

Background

July 2014

Welcome

Last December the Council's Cabinet gave the go ahead for redevelopment proposals for the Agar Grove estate and later that month we held an exhibition of the latest designs. Our planning application was approved by the Council's Development Control Committee (DCC) in April 2014.

The plans for the estate have been designed by a group of three architectural practices - Hawkins/Brown architects, Mae architects, Grant Associates landscape architects. The images at our last event were mainly of the new buildings and their surroundings. This exhibition focusses on the insides of the new buildings - the communal areas and inside the new homes. We have some samples of the materials that will be used on the floors and the walls which contribute to the external appearance of the buildings.

Sizes of the New Homes

The scheme includes 10 new blocks – lettered A to L as shown on the plan to the right – all of different shapes, sizes, and heights. But all the new homes have been designed in line with guidance produced by the Greater London Authority (GLA). The overall aim of the guidance is to “make more generous housing to allow people to live a full life in the city”.

New homes are designed to accommodate a certain number of people. In plans for new housing you might see, for example, a flat described as ‘2B, 4P’, meaning that it has 2 bedrooms and is designed to accommodate 4 people. 1 bedroom flats are designed for 2 people but may, of course, be occupied by 1 person.

The minimum **overall sizes of the new homes** are shown in the table below. Some homes will in fact be bigger than the minimum sizes depending on their overall shape and position in the block.

The table also shows the minimum size of the **combined area of the living area, dining area and kitchen**.

All the tables show the metric dimensions given in the guidance, and the figures converted into imperial measurements.



London Housing Design Guide – space standards	Number of bedrooms	Number of people the home is designed for	The minimum overall size of the home - this includes the internal walls		The minimum size of the combined area of the living area, dining area and kitchen	
			metric	imperial	metric	imperial
			square metres	square feet	square metres	square feet
Single storey flat	1	2	50	538	23	248
	2	3	61	657	25	269
	2	4	70	753	27	291
	3	4	74	797	27	291
	3	5	86	926	29	312
	3	6	95	1023	31	334
Two storey maisonette	2	4	83	893	27	291
	3	4	87	936	27	291
	3	5	96	1033	29	312
	4	5	100	1076	29	312
	4	6	107	1152	31	334
Three storey maisonette	3	5	102	1098	29	312
	4	5	106	1141	29	312
	4	6	113	1216	31	334

The GLA's guidance points out that narrow living rooms are not 'usually useful, enjoyable or flexible' so sets a minimum width of the **main sitting area** shown in the table below:

Number of people flat is designed for	metric metres	imperial feet inches
	1-3	2.8
4 or more	3.2	10' 6"

Homes with three or four bedrooms will have a **separate kitchen**.

Bedrooms

This table shows the minimum sizes for bedrooms:

	metric square metres	imperial square feet
Single bedroom	8	86
Double bedroom	12	129

A double bedroom will be a minimum of 2.75 metres wide, which is 9 feet.

The shape of bedrooms will differ between homes but here are some examples of the dimensions of bedrooms:

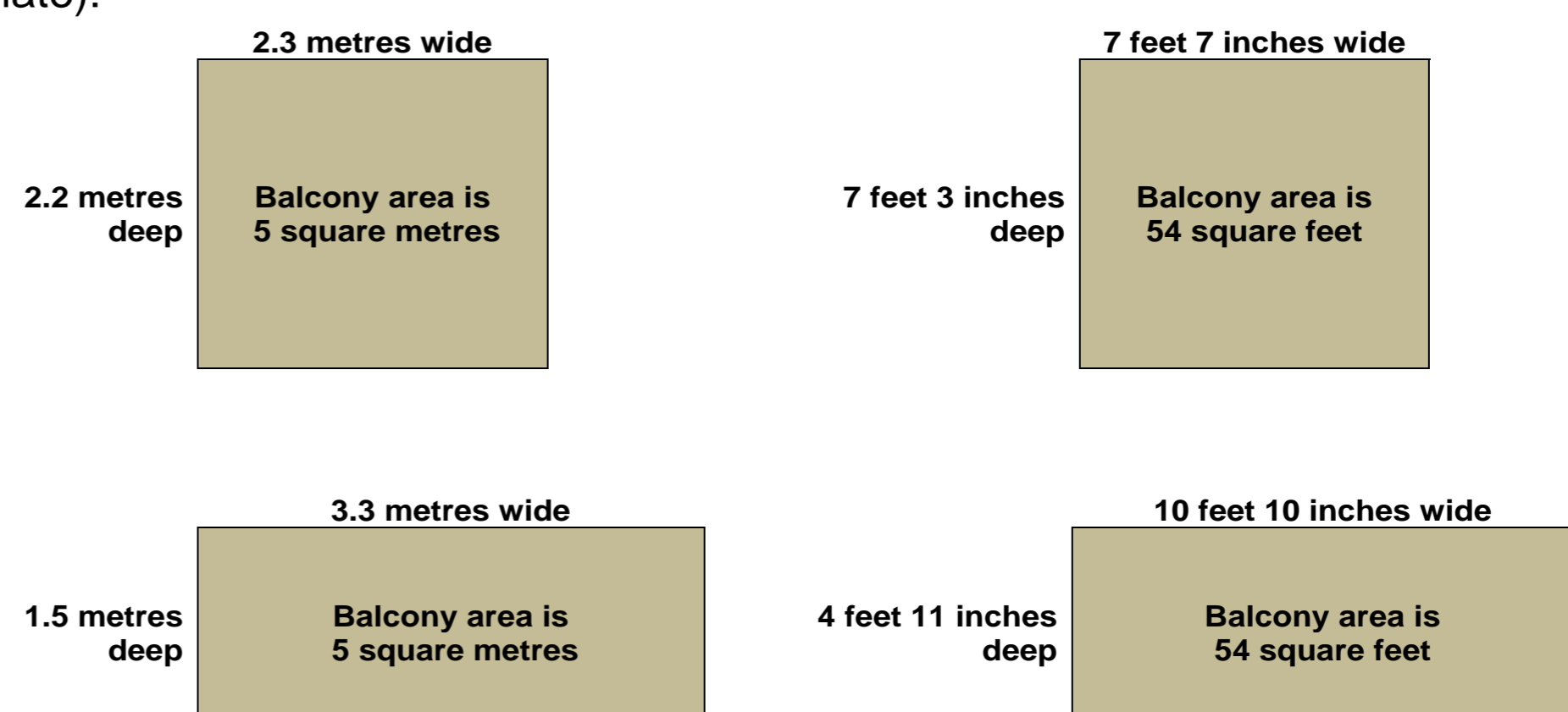
	metric		imperial	
	width metres	length metres	width feet inches	length feet inches
Single bedroom				
Example 1	2.5	3.2	8' 2"	10' 6"
Example 2	2.75	2.91	9'	9' 6"
Double bedroom				
Example 1	2.75	4.37	9'	14' 4"
Example 2	3.25	3.69	10' 8"	12' 1"

Outdoor space

The smallest homes for 1-2 people will have a balcony of 5 square metres (54 square feet). An extra 1 square metre (11 square feet) is provided for each additional person the home is designed for. Ground floor maisonettes with 3 or more bedrooms will have a garden instead of a balcony.

Number of people the home is designed for	metric square meters	imperial square feet
	1-2	5
3	6	65
4	7	75
5	8	86
6	9	97

Like the inside rooms, the shapes of gardens and balconies will vary depending on the position of the home in the block, so a balcony of the minimum size of 5 square meters (54 square feet) could be close to a square in shape, or more rectangular as shown below (all dimensions are approximate):



Typical Layouts of the New Homes

Residents are very interested in how the new flats and maisonettes will be laid out. There are a number of different layouts throughout the blocks although all homes are designed to meet the space standards described on Board 1.

The new homes will be allocated closer to the time each block is completed and residents will be allocated a home by development phase and housing need, subject to a maximum of 4 bedrooms. We will take account of any preferences nearer the time of allocation and, if more than one household is interested in a particular property, we'll look at how long each household has lived on the estate. People have different preferences and, as there will be a range of property types and layouts, we hope to be able to offer everyone a new home they'll be happy with.

The typical layouts below relate to Blocks A, F and H which are included in the first two phases of development and are shown to give you an idea of the types of layouts that we will be providing and the design principles behind these layouts.

Key features:

- Private outdoor space
- Storage space
- Either separate or combined living / kitchen / dining areas
- Bedrooms with room for storage and study space
- Bike storage in communal store or in back gardens
- WC at entrance level (maisonettes have a second WC)
- Large windows down to the floor level



Block A: typical 1 bed flat - floor plan



Block A: '2 bed 3 person' wheelchair user's flat - floor plan



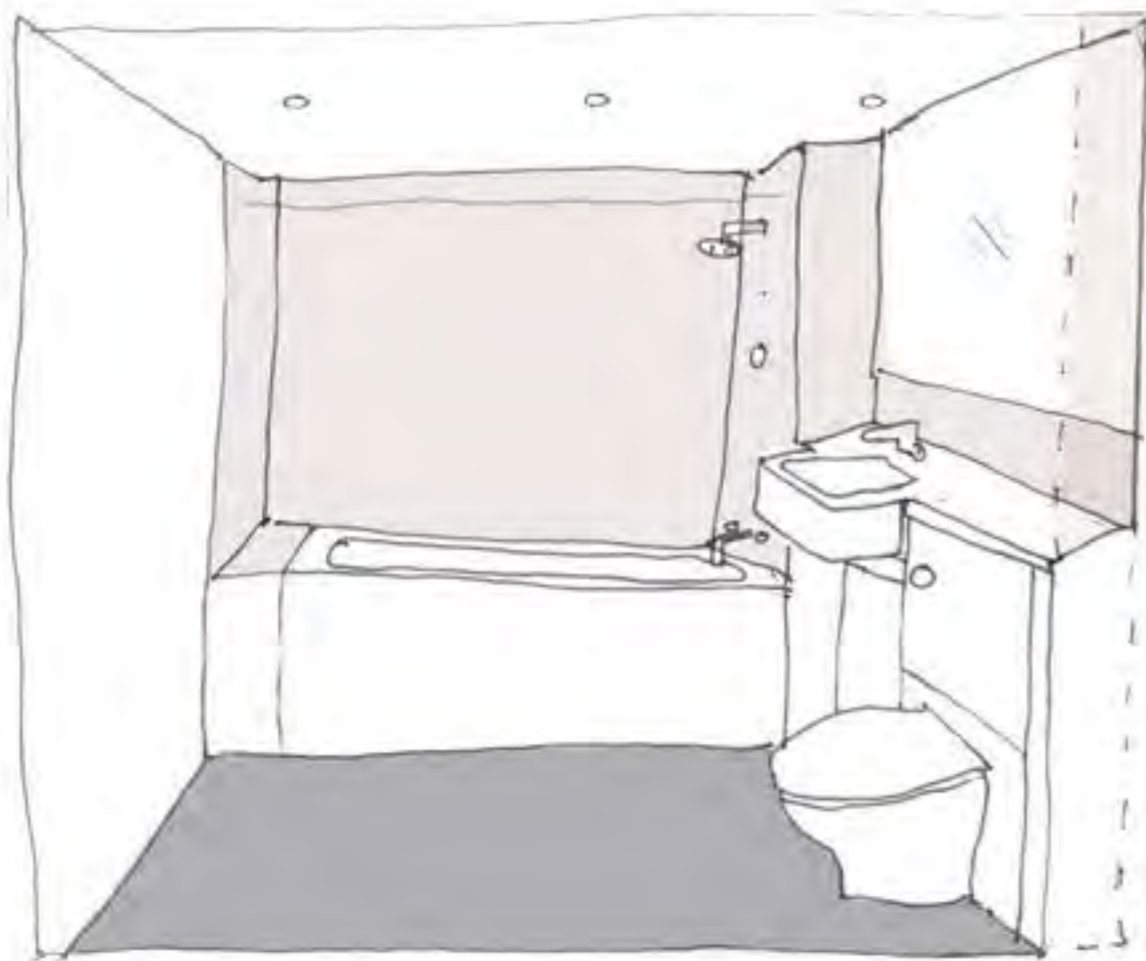
Block F: typical 4 bed maisonette - ground and first floor plans



Block A: typical 4 bed maisonette - ground and first floor plans

Typical Layouts - Bathrooms and Kitchens

Many residents have been asking what the bathrooms and kitchens will look like. The images shown below are some typical layouts and arrangements. Although these will vary in different property types and layouts, they should give you an idea of the design. These are subject to change as further detail is added to the designs and we get input from the contractor once selected.



Key features:

Kitchens

- Lots of worktop space
- Logical layouts
- Plenty of storage / cupboard space
- Integrated oven, hob and hood included
- Vinyl / rubber flooring included
- Wall tiling
- Potential for recessed lighting under cupboards
- Space for fridge / freezer and dishwasher
- Size of kitchens will depend on unit size - the sketch on the right is showing a larger 3 / 4 bed home

Key features:

Bathrooms

- Spacious family bathroom
- Wall tiling
- Bath and fitted shower
- Vinyl / rubber flooring included
- Large mirror
- Concealed WC cistern
- Countertop



The image below and those on the next two boards are CGIs (computer generated images) to show you the internal specification of the maisonettes and flats in the first two phases of the development. As mentioned above, some of what is shown may be subject to change but the images should give you an idea of the level of quality we are aiming for. We will be providing timber effect vinyl flooring in all of the living areas, vinyl / rubber flooring in kitchens and bathrooms, an integrated oven, hob and hood in the kitchen as well as curtains or blinds throughout. But please note furniture, lighting shades and other fittings will not be included in the new homes.



Image of the living / dining area of a single storey 2 or 3 bed flat in Block A

Please note: not all the flats will have a another set of French doors on a second wall as shown near the dining table



This image shows the hallway of a typical 2 or 3 bed flat in Block A, viewed from the flat entrance door

The living space is the right, and ahead is the kitchen, which leads to the balcony

These two images show Block G where all the flats will be for sale. Leaseholders who are thinking about buying into the new development will be interested in these images. Although there will be some variation in the specifications of the homes for sale and those for rent, overall there will not be a great difference between the tenures. All residents will enjoy high quality, spacious new homes





This image shows the ground floor of a typical 3 or 4 bed maisonette in Block F



This image shows the ground floor of a typical 4 bed maisonette in Block H

Materials

Many residents have been asking about the types and quality of materials that we will be providing both inside and outside the home. Below are some sample boards which should give you an idea of the level of quality we are aiming for. The final selection of some of the materials may change during the tender process but we will provide a similar level of quality.



Sample board Block A

The material samples relate to first phase of development and will form part of the first construction contract.

As the project progresses we will hold further consultation sessions with residents giving similar information about the blocks in later phases. This will happen closer to the time of delivering each block(s).

The information set out in this exhibition should give you an idea of the design and level of quality we aim to achieve across the entire project. Though materials and products may be subject to change through design development and through the procurement process, this is the standard and principles of design which are being aimed for across the project.

This strategy allows us to take advantage of new products and materials which may come on to the market in the future.

Sample board Block G



Sample board Block F & H

Corridor Design

The image to the left shows the design for the corridors in Block A.

Homes are accessed in different ways depending upon the block. Each block has been carefully designed to provide a pleasant and robust communal environment, with materials such as brick, concrete and tiles used for areas that will undergo most wear and tear.

Block A

- Front doors to maisonettes at ground floor opening on to the street
- Central lift and stairs, with internal corridors
- Differently coloured flat entrance doors
- Fan light above flat entrance door with door number
- Painted timber dado rail along corridor walls
- 13 person lift

Block F

- Front doors to maisonettes at ground floor opening on to the street
- Stair access, with external deck access to upper floor maisonettes
- Deck has concrete paver floor and brick walls

Block H

- Front doors to maisonettes at ground floor opening on to the street
- Stair and lift access, with external deck access to upper floor maisonettes
- 8 person lift
- Access deck has concrete paver floor and brick walls





Block Entrance Design

A fundamental design principle of the masterplan is to have safe, secure and well-lit entrances to all homes, both the ground floor maisonettes and the entrances to blocks.

The designs include spacious, safe and secure entrance lobbies to the upper floors.

The image to the left has been updated from the consultation in December 2013. It shows the block entrance to Block A but the design for all the block entrances is similar with a clear view from the entrance straight through to the courtyard behind providing natural light, surveillance, views from the street and easy access to the courtyard bike stores.

Contractor Recruitment

We have started the process for choosing a construction contractor to build the first two phases of the development – Blocks A, F, G and H. Later phases / blocks will be subject to further design development and a separate similar process will be carried closer to the time of delivery.

We understand residents' concerns about construction noise, dirt, access and "living on a building site". We are very mindful that residents will be living near building work for some time, in their existing home, in a new home or in a neighbouring home.

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Our planning permission includes restrictions on hours of work and the contractor, once appointed, will need to get a Construction Management Plan approved by the planning authority before work can start on site. This plan will include the following:

- Scope of works
- Construction noise and vibration
- Dust management
- Security
- Contacts and responsibilities
- Construction lighting
- Traffic management plan including access
- Pollution control

We will choose a contractor for the building work for the first two phases of the development by assessing potential firms on their quality and price. One of the criteria will concern resident liaison. Some degree of disruption is inevitable due to the nature of the work. However, there are things that can be done to mitigate the effects such as good communication and liaison between the contractor and residents, and the contractor always having someone on site for the residents to contact with any questions or concerns they have about the works. The contractor will be expected to issue regular newsletters with information about what work is being done, and what's happening next.

Maybe you, or your friends or family, have had experience of living on, or near, a site that's being redeveloped? Is there anything you'd want our contractor to be doing for residents to minimise the impact of living near a building site? Please give us your comments on the feedback form. The feedback you provide will be used to help assess and score the contractor's tender submission and their answers to interview questions about resident liaison.

Indicative Timetable

The timetable below shows how we intend take the project forward:

Recruitment of contractor	June - Sept 2014
Phase 1 enabling works start on site	Oct 2014
Meet the main contractor event	Nov 2014
Phase 1 main works start on site	Dec 2014
Block A completes	March / April 2016

Please get in touch:

Michelle Christensen
Senior Development Manager
London Borough of Camden
T: (020) 7974 4167
M: 07766 781384
E: michelle.christensen@camden.gov.uk

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

If you are a Council tenant and have questions about registering on Home Connections, or anything to do with moving home, please contact:

Claire Ridout
Decant Officer
London Borough of Camden
T: (020) 7974 1468
E: claire.ridout@camden.gov.uk

If you are a leaseholder and have questions about the Council buying your leasehold interest please contact:

Mitul Patel
Project Manager
London Borough of Camden
T: (020) 7974 2838
E: mitul.patel@camden.gov.uk