

Background

Thank you to everyone who came to October's consultation event which was the most attended of all the events we've held.

A decision to take the project forward was made at the Council's Cabinet meeting on 4 December 2013. Thank you to those who attended the meeting.

What's happening now

This exhibition gives you an update on the proposed development, with new computer generated images (CGI's), and the updated 3D model. We also have updates on the project's sustainability measures and the strategy for dealing with noise and vibration.

Moving home

Council tenants

Tenants wanting to stay at Agar Grove will be made a direct offer of a new Camden Council home within the redevelopment. Tenants wanting to move off the estate will need to bid for a council or housing association home elsewhere in the borough using the Choice Based Lettings (CBL) scheme.

If you're already looking to move off the estate, 300 'regeneration points' will be added to your total points in the New Year to help you when bidding for a home. If you're not registered you can do this online by completing a self-assessment form. Search for 'Choice based lettings and Home Connections' on the Council's website: camden.gov.uk

Starting in the New Year our Decant Officer, Claire Ridout, will be holding registration sessions in the TMO offices in Lulworth to help you complete a self-assessment form. All tenants, whether you want to stay at Agar Grove or move away, will need to complete an online self-assessment form and Claire will be able to help you with this if you wish. You can contact Claire for an appointment by phone or email:

Claire Ridout

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

Leaseholders and freeholders

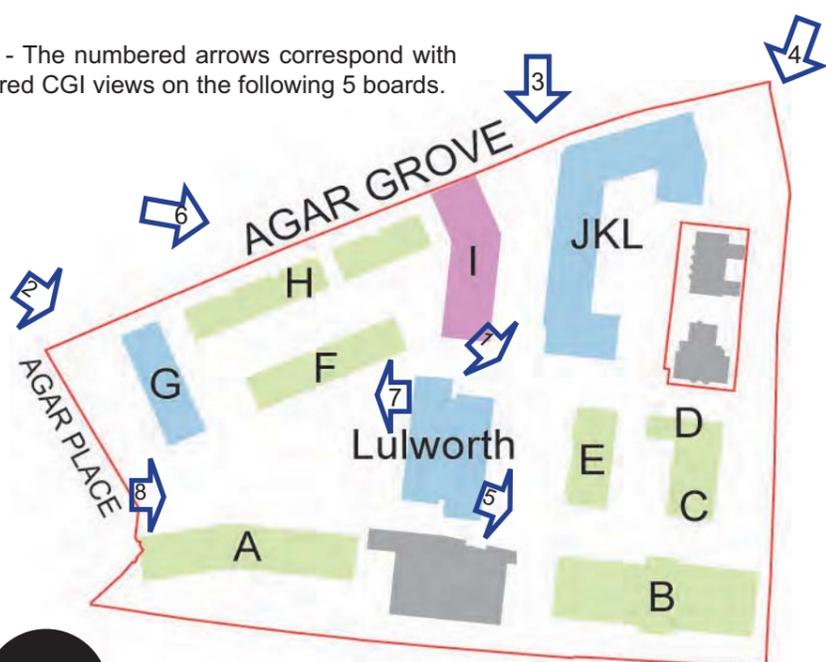
The Council will enter into voluntary negotiations with home owners on the estate to acquire your leasehold or freehold interest. This process will be led by:

Mitul Patel

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

We will be writing with further information in the New Year but you can contact Mitul to discuss the process in the meantime.

SITE KEY - The numbered arrows correspond with the numbered CGI views on the following 5 boards.



December 2013



The Existing Agar Grove Estate - Aerial View



The Planning Process

We will be submitting a planning application to the Council on 16 December 2013 for the proposals shown in today's exhibition.

Once the application is submitted the Council (in its role as the local planning authority) will undertake its own statutory consultation process during which time local residents and a range of organisations - including the Mayor of London, Transport for London, and the Environment Agency - will be asked to make any comments on the proposals. The Planning Department will assess the proposals against the relevant planning policies, standards and best practice guidance as well as taking into account any comments received during the consultation.

Subject to the Planning Department completing their assessment of the application we are expecting the proposals to be formally considered for approval at the Council's Planning Committee in March 2014.

Please get in touch:

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Community investment programme



View 1: looking from Block I down the new route to the Children's Centre including the new square with toddlers' play, with Lulworth on the right, Block E on the left and Block B behind it

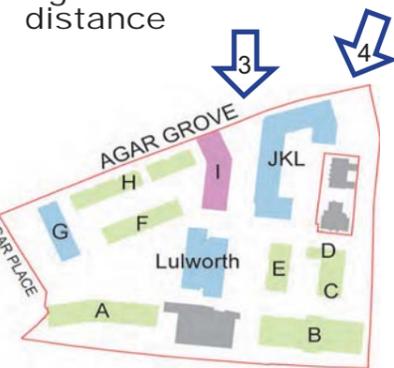


View 2: looking at Block G from the corner of Agar Grove and Agar Place, with Lulworth in the background and Block H in the distance





View 3: looking down the new route with Block JKL on the left, Block I on the right, and with Lulworth on right in the distance



View 4: looking from Murray Street / St Augustine's Road at Block JKL and the existing / retained estate road





View 5: Block B on the right with the corner of Block E on the left. The arch in Block B is the entrance to the new Community Hall



View 6: looking down Agar Grove towards Blocks H and I, and with Block JKL in the distance





View 7: looking from Lulworth at Block A on the left, and Block F on the right with Block G behind it in the distance. This view also shows the public square / garden - the heart of the new development





View 8: looking from Agar Place at Block A on the right, Block G on the left, with Lulworth further back, and then Block B in the distance. This view also shows the public square / garden - the heart of the new development

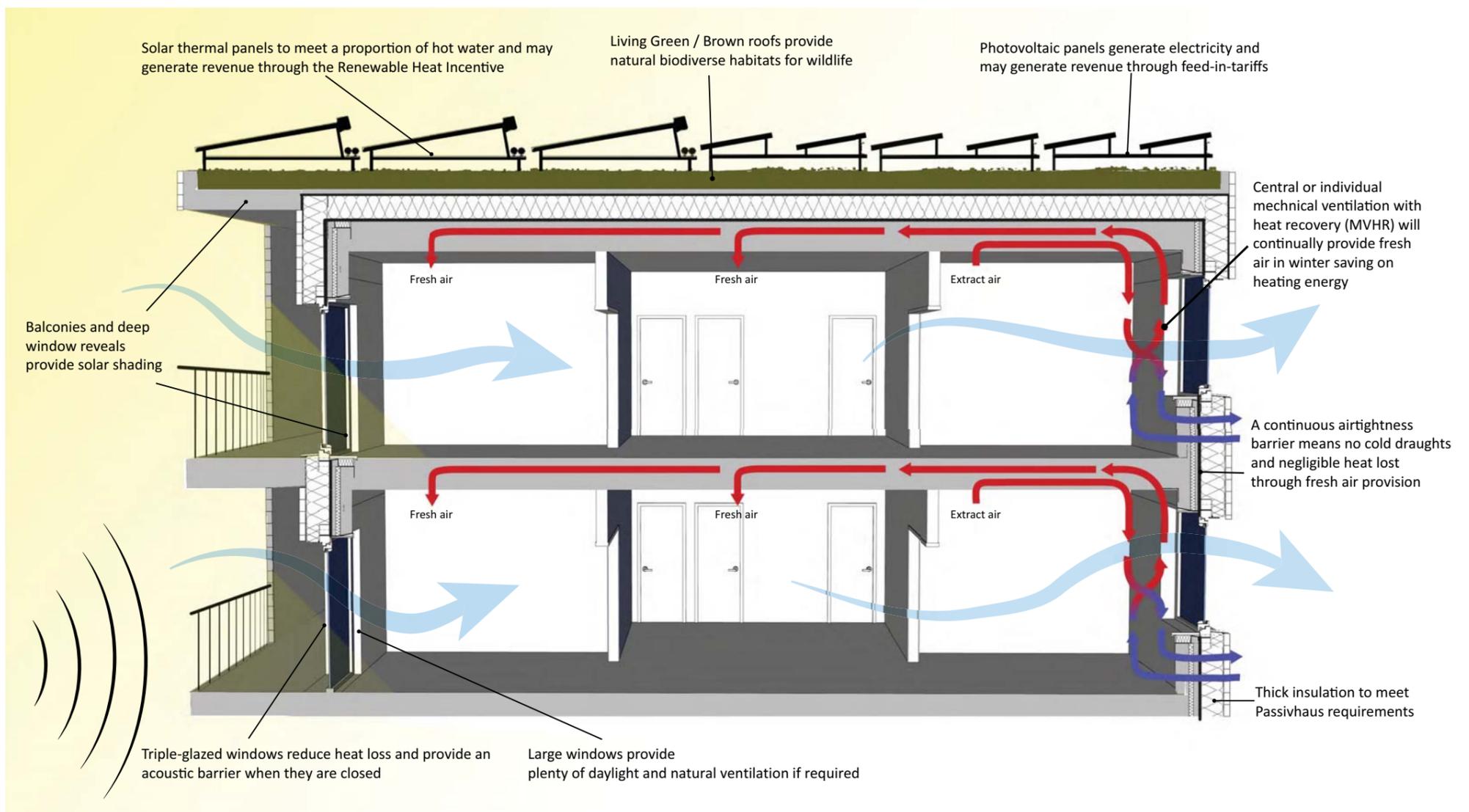


Redevelopment Programme

Agar Grove estate redevelopment	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Blocks Demolished	Broadstone	Manston, Sherborne, Sturminster, shop & cafe	Ashmore, Nettlecombe	Frampton, Abbotsbury	-	
Blocks Built	A	F, H, G	JKL	B, I	C, D, E	Refurbish Lulworth
Construction begins	Oct-14	Apr-16	Apr-18	Jul-19	Jul-19	Jun-21
Construction completes	Mar-16	Sep-17	Sep-19	Jun-21	Dec-20	Jul-23

This is an indicative programme which may change but which shows how the construction and phasing programme could work. There may be opportunities to accelerate or combine phases, and this will be reviewed regularly.

Illustration of the Passivhaus and environmental design principles



Update on noise, vibration and ventilation strategy

How will the homes be ventilated?

Background ventilation will be met through mechanical ventilation while keeping noise levels during the day and night at comfortable levels.

Opening windows will still be provided to allow people to air their homes.

Would you like to see how this works?

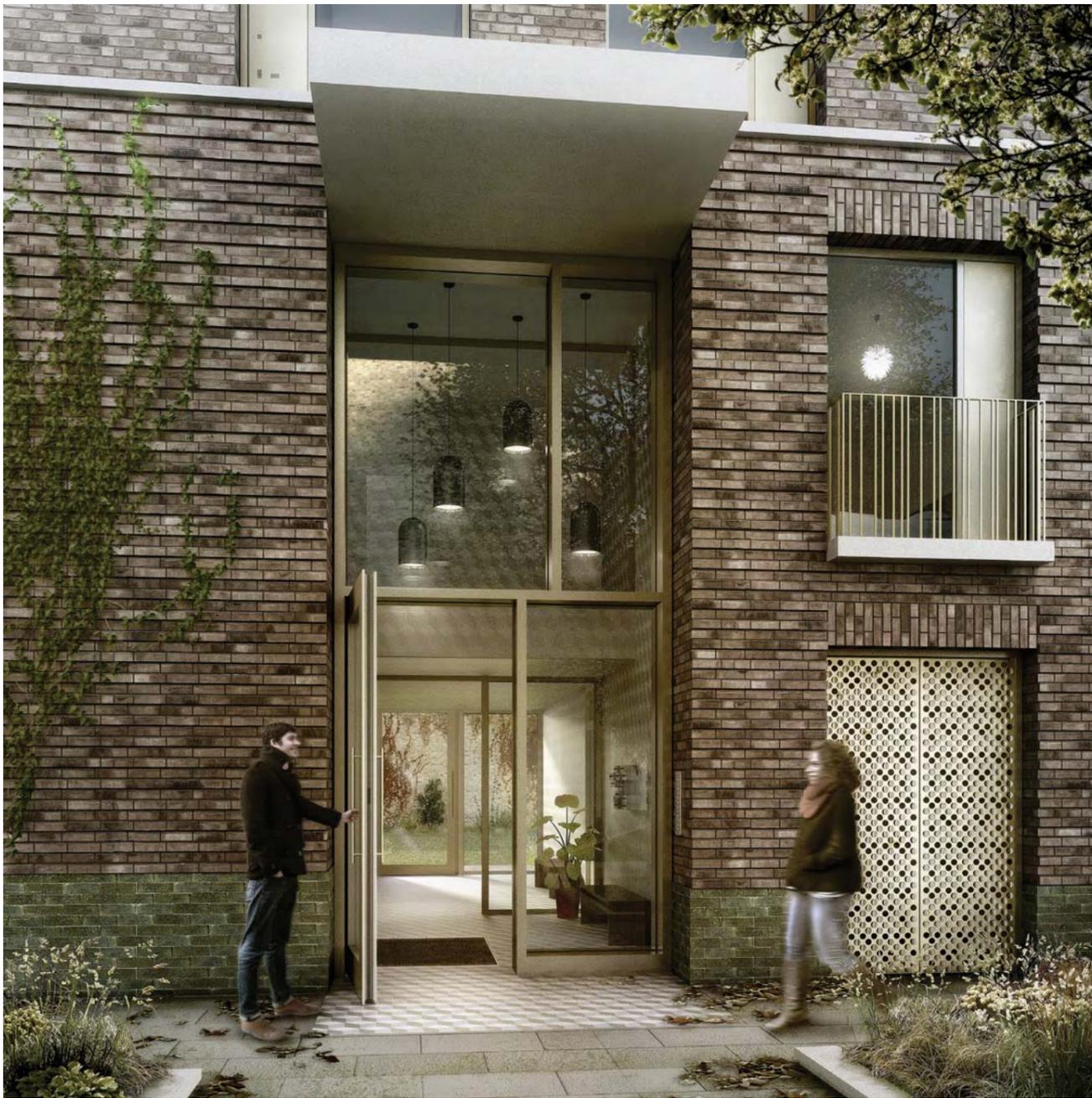
We are arranging a study visit in the New Year to see a home with a system as described on this board. If you would like to attend, please contact Ian Sumner on (020) 7974 4167 or ian.sumner@camden.gov.uk

Won't blocks A and B suffer from railway noise and vibration?

Noise and vibration surveys have been undertaken and the results of the vibration survey show very low levels of vibration. Vibration from the railway line will not be an issue.

The results from the noise survey have been used to create a noise model and develop the mitigation strategy. The model shows that noise levels in gardens and other outdoor space will meet the British Standard (BS) 8233 and the World Health Organisation (WHO) criteria.

Windows are usually the weak spot in the façade of a building in terms of noise. All windows will be triple glazed in the development. With these windows, the predicted internal noise levels are well below the BS 8233 and WHO internal criteria during both the daytime and the night-time.



Block entrance - Block A

Thank you

Thank you for providing comments, suggestions and feedback on the design proposals to date. The design of the scheme has evolved over the last two years of consultation with residents and other stakeholders. The proposals we are showing you today are better as a result of the feedback from local people. We are very grateful for your help in this process.

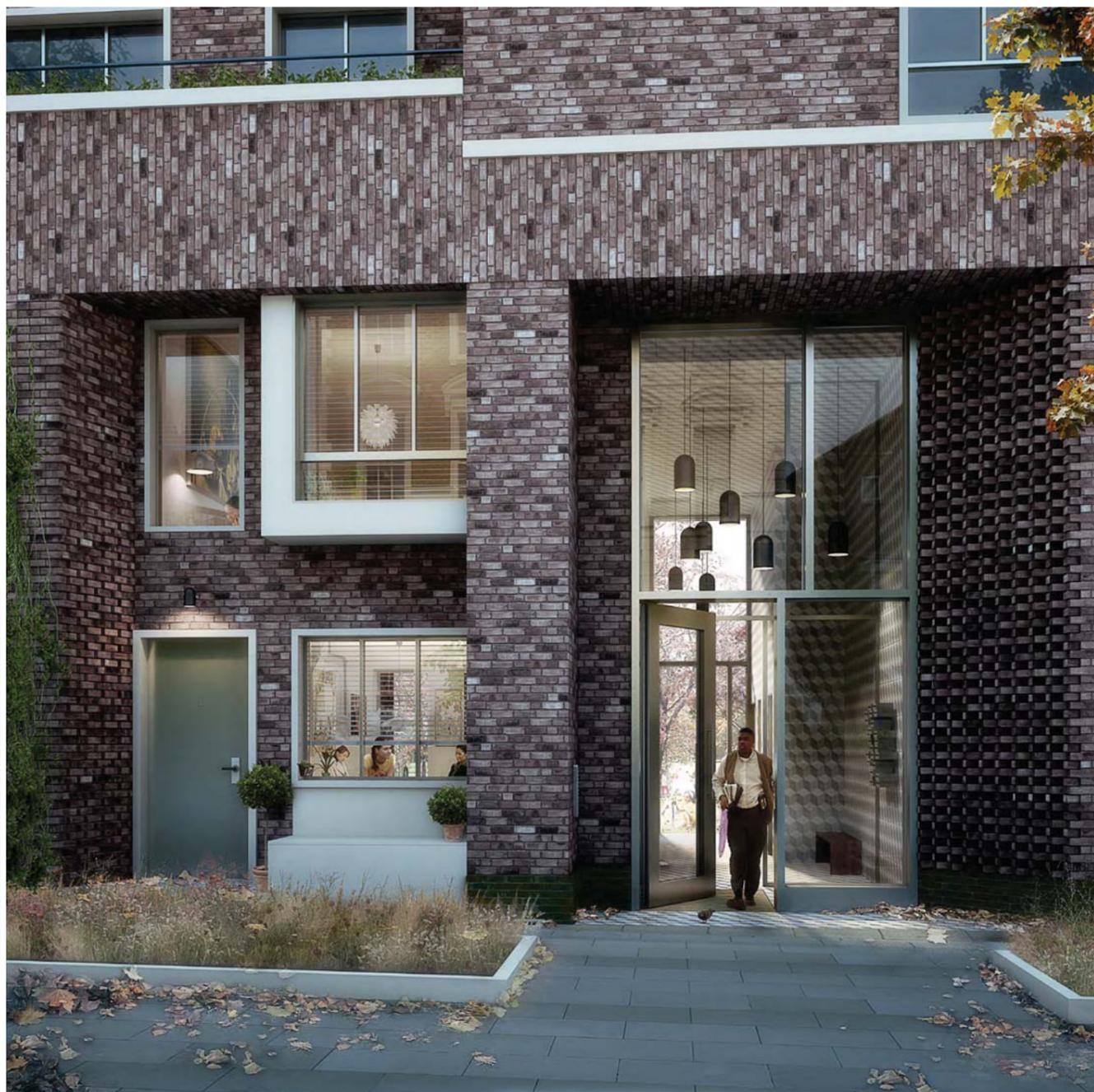
We will continue to consult with residents and other stakeholders including consultation on the internal specification of the new homes. We will be planning an event / exhibition in the New Year.

Timetable

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

Public exhibition	10 & 11 Dec 2013
Submit planning application	Dec 2013
Planning decision	March 2014
Recruitment of contractor	Spring - Summer 2014
Start of works	Autumn 2014

Block entrance - Block JKL



Block entrance design

A fundamental design principle of the masterplan is to have safe, secure, well-lit entrances to blocks and maisonettes as well as spacious, safe and secure entrance lobbies to the flats.

The two images on this board show the block entrances to Blocks A and JKL. 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.

There will be a concierge in Block B as well as a Community Hall and offices for the Tenant Management Organisation.

Support and handover

Once the new homes are built we will provide a Home User's Guide to residents and hold demonstration sessions to explain the home's various features. Also, a handyman will be able to help with fixing shelves etc. The project will include this support to residents and other helpful resources to make your move as smooth as possible. If you have ideas about what else might be helpful we'd like hear from you.

We are considering options for providing on-going support to residents to help them get the most out of their new homes. This may include providing advice on reducing your energy bill, understanding systems, living most comfortably in your new home and support for residents in setting up and running community groups and activities.