



Third Workshop Booklet

January 2021

Please let us know if you would like the consultation materials in another format or language. *tradução?* *traduction?* *¿traducción?* *tlumaczenie?* *itumq?* *অনুবাদ?* *turjumaad?* *asekyerε?* **LARGE PRINT?**

Third Workshop - January 2021

The current series of workshops are aimed at getting resident input into The Landlord Offer document, which you will be balloted on.

We want you to be as informed as possible when the time comes to vote in Summer 2021



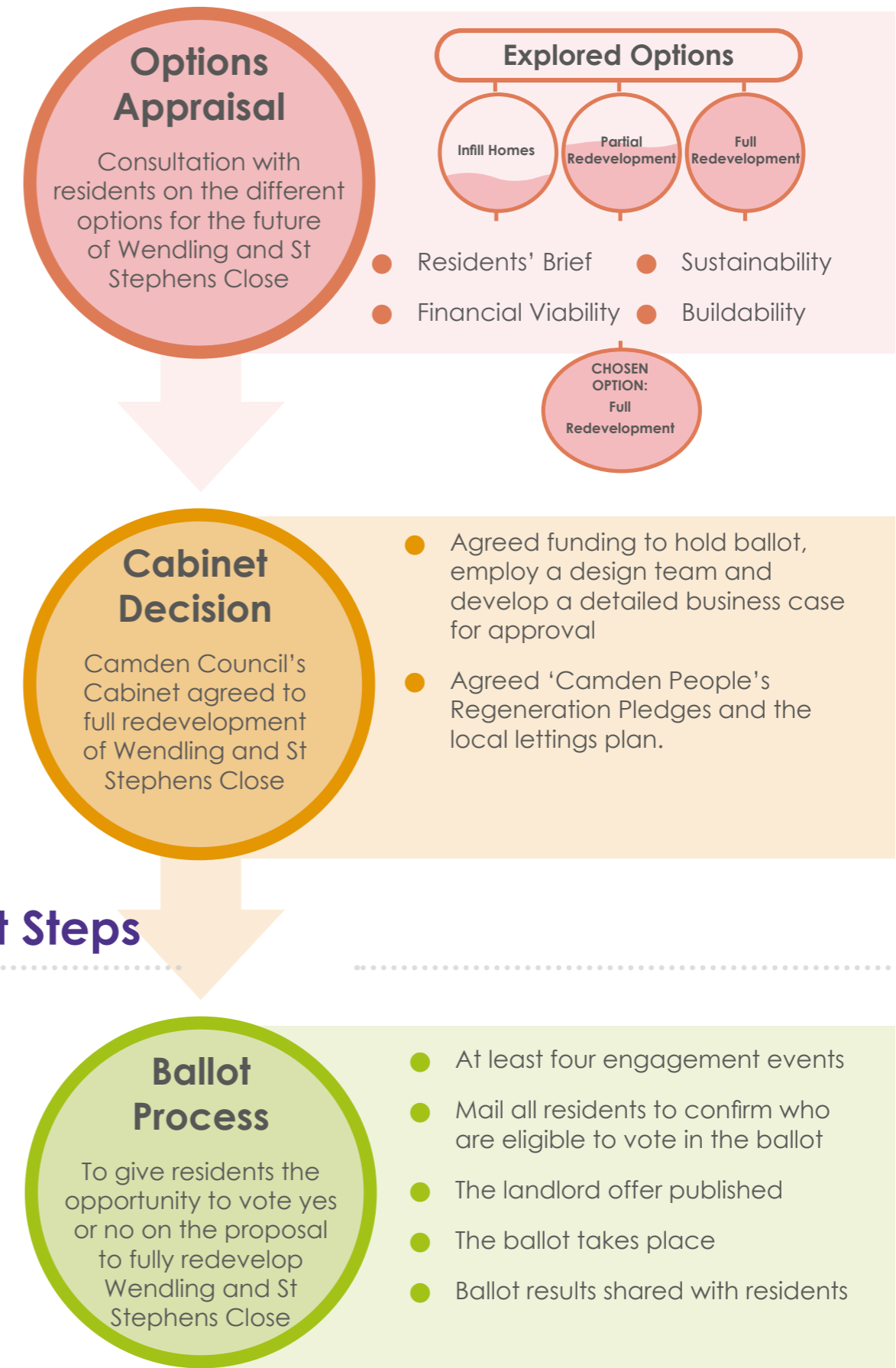
At the last event we:

Asked for your thoughts on the vision statement, a summary of what we seek to achieve through the redevelopment of Wendling and St Stephens Close.



In this workshop we will:

- Show the final draft of the vision statement based on your feedback from the previous workshop.
- Ask for your thoughts on objectives and design principles for your future homes, open spaces, streets and community space.



Residents' Feedback From The Previous Estate Vision Statement Workshop

At the last workshop we asked you to help develop a draft vision statement for Wendling and St Stephens Close and to create your own vision for your estate.

Residents' suggestions for Wendling and St Stephens Vision Statement

- **A safe environment for our children to grow up in**
- **Improved lighting on the estate, all areas need to be well lit**
- **Increased safe, accessible, welcoming open space for play**
- **Large bedrooms**
- **Solidly built properties**
- **Well designed and spacious homes**
- **Well designed streets, a place that looks pretty**
- **Well designed kitchens and living spaces**
- **Well thought out provision of recycling areas**
- **A place I can be proud to call home**

Wendling and St Stephens Close Residents' Draft Estate Vision

WENDLING & ST STEPHENS CLOSE

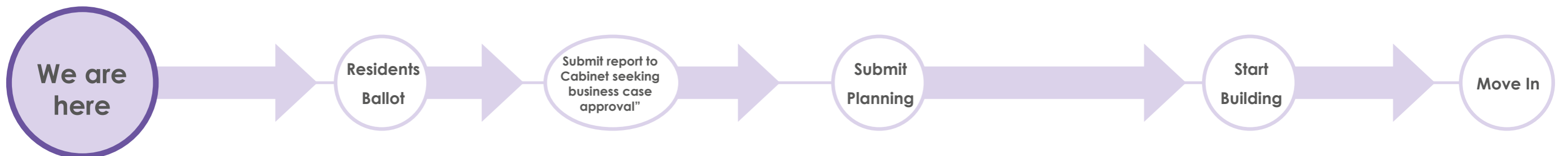


All Wendling & St Stephens Close residents are given the opportunity to have an equal voice, and an informed choice via an estate ballot, to live in an energy efficient new home that they would be proud of. A home that will be well designed and spacious in order to reduce the impact of overcrowding, a home that reflects each individual household's bedroom needs, a home that will be inclusive and adapted to meet the disability needs of our residents, a friendly balanced development that will include well designed communal access and streetscapes, that are safe visually accessible and focused on designing out crime and one that affords inclusive play areas for healthy play and amenity space solely for estate residents.



The Design Process Explained

A widely used process for briefing, designing, constructing and operating building projects has been developed by the Royal Institute of British Architects (RIBA). At every stage there are different tasks and decisions to be made, some of which are listed here.




Resident's Feedback Form from Previous Estate Vision Workshop

Priorities for Wendling and St Stephens Close have evolved from the residents' brief and the options appraisal development objectives. Please see this page on our 'Commonplace' website if you would like to leave your comments on your priorities online rather than in a one to one phone call. Find us at <https://wendlingandststephensconsultation.commonplace.is/>

Residents' Brief

-  Improved public spaces including play, growing and rest space
-  Safe streets and open spaces for all
-  New high quality homes for existing and new residents




Financial viability

-  Financially deliverable proposals
-  Additional affordable homes

Sustainability







-  Good urban design and open spaces
-  Energy efficient homes
-  Ensuring buildings will perform well in the long term

Buildability



-  Meeting planning requirements
-  Ensuring the build process causes minimal amounts of disruption to residents
-  Review against issues that can make construction more difficult (such as closeness to existing properties and reconnecting utilities)



Design Principles Inside of your Home

-  Larger bedrooms, better kitchens and good storage provision - all to National Space Standards
-  Use of natural ventilation such as window and good sun light/daylight - long periods of time when daylight occurs
-  Increased accessibility suitable for residents of all ages and abilities
-  Safe and secure common areas such as corridors and entrances
-  Private balcony, terrace or garden for every home
-  High quality and sustainable materials to be used for energy efficient homes

Design Principles Outside of your Home

-  Safe and well overlooked streets, open spaces and play areas
-  Create distinct and clear routes through the estate and to local shops and facilities
-  Resident-only communal space in the redevelopment with accessible and inclusive play facilities for children
-  Public realm that is landscaped and connects with neighbouring Bacton and Lismore Circus
-  Accessible for all, pedestrian and cycle friendly streets
-  Better access through the estate to bus stops and public transport



All new homes designed for a future Wendling estate will meet current national standards set out by the Government. These are called the Nationally Described Space Standards

Example of 1 bedroom home designed to current National Standards



New homes will be larger overall than the existing homes.

The majority of new homes will be on one level, so will be more accessible without requiring stairs inside the apartments.

Bedrooms will generally be larger in the new homes.

New homes will all have adequate storage space and access to private outdoor space, either a balcony or a terrace.

NDSS compliant 1 bedroom dwelling
Assumptions based on a selection of properties surveyed across the estate

Example of 2 bedroom home designed to current National Standards








NDSS compliant 2 bedroom dwelling
Assumptions based on a selection of properties surveyed across the estate

Safety

-  All main entrances to homes, ground floor flats and communal entrances will be **visible, clearly identifiable, and directly accessible** from public spaces.
-  We will ensure that buildings have entrances which **open out onto public space** to promote safety and to deter anti-social behaviour.
-  All communal entrances to homes will have a **secure access system** with entry phones.
-  Individual or communal cycle storage will be **secure, sheltered and well lit**, with easy access to the street.

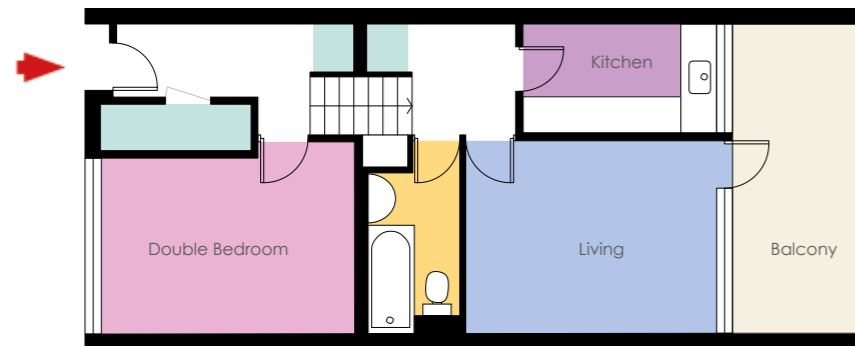
Step Free Access And Adaptable Homes

-  Main access into new homes will be **fully wheelchair accessible**.
-  The ground surface in communal entrance areas will be **suitable** for easy wheelchair movement.
-  The **minimum width** for all paths, corridors and decks for communal circulation is 1200mm (3.9 ft) - wider than existing widths.
-  All homes will be served by **at least one lift** suitable for a range of people, including accompanied wheelchair users.
-  Homes will be **easily adaptable** to ensure they continue to meet the needs of residents **throughout their lifetime**.

Existing Accommodation General Arrangement

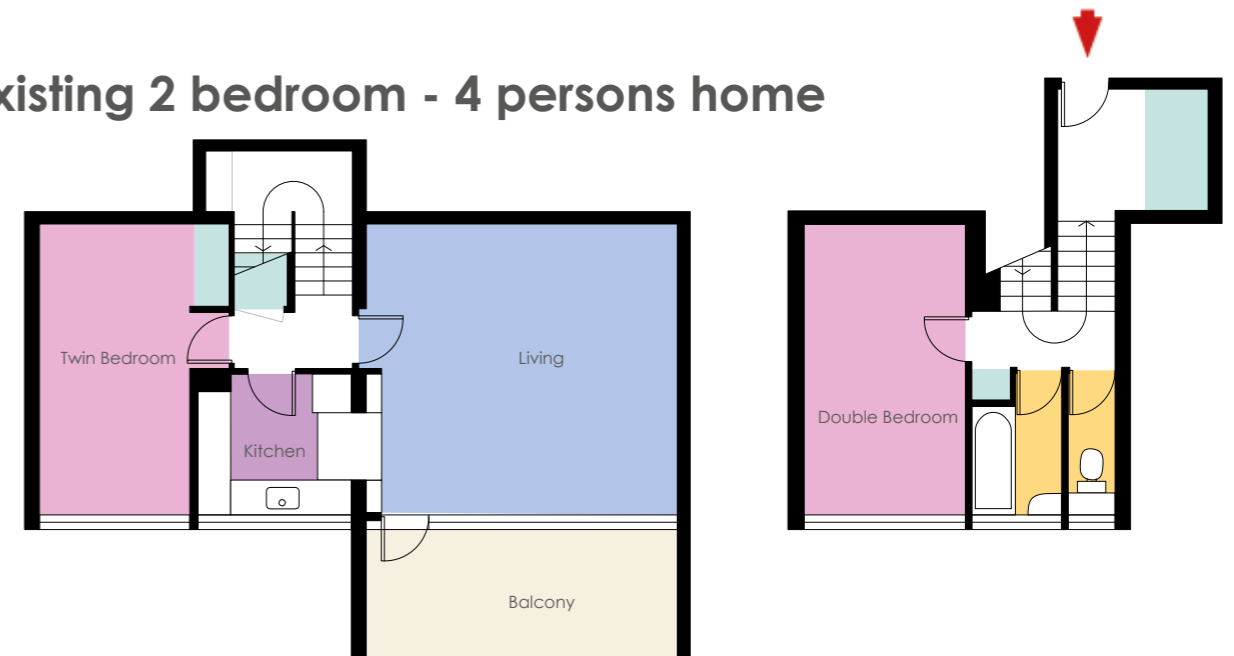
How does the existing accommodation in Wendling & St Stephens compare to current housing standards?

Existing 1 bedroom - 2 person home



Home area: 47.75 square metres (514 sqft)

Existing 2 bedroom - 4 persons home



Home area: 69 m2 excluding stairs (742.71 sqft)

National Space Standards

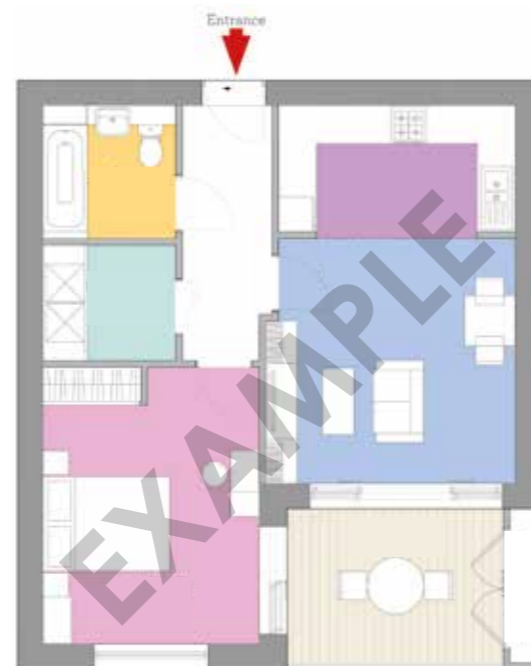
Example of 1 bedroom - 2 persons home

This is an example of a new home that meets NDSS standards. Dependent on the final design, there will be some homes that meet the standards and some that exceed them but the NDSS will provide the **minimum requirements** to be met.

Nationally Described Space Standards:

1B2P minimum areas:

- Home area: 50 square metres (538.1 sqft)



Example of 2 bedroom - 4 persons home

This is an example of a new home that meets NDSS standards. Dependent on the final design, there will be some homes that meet the standards and some that exceed them but the NDSS will provide the **minimum requirements** to be met.

Nationally Described Space Standard:

2B4P minimum areas:

- Home area: 70 square meters (753.4 sqft)



An Example Development

The Residents Ballot explained

WENDLING & ST STEPHENS CLOSE



Regents Park Estate is an example of what a 'Medium Option' might look like.

MATTHEW LLOYDS ARCHITECT - REGENTS PARK ESTATE, CAMDEN

MORE INFORMATION

If a ballot vote for Wendling is a 'Yes', then this might be the sort of building that will form part of the redevelopment.

It is likely that this is the sort of scale of building that will be proposed and it has some of the features that will be in any new building designed for Wendling.

- Some Wendling residents have been to see this building. One of the reasons we wanted them to see it was to understand the scale of the buildings and the relationship between the height of the buildings and the width of the streets. The point was to show that quite tall buildings will not feel oppressively tall if the streets are wide enough.

- The street is also a good example of a new street that is designed to be prioritised for pedestrians and cyclists, not for cars.



Who carries out the ballot?



In accordance with the GLA guidelines an independent body must carry out the ballot. Civica Election Services (CES) will be responsible for carrying out the Wendling and St Stephens ballot. Formerly known as Electoral Reform Services (ERS), they have over 100 years' experience of administering elections, ballots and consultation processes and are proud to be the UK's leading provider of election services.

As the independent scrutineer, CES has been appointed to ensure that the ballot is run securely, independently and in line with the GLA guidance. CES will securely post the ballot papers to residents, receive and count the votes, verify that they have been cast legitimately and issue the result.

What would a YES vote mean?

Camden Council will continue to develop the current designs and proposals for Wendling and St Stephens to move ahead with the regeneration of the estate.



There will be ongoing consultation and engagement with residents throughout the entire process to ensure you are involved in developing the design principles and your redevelopment priorities.

What would a No vote mean?

Camden Council will not continue to develop the current proposals for regenerating the estate. It may develop further proposals with residents.



Wendling & St Stephens Close are not on the current major works programme for 2019 – 2024. This means that there will be no kitchen, bathroom or window replacement works in this period. Any major refurbishment to Wendling will need to be submitted for the next major works programme for 2025 – 2029.

The Landlord Offer

What is the Landlord Offer?

The Landlord Offer is for residents of Wendling and St Stephens Close. You will base your answer to the ballot question on the information provided within the Landlord Offer document.

We already have most of the information to carry out a ballot. Below is a list of the information that we must include in The Landlord Offer.

Information	Comment
Broad estate vision for Wendling and St Stephens Close	✓ We have included the draft estate vision statement for your comment and feedback, which, when agreed, will be included within The Landlord Offer document, setting out estate residents' aspirations for the future of the community.
Priorities and objectives for new estate	✓ We have most of this information, but we need to detail this more clearly for The Landlord Offer.
Design principles	✗ We will be focusing on establishing the design principles in this workshop. These are based on the Residents' Brief.
Estimate number of new homes	✓ The July Cabinet report contained a range of numbers of the properties to be built (650-750).
Future tenure mix	✓ Camden Council committed in the July Cabinet report to a minimum 40% affordable housing on the site including replacing all existing social homes. We hope this % will be increased as the financial situation becomes more clear.
	✗ We will continue to speak to residents about their needs for their future home.
Proposed social infrastructure	✗ We are reviewing the capacity of schools and doctors and other infrastructure in the local area, and what improvements might be needed alongside the new development.
Detail of full right to return / right to remain	This information is in the below leaflets: <ul style="list-style-type: none"> Information for Secure Tenants Local Lettings Plan for Wendling and St Stephens Close Information for non-resident leaseholders Information for residential leaseholders
	We will be holding workshops to answer any questions.
Financial offer for leaseholders	This information is in: <ul style="list-style-type: none"> Information for non-resident leaseholders Information for residential leaseholders
	We will be holding workshops to answer any questions.
Commitment to ongoing and transparent consultation and engagement	✓ We will continue to work with residents throughout the process of the scheme design, as we have in other CIP schemes such as Cherry Court, Agar Grove and Abbey Road developments.

Camden's Community Investment Programme

WENDLING & ST STEPHENS CLOSE

The Community Investment Programme is Camden Council's plan to build 3,050 homes, pay for 48 schools and children's centres, and deliver community spaces across the borough.

Every penny we raise through the sale of new homes goes back into the Community Investment Programme, building and improving the homes and facilities our residents need.

Since 2011 when the Community Investment Programme began, Camden has become a successful, award-winning developer.

So far we have delivered the following benefits to the residents of Camden:

- We've built 862 new homes;

- £117 million is being re-invested into 48 schools and children's centres;
- We're building and refurbishing 9,000 square meters of improved community facilities and space across Camden, including the new Greenwood Centre for people with disabilities;
- We've helped pay for internal and external works to more than 22,500 homes through the Council's Better Homes repairs and maintenance programme; and
- We've created better environments for people experiencing homelessness through building new hostels.

Below are some examples of developments Camden has previously built on existing estates.

The Bourne Estate EC1

This scheme provides 75 new homes in a mix of tenures, a new tenants' hall, and improved public realm and open spaces, on the Grade II listed Bourne Estate in London Borough of Camden.

The scheme used details from the existing buildings to include brick detailing in the new blocks and are a similar layout.

The new design defines routes in the area to improve connectivity and there are several ground floor entrances within the flats to keep the development secure and deter anti-social behaviour.

A new play area was provided as part of the redevelopment and the design includes secure shared access balconies for flats as well as private balconies or gardens.

AWARDS

Housing Design Awards 2018 / NHS 70 Award
Overall Winner

Housing Design Awards 2018 / NLA Award
Built Winner, Housing Category

RIBA Award 2018 – London Region
Winner



Bourne Estate - 75 mixed tenure homes on Grade II listed estate



Bourne Estate - Communal play area

Camden's Community Investment Programme

Maiden Lane

This development achieved a high percentage of affordable housing, together with improved public space, new shops and community facilities, and the revitalisation of existing buildings on the estate.

The regeneration of Maiden Lane provides LB Camden with 273 new homes, along with new retail and workspace. 45% of the new dwellings are for affordable rent. The new design by PRP pays homage to the original architecture of the estate.

The new buildings provide privacy to balconies and solar shading to generously sized habitable rooms.

Extended and improved private and public open space has improved routes through for pedestrians in the King's Cross area.

AWARD NOMINATIONS

Civic Trust

Shortlisted - Civic Trust Regional Project Award

New London Architecture Awards

Shortlisted - Housing Category

RIBA Regional Awards

Shortlisted - London - Maiden Lane

Housing Design Awards 2018

Shortlisted (Completed)

Inside Housing Awards 2018

Shortlisted - Best Architectural Design

Agar Grove Estate

The Agar Grove estate was built by Camden in the 1960s comprising of 249 homes in low-rise blocks and an 18-storey tower, Lulworth. The estate is a popular place to live, but all homes have very significant investment needs. Furthermore, the existing layout is an inefficient use of land.

The redevelopment involves demolition of 112 homes and refurbishment of Lulworth to create 493 new affordable homes and homes for sale. The scheme is multiphased allowing a single decant for the majority of households.

Close consultation with local people, the planning authority and other key stakeholders helped inform the design. The highly sustainable homes will substantially reduce residents' heating costs. There has been consistently high support amongst the estate's residents.

The masterplan is based on traditional 'streets and squares', creating green spaces between homes, and improving pedestrian routes.

AWARD NOMINATIONS

Housing Design Awards 2015

Project Schemes - Winner

Constructing Excellence Award 2015

Winner

The Sunday Times British Homes Awards 2015

Housing Project - Commendation

The Sunday Times British Homes Awards 2018

Development of the year (more than 100 homes) - Shortlisted

BD Architect of the Year Awards 2014

Masterplanning & Public Realm - Shortlisted

New London Architecture Awards 2014

Masterplans & Area Strategies category - shortlisted

BD Architect of the Year Awards 2013

Masterplanning and Public Realm - Shortlisted

London Planning Awards 2018/19

The Mayor's Award for Sustainable and Environmental Planning category at the - Shortlisted

What will happen after this workshop?



We will hold at least 1 more workshop before the Purdah period for the London Mayoral election which commences on the 22nd of March. Purdah means that we have to suspend consultation activities during this period until the election has concluded on the 6th of May.

A future workshop will focus on the draft Landlord offer for the estate.



Maiden Lane - 273 homes, mix of council rent, below market rent and homes for sale



Agar Grove Estate - 249 homes in low-rise blocks and an 18-storey tower

