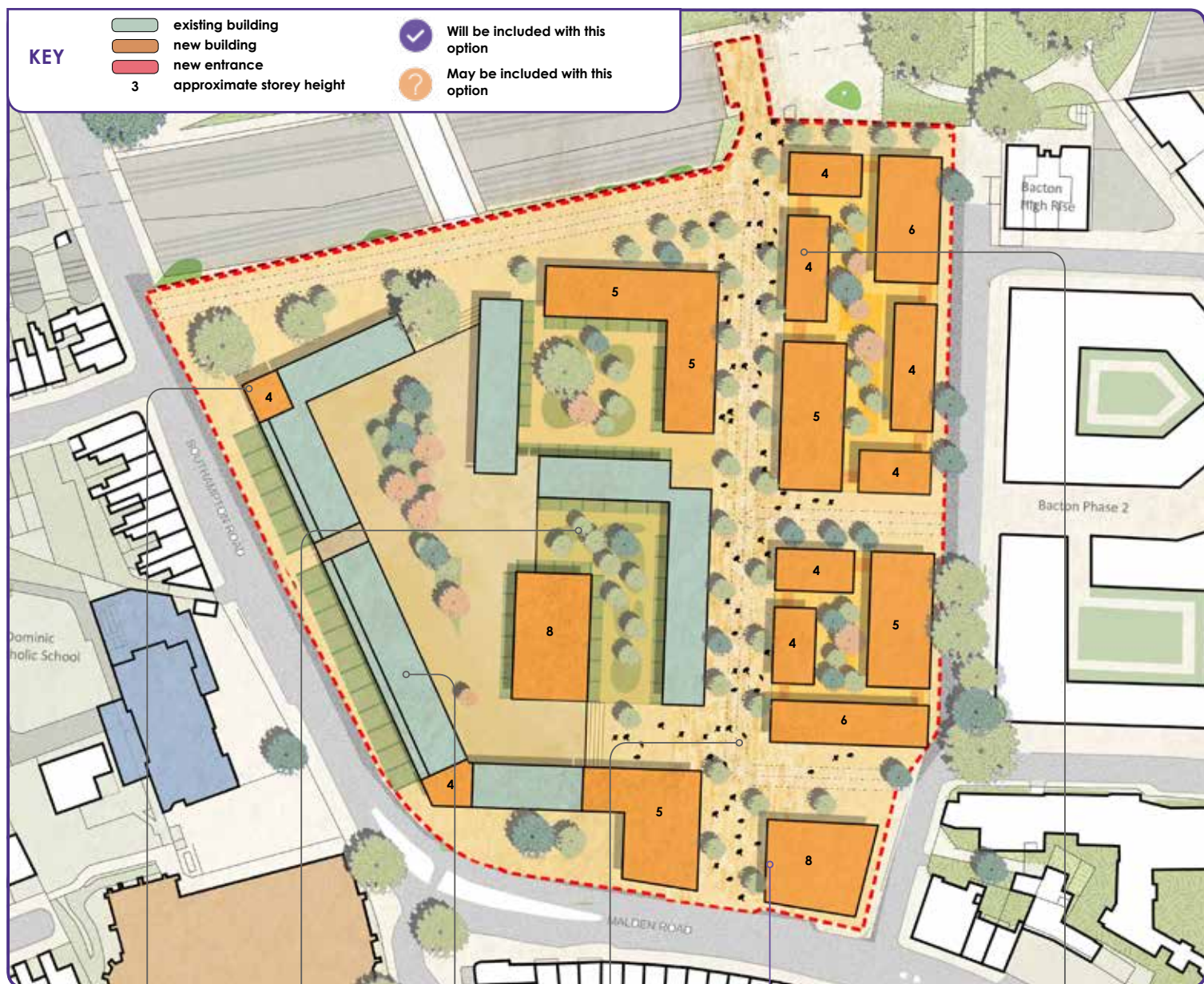


## BUILDABILITY

- The health centre and nursery would need to be permanently relocated elsewhere on the estate. The Hostel would be moved permanently.
- There would be a mix of infill and new-build, which would require difficult building techniques and methods.
- Re-provision of heating services would be complex, as the district heating plant would need to be demolished and re-provided.
- There is likely to be disruption caused by building work but we would try and minimise this by using modern methods of construction.



# 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

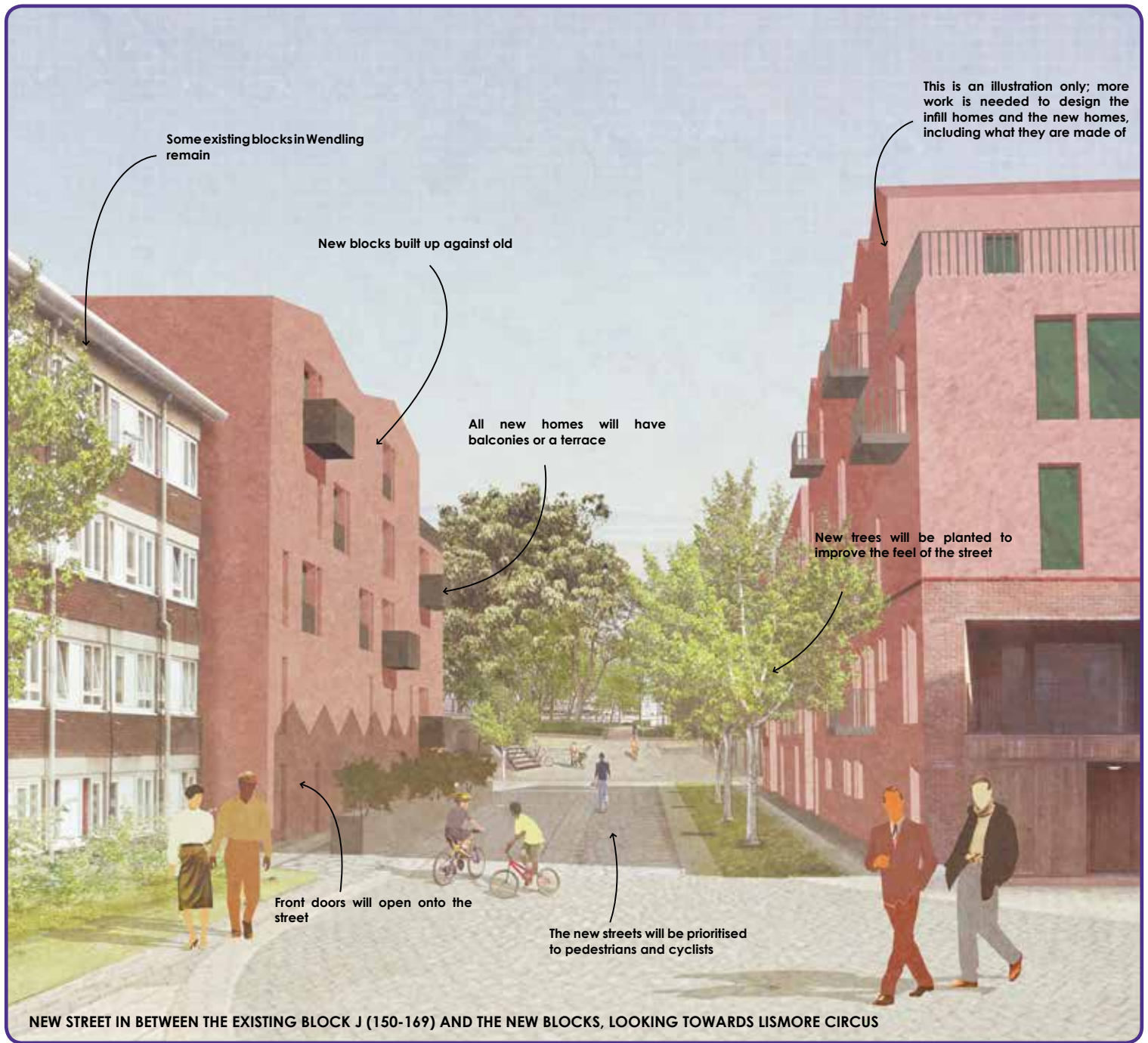
⊕ Improve access to some green spaces in retained blocks

✓ 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  
no homes  
retained**

## YOU SAID:

Feedback from the October exhibition told us that this was people's preferred option because:

- It offered a new home for everybody on the estate
- Met the priorities of the Residents' Brief more than the other options
- All homes get private outdoor space

However some people were concerned that:

- The new buildings might look too tall

## WE DID:

We took people on a study trip to see some examples of buildings of similar heights in this option to show how they might look in real life.

## RESIDENTS' BRIEF

Use the stickers to tell us how well you think this option scores against the Resident's Brief?



## FINANCIAL VIABILITY

- Some of the new homes would be sold to pay for the affordable homes.
- This option would be better value as it would be less technically challenging to build, therefore less expensive.



## SUSTAINABILITY

- For all new homes, Camden would meet sustainability criteria of being more energy efficient and more accessible.
- This option would bring 100% of homes on the estate up to current sustainability standards.



## BUILDABILITY

- The health centre and nursery would need to be permanently relocated elsewhere on the estate. The Hostel could be moved permanently or might be relocated on the estate
- Demolishing the whole estate and redeveloping it would actually more straightforward and simpler in terms of building.
- All residents would need to move home.





# 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 <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>

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

