

# INTRODUCTION: WHAT'S TODAY ALL ABOUT?


## 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.


At today's event we will be:

- Summarising feedback already collected as a 'Draft Resident's Brief'. The Resident's Brief will be used to help assess development options in the future.
- Asking for feedback on local history and the area.  
*Where do residents walk to and from? What are the important local buildings, facilities and spaces? What are your memories from the area?*
- Presenting initial ideas for developing Wendling & St. Stephen's Close and collecting your opinions and comments.  
*What would you like the options to look like? What do you like and dislike about each option?*
- Explaining how each option will be assessed, the criteria and the processes used.


## AT TODAY'S EVENT YOU CAN:




**MEET THE TEAM**



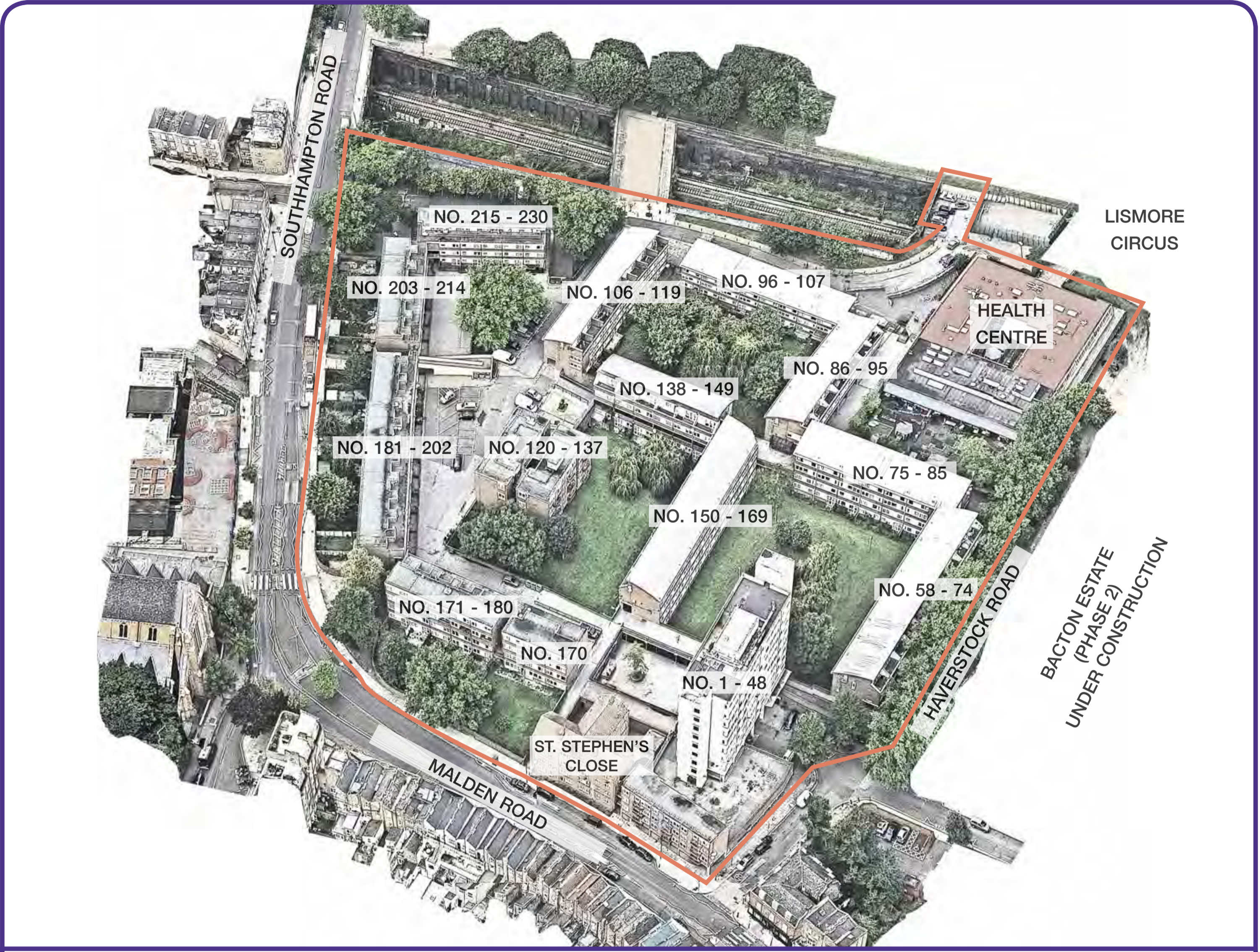
**FIND OUT MORE**



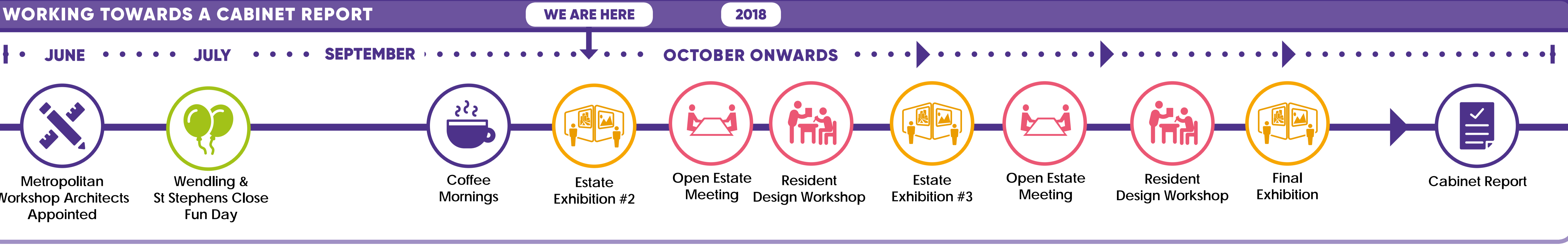
**SEE INITIAL DESIGNS**



**SHARE FEEDBACK**



**AERIAL IMAGE OF WENDLING & ST STEPHENS CLOSE**



# YOUR FEEDBACK: RESIDENT'S BRIEF

## YOUR FEEDBACK

We have analysed all the feedback which has been collected. This information will be used to form a 'Draft Residents Brief' which, in turn, will be used to help assess how successful each development option is. We have had feedback from three main sources:



Detailed written surveys have been conducted by the Community Liaison Advisors (CLAs).



Several residents have taken part in workshops, mapping the estates issues, creating 'vision boards', and making wish lists and learning about design via the Glasshouse workshops.



At the most recent Residents Funday Camden Council and Metropolitan Workshop spoke to residents and collected feedback forms.

## WHAT'S NEXT

Feedback from this exhibition will be collected and used to explore each options in more detail. At the next Residents Exhibition we will present these developed options and collect additional feedback.

### OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.



### 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



### SAFETY & SECURITY:

- Reduce anti-social behaviour through good design
- Secure by design
- Consider design of staircases and lighting in buildings with regards to security
- Improve entrances and exits to whole estate and blocks
- Address issues of antisocial behaviour, security and drug use
- Improve building layout making sure areas aren't boxed off



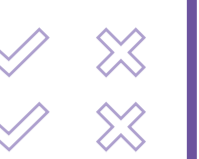
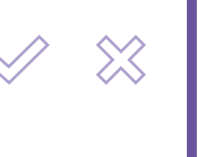
### LOCAL AREA:

- Improve safe routes through and around the estate and make them more accessible
- Better lighting throughout the estate
- Clear safe routes through



### INSIDE YOUR HOME:

- New homes to feel less cramped with larger bedrooms and improved kitchens
- New homes should address lack of storage
- Mixture of one level and split level



### OUTSIDE YOUR HOME:

- Provide better lighting to make the estate feel safer and more welcoming
- Improve signage and way finding
- Improved lifts that service every floor
- Reintroduce traditional street pattern



### LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Provide a secure, overlooked and safe play space for children
- Improve appearance of buildings on the estate to make them more attractive

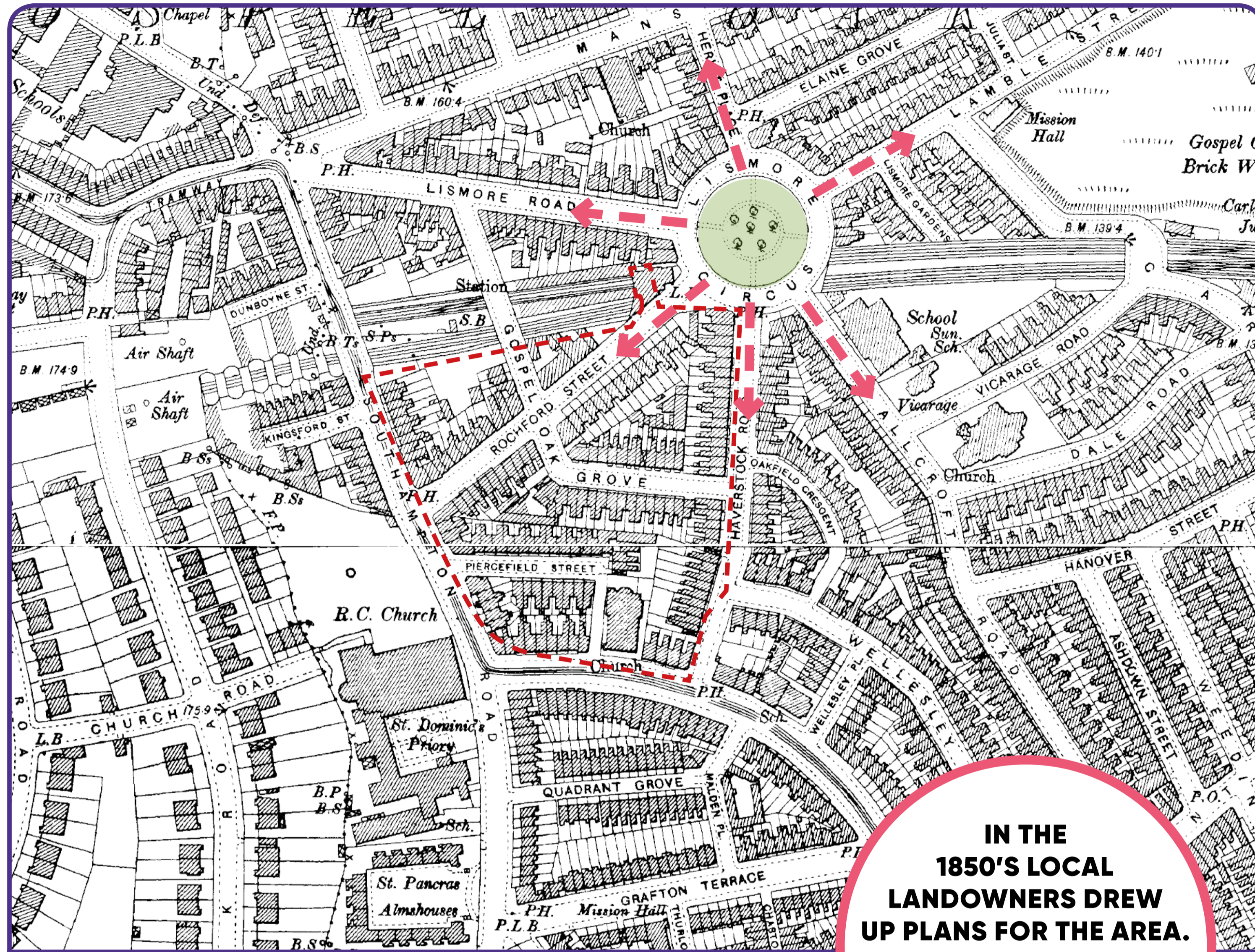


### ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping



# A MEMORY FROM THE AREA: WHAT STORIES DO YOU HAVE?



**HISTORIC MAP C. 1895**

**IN THE 1850'S LOCAL LANDOWNERS DREW UP PLANS FOR THE AREA. THESE PLANS SHOWED SIX STREETS COMING OUT OF LISMORE CIRCUS.**

## HISTORIC TIMELINE

1850-1880 • • 1940 - 1941 • • • 1950'S • • • 1970'S • • • 2005 • • |



Large scale house building throughout Gospel Oak.



Large parts of Gospel Oak were damaged in the Blitz.



Damaged streets around Lismore Circus were demolished making way for new homes.



Several estates including Wendling and St Stephens Close were built



Seven blocks in Wendling were refurbished with new lightweight roofs.



**1**

• Photo of Wendling when it was first built



**2**

• Photo of Wendling when it was first built



**3**

• Inspiration from Fleet Road. Which buildings do you like?



**4**

• Maitland Park Estate. Which buildings do you like?

**SHARE YOUR STORIES AND MEMORIES OF THE AREA WITH US**



# HISTORIC STREETS: RECONNECTING THE LOCAL AREA

## HISTORIC STREETS

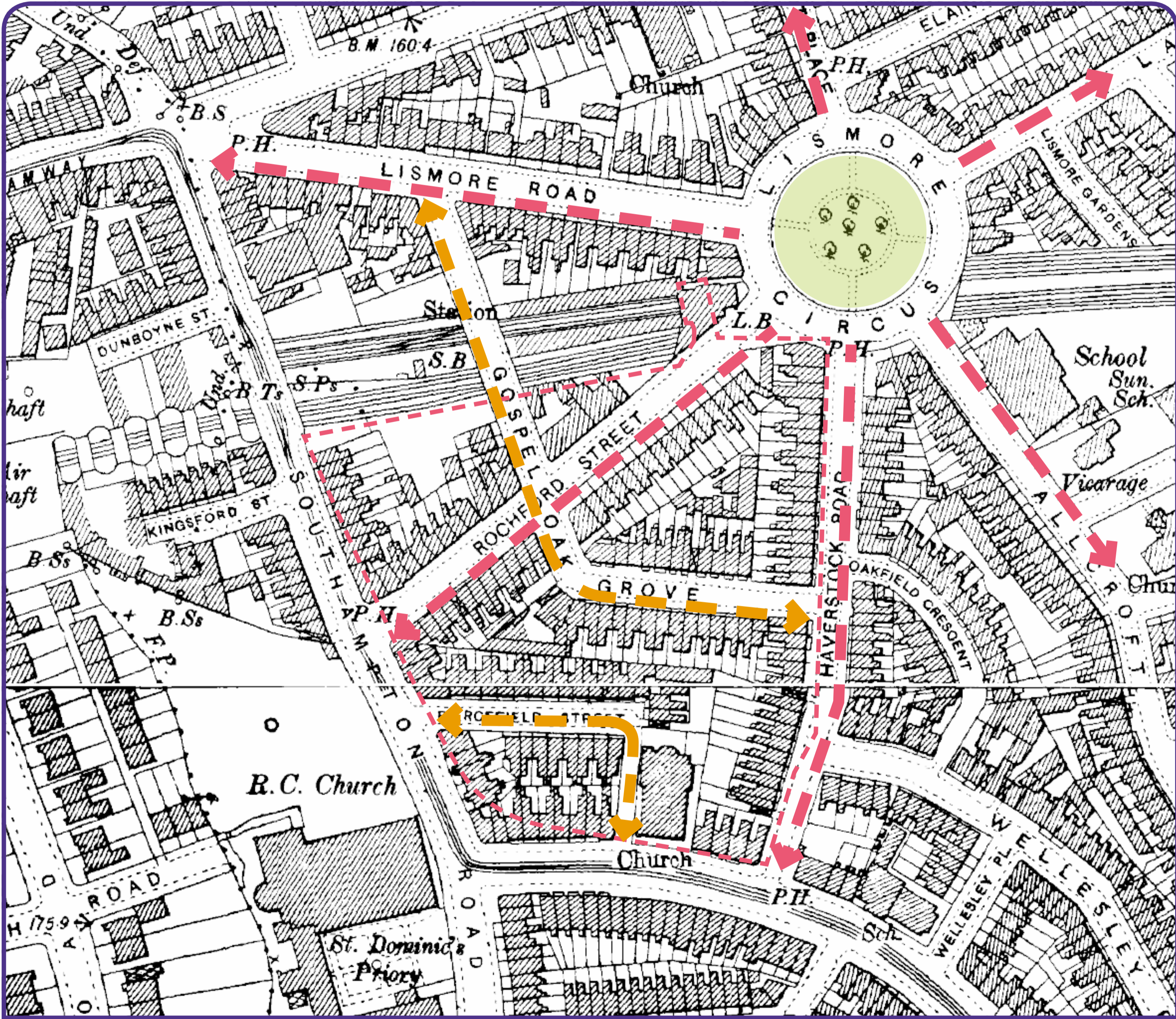
Comparing the current site plan with historic maps shows that streets linking the area have been lost. The loss of these streets cuts off residents and creates dead ends with no visual connection to the local area, which can make it feel unsafe and no sense of community.

## STREET PATTERNS

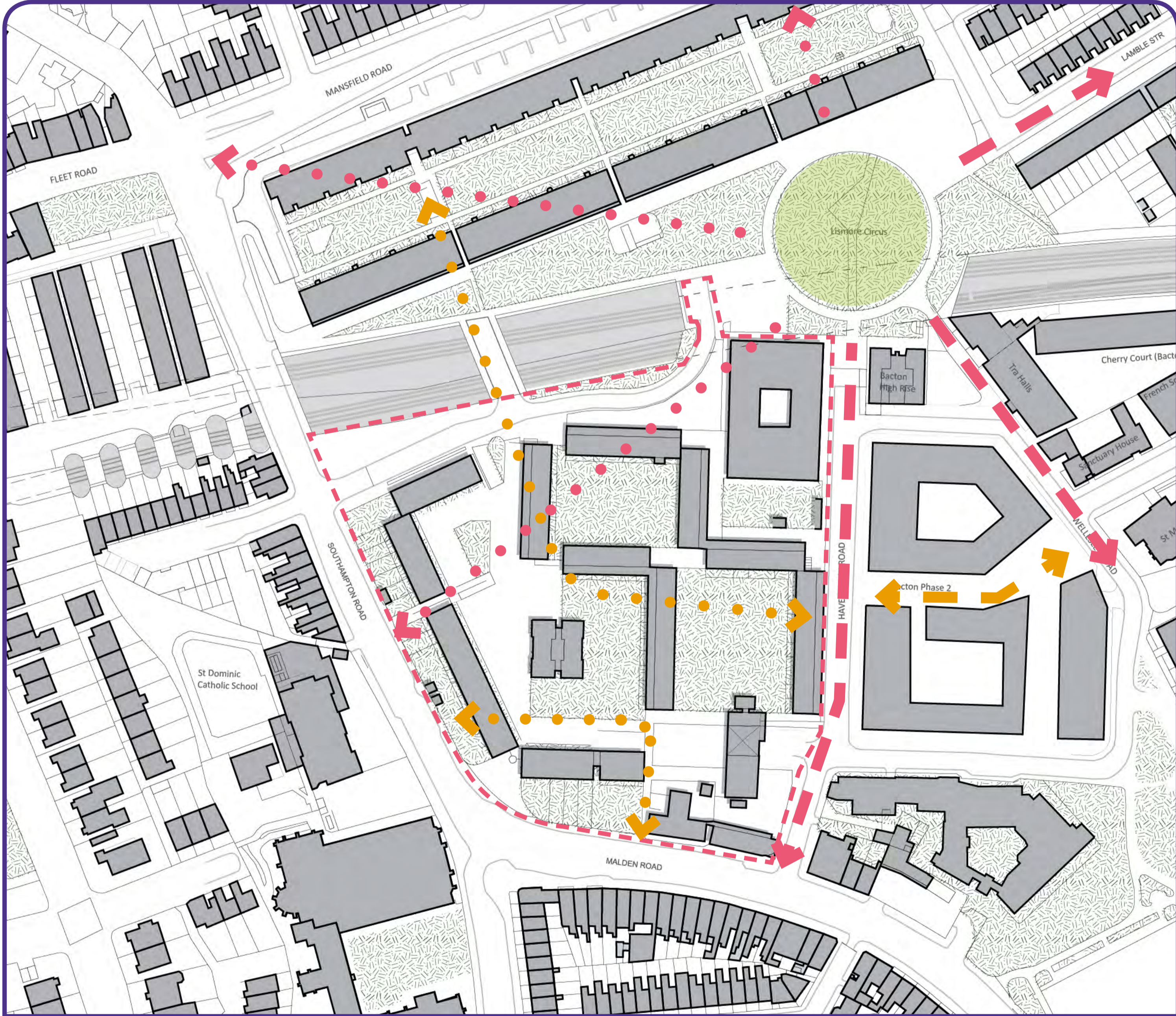
The map also shows a street pattern made up of smaller buildings which are closer together. Currently the area has a street pattern made up of larger buildings spread further apart. These buildings block routes through to the surrounding streets and dominate the area.

## NEW ROUTES THROUGH

New development options could reconnect the estate with the surrounding area. New streets could be created, making it easier to find your way through the estate. These streets will be well lit and overlooked, discouraging anti social behaviour and making the area feel safer.

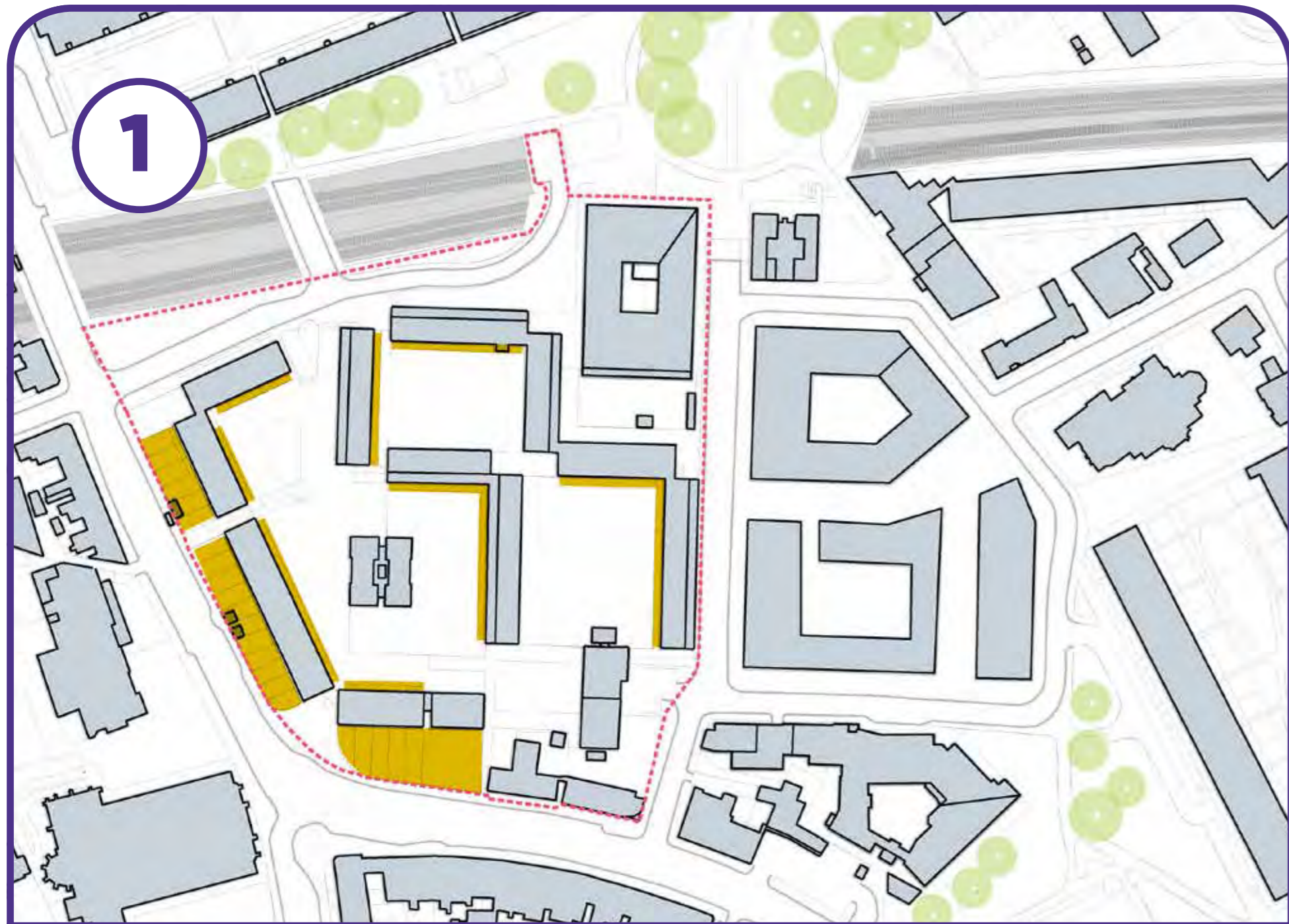


HISTORIC MAP C.1895



CURRENT SITE PLAN 2018

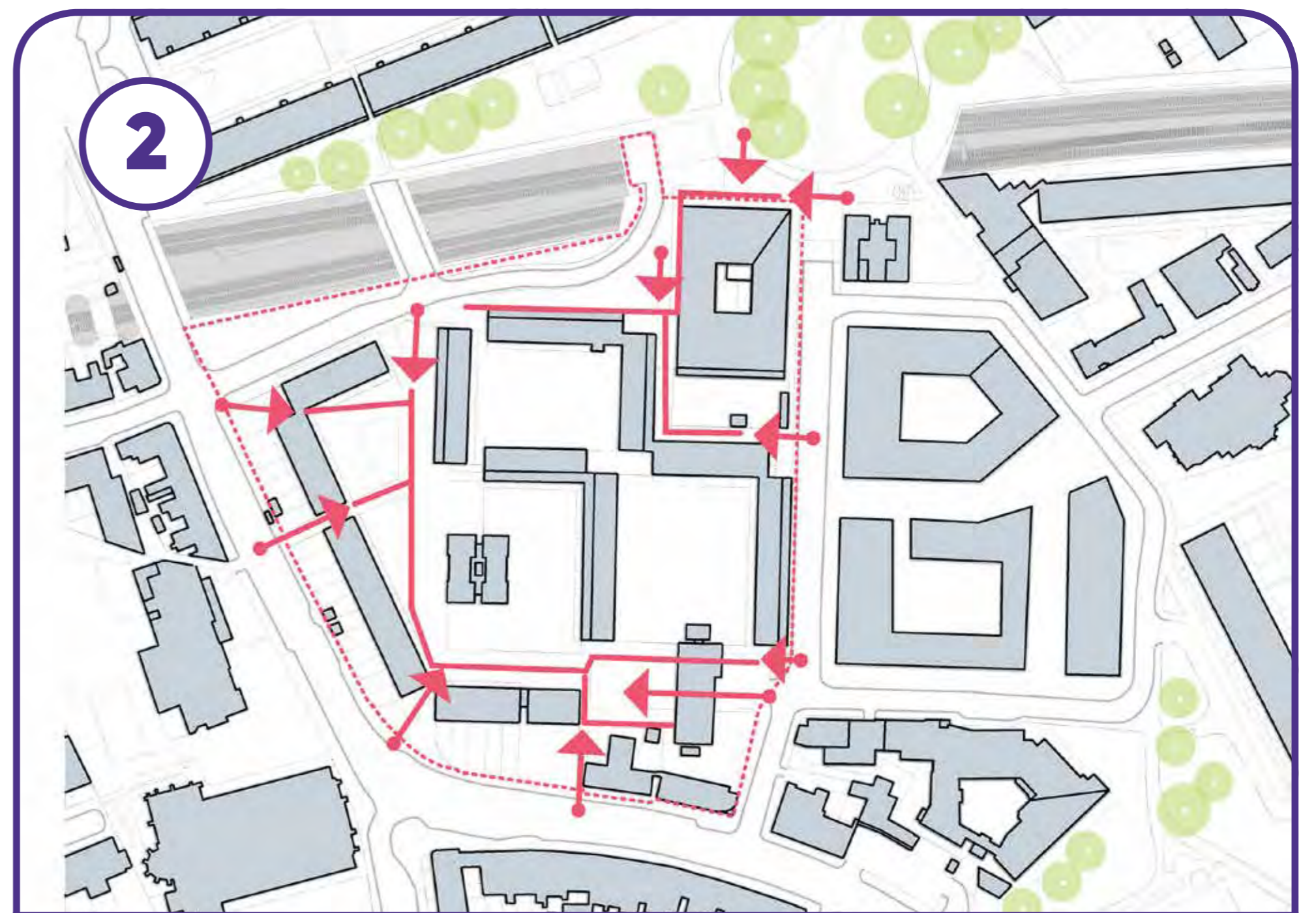
# SITE CONSTRAINTS



## GREEN SPACE

- accessible communal green space
- accessible private garden or terrace

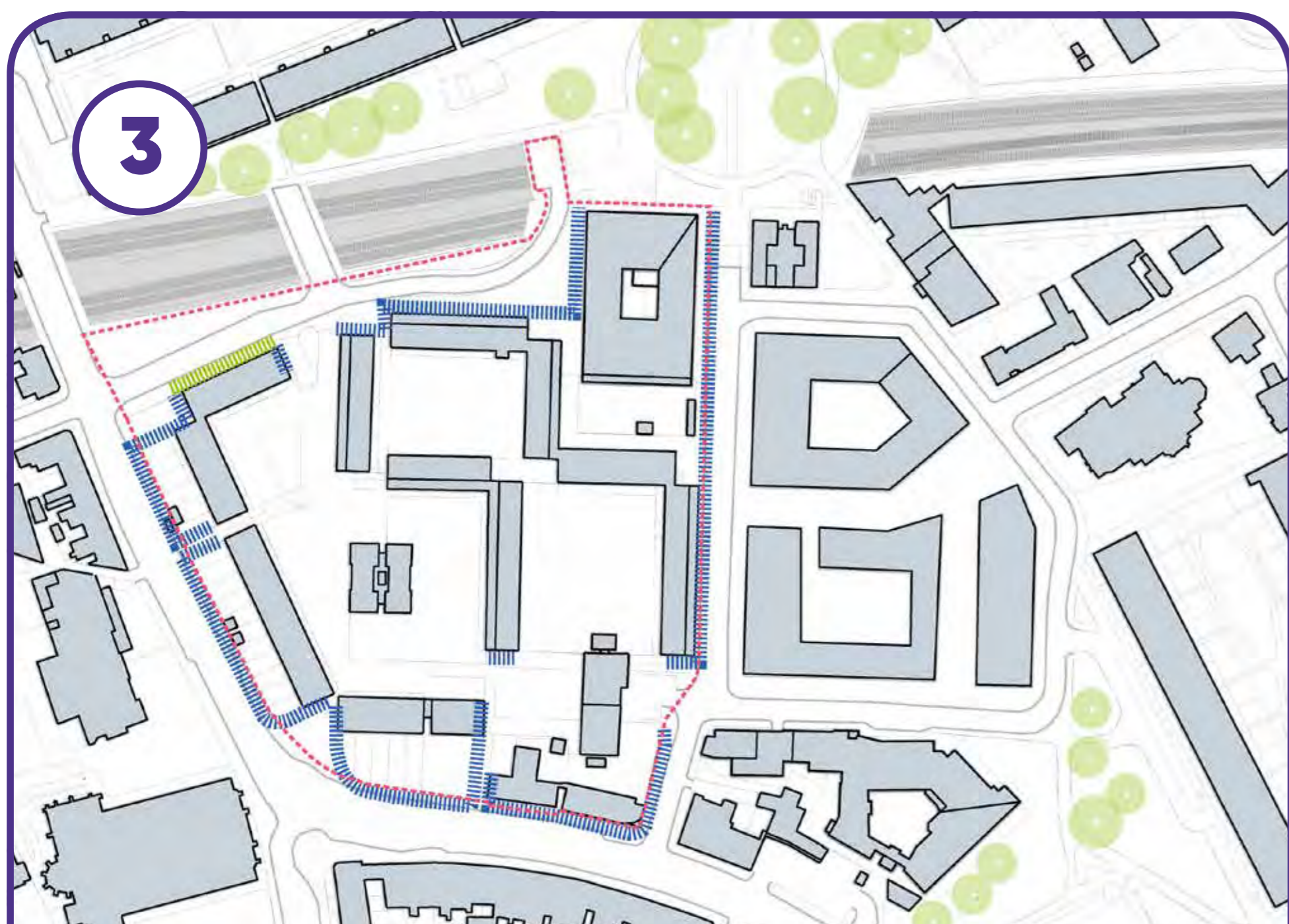
**Communal Green space.** Whilst residents can use public green space nearby, they cannot enter the existing green spaces on site, so do not currently have a communal residents only outdoor space.



## ENTRANCES AND ROUTES

- access point
- publicly accessible route

**Multiple entrances and routes through** facilitate Anti Social Behavior (ASB) by creating opportunities for people to run and hide. It can also make it difficult to find your way around, especially if you are a visitor.



## ACTIVE FRONTAGE

- inactive frontage (blank wall)
- active frontage (windows / entrances)

**A lack of active frontage** contributes to people feeling unsafe and encourages anti-social behaviour.



## SITE LEVELS

- street level
- higher level (podium)

**Complex site levels** cut off residents from the surrounding streets. Ramps, steps and raised walkways create a barrier, restricting access onto the site and limit development options.

# HOW WILL OPTIONS 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 preferred 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.**

**WE WOULD LIKE TO HEAR YOUR FEEDBACK ON OUR APPROACH TO ASSESSMENT.**

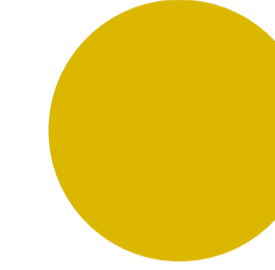
## THE ASSESSMENT

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.

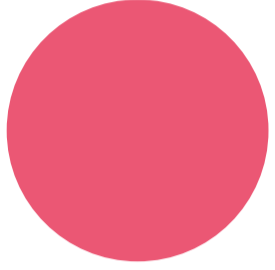
Where an option meets/ all of the objectives (Green light)



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.

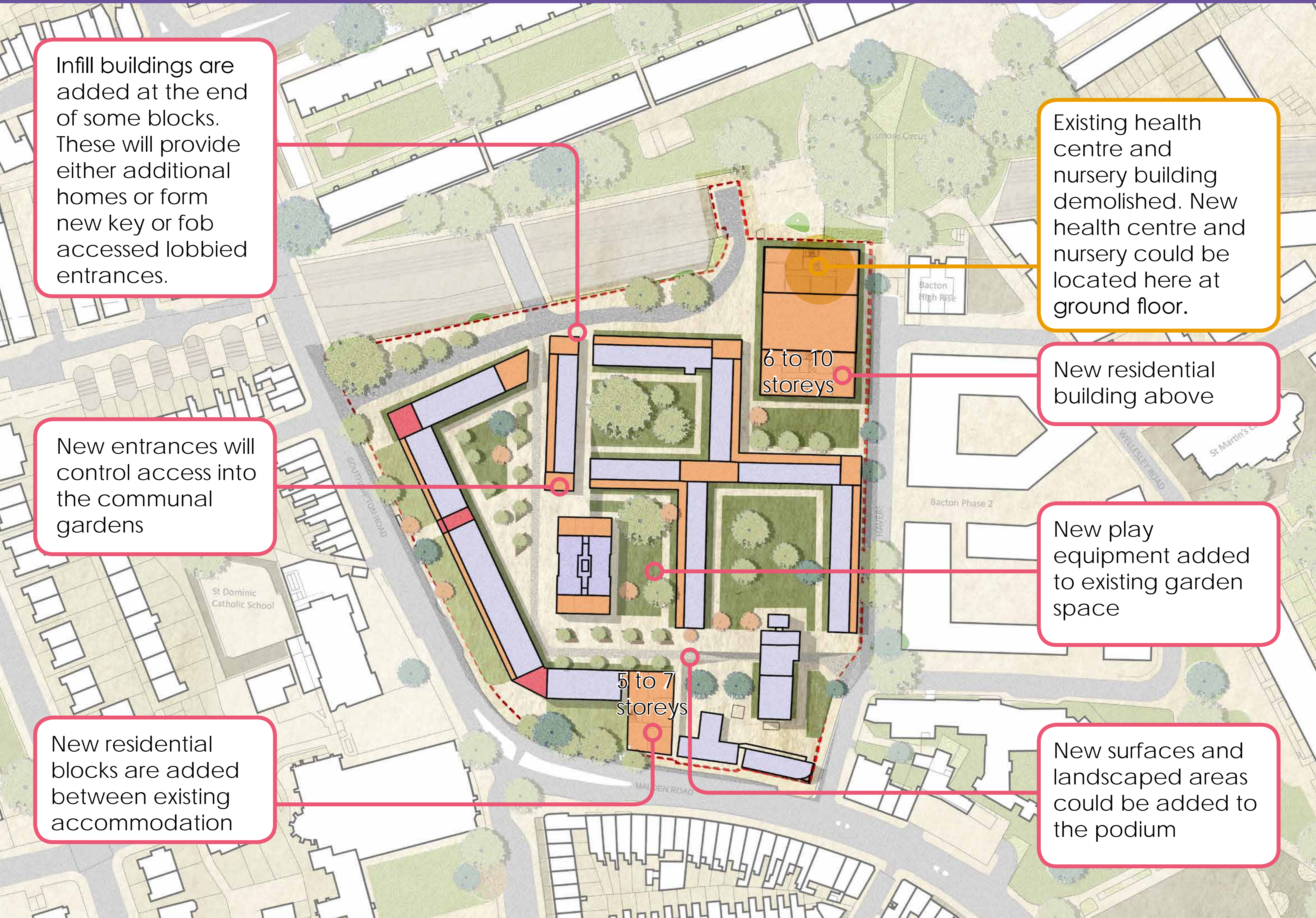


### BUILDABILITY

- 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.



# OPTION 1: LOW (NO DEMOLITION OF HOMES; AND REFURBISHMENT)



## KEY DESIGN PRINCIPLES

- Keeping all existing homes subject to cost
- Explore making green space accessible to residents and adding a childrens playspace.
- Look into resident only entrances created through the addition of internal lobbies, controlling access to upper levels and into resident gardens.
- Two new buildings built on the site of the existing health centre and the hostel.
- Health centre and creche reprovided on site.

## KEY

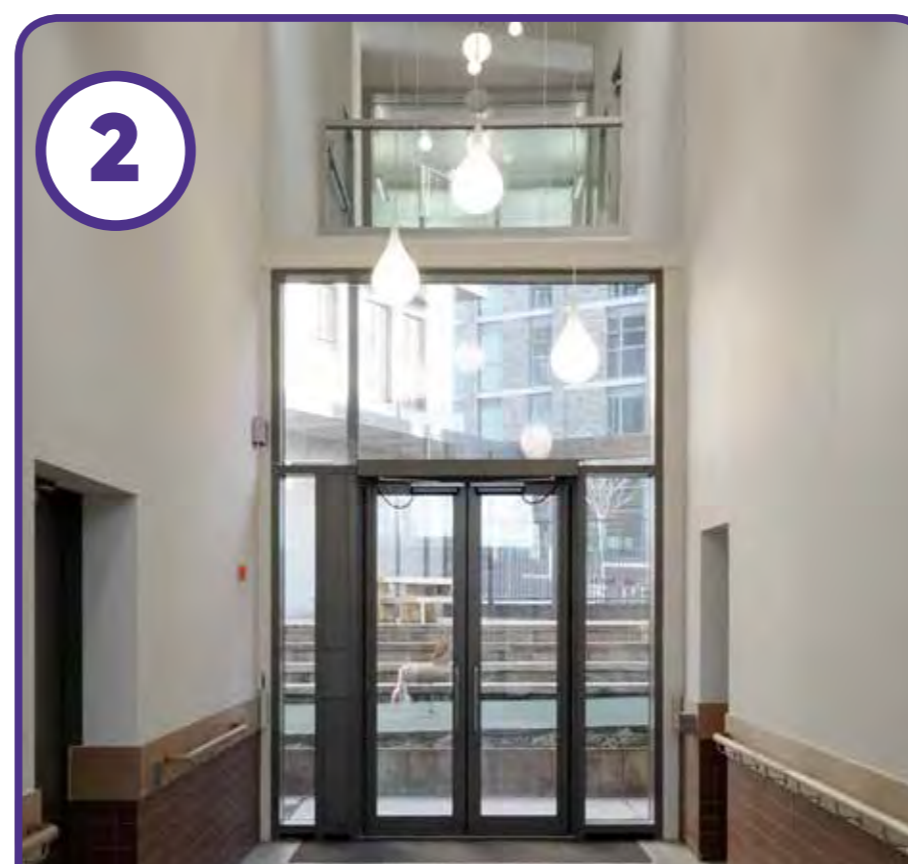
- existing building
- new building
- new entrance

## TELL US WHAT YOU THINK!

What do you think about this option and these example images?  
Please use the like / dislike cards to let us know.



- 1**
- Accessible Children's Play within existing green spaces



- 2**
- New secure entrance & exits to control access into Wending



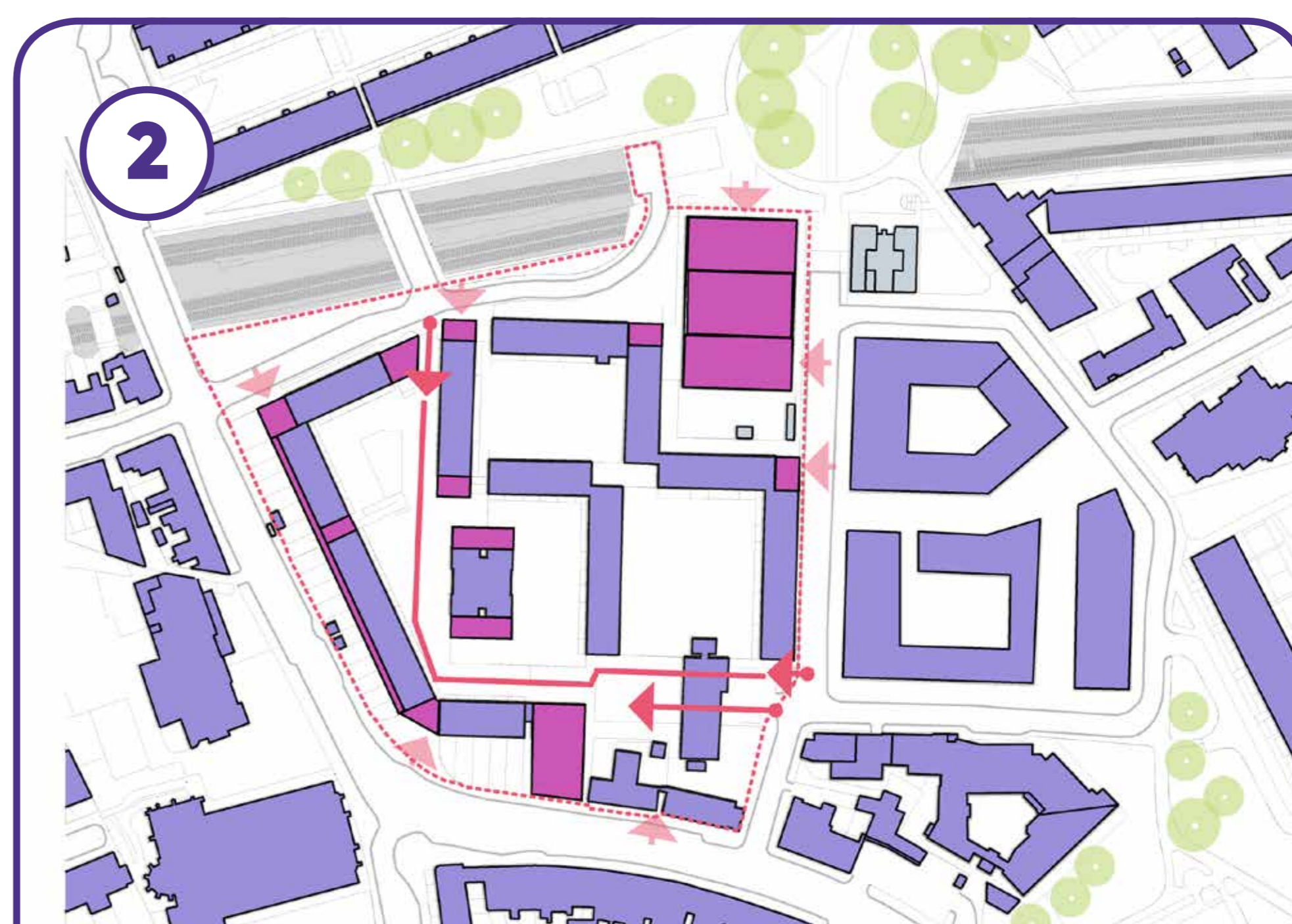
- 3**
- Nursery facilities reprovided on site in a new building

# OPTION 1: LOW (HOW THIS RESPONDS TO THE SITE CONSTRAINTS)



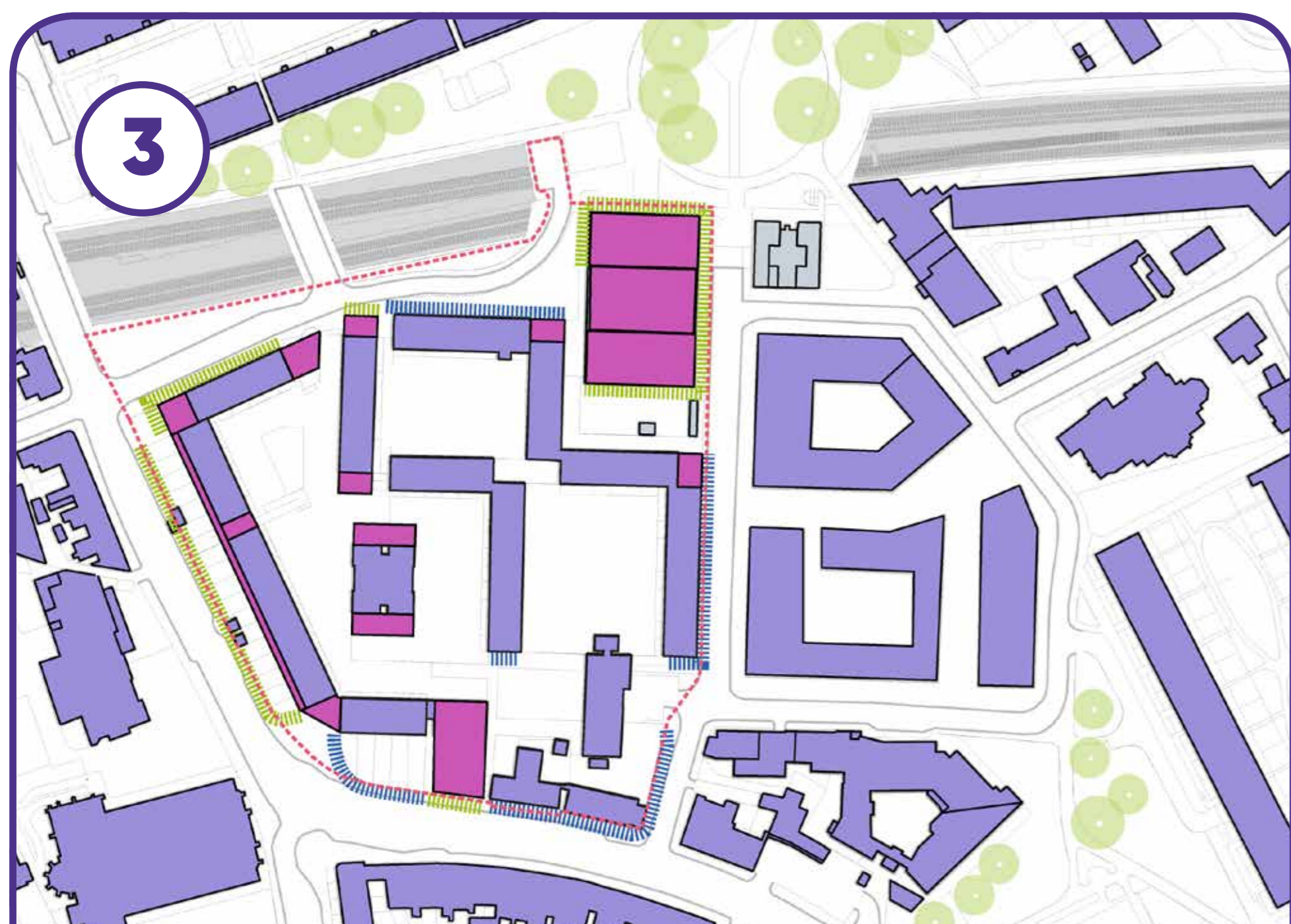
## GREEN SPACE

- accessible communal green space
- accessible private garden or terrace



## ENTRANCES AND ROUTES

- access point
- publicly accessible route



## ACTIVE FRONTAGE

- inactive frontage (blank wall)
- active frontage (windows / entrances)



## SITE LEVELS

- street level
- higher level (podium)

- existing building
- new building

## TELL US WHAT YOU THINK!

Please share thoughts and comments on this option on your feedback form and tell us whether it meets the priorities on the Resident's Brief.



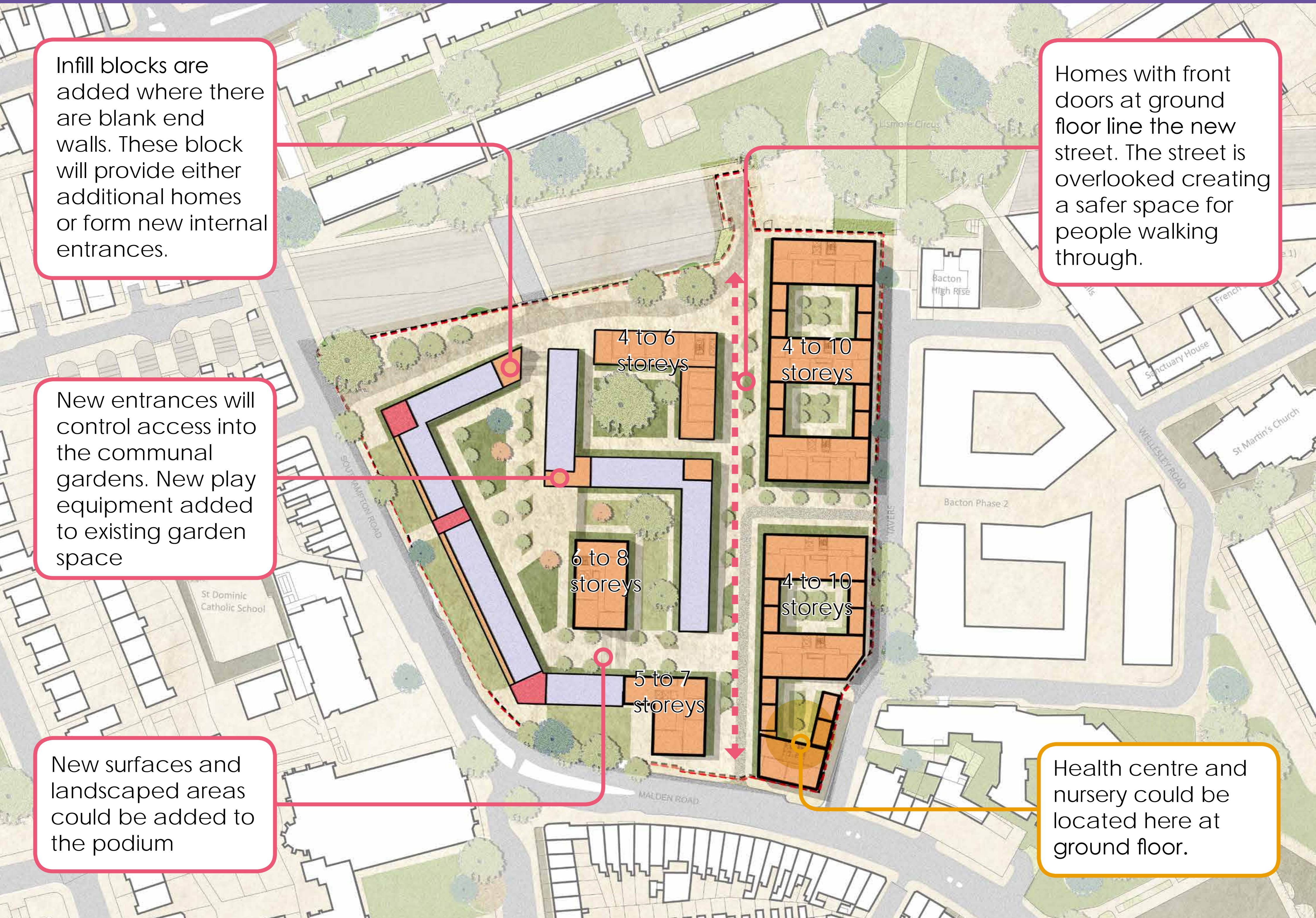
## BENEFITS

These diagrams illustrate how this option addresses each of the 4 key areas identified previously:

1. **Green space.** All greens will be made level while trying to make access restricted to residents only via internal lobbies or gates.
2. **Entrances and routes.** Publicly accessible entrances are replaced with internal entrances / exits only accessible to residents. Public traffic is restricted to one route through the site, creating a 'street' which is overlooked and more active.
3. **Active frontage.** New infill blocks increase active frontages. Blank wall along Southampton Road improved, maybe lowered and gates added, to make homes accessible from the street.
4. **Site levels.** Explore removing nursery and health centre and adding new entrances / exits with lifts to help residents move around the site.






# OPTION 2: MEDIUM (PARTIAL DEMOLITION & PARTIAL REFURBISHMENT)



## KEY DESIGN PRINCIPLES

- Keeping some homes on the edge of the estate.
- Make a new route through the estate from Lismore Circus to Malden Road and new development. Improve access to green spaces in retained blocks and improve entrance / exit security.
- Phase build new homes that respond to the route so that this feels well-used, overlooked and safe.
- New buildings built on the site of the existing nursery and health centre, St. Stephens, the hostel and 1-107 Wendling

## KEY

-  existing building
-  new building
-  new entrance

## TELL US WHAT YOU THINK!

What do you think about this option and these example images?  
Please use the like / dislike cards to let us know.



- New buildings face onto new street



- New streets designed to be shared surfaces, prioritised for pedestrians



- Secure resident only communal gardens

# OPTION 2: MEDIUM (HOW THIS RESPONDS TO THE SITE CONSTRAINTS)



## GREEN SPACE

- accessible communal green space
- accessible private garden or terrace



## ENTRANCES AND ROUTES

- access point
- publicly accessible route



## ACTIVE FRONTAGE

- inactive frontage (blank wall)
- active frontage (windows / entrances)



## SITE LEVELS

- street level
- higher level (podium)

- existing building
- new building

## TELL US WHAT YOU THINK!

Please share thoughts and comments on this option on your feedback form and tell us whether it meets the priorities on the Resident's Brief.

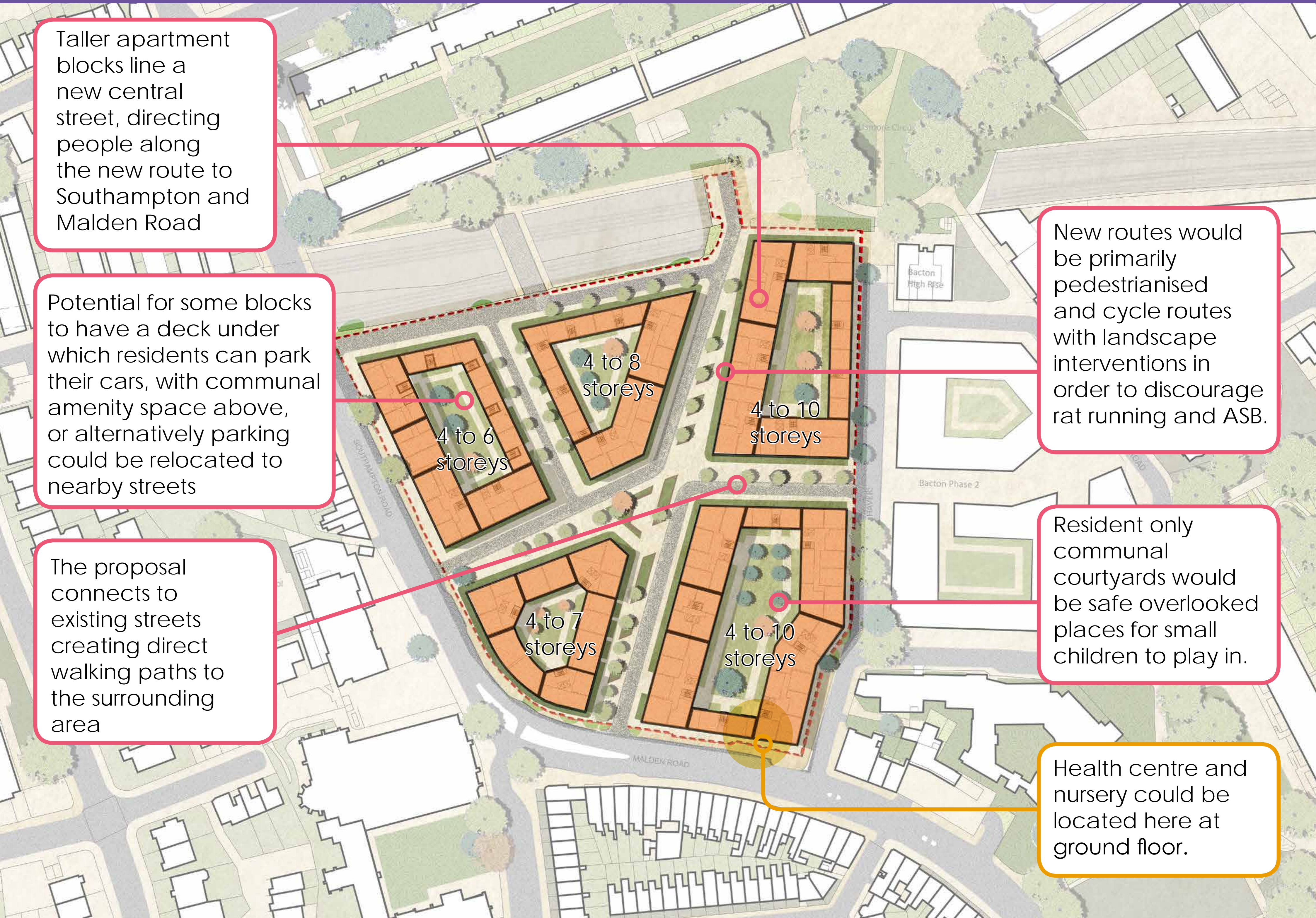


## BENEFITS

These diagrams illustrate how this option addresses each of the four key areas identified previously:

1. **Green space.** All greens will be made level while trying to make access restricted to residents only via internal communal areas or gates.
2. **Entrances and routes.** Publicly accessible entrances are replaced with internal communal areas only accessible to residents. Public traffic through the existing estate is restricted to one route. New streets link the site back into the surrounding context.
3. **Active frontage.** New infill blocks increase active frontages. Blank wall along Southampton Road improved, maybe lowered and gates added, to make homes accessible from the street.
4. **Site levels.** Explore removing deck where possible and adding new communal areas with lifts to help residents move around the site. All new blocks have level entrances with lifts to higher floors.

# OPTION 3: HIGH (FULL DEMOLITION)



Taller apartment blocks line a new central street, directing people along the new route to Southampton and Malden Road

Potential for some blocks to have a deck under which residents can park their cars, with communal amenity space above, or alternatively parking could be relocated to nearby streets

The proposal connects to existing streets creating direct walking paths to the surrounding area

New routes would be primarily pedestrianised and cycle routes with landscape interventions in order to discourage rat running and ASB.

Resident only communal courtyards would be safe overlooked places for small children to play in.

Health centre and nursery could be located here at ground floor.

## KEY DESIGN PRINCIPLES

- Creates five distinctive courtyard blocks, reinstating old street pattern, splitting the estate into smaller areas.
- Creates a consistent street pattern and scale compared to the new Bacton Estate.
- Reconnects Lismore circus to Southampton Road, Malden Road and Haverstock Road along a main green space. The new central green space will unify the development
- Makes surrounding streets easily accessible making navigation easier and walking around safer.

## KEY

 new building

## TELL US WHAT YOU THINK!

What do you think about this option and these example images?  
Please use the like / dislike cards to let us know.



- The new streets would be social spaces with many windows overlooking it



- Resident's communal courtyards would be mixture of hard and soft landscaping



- Many new homes would have front doors directly onto the street

# OPTION 3: HIGH (HOW THIS RESPONDS TO THE SITE CONSTRAINTS)



## GREEN SPACE

- accessible communal green space
- accessible private garden or terrace



## ENTRANCES AND ROUTES

- access point
- publicly accessible route



## ACTIVE FRONTAGE

- inactive frontage (blank wall)
- active frontage (windows / entrances)



## SITE LEVELS

- street level
- higher level (podium)

new building

## TELL US WHAT YOU THINK!

Please share thoughts and comments on this option on your feedback form and tell us whether it meets the priorities on the Resident's Brief.



## BENEFITS

These diagrams illustrate how this option addresses each of the four key areas identified previously:

1. **Green space.** Each block will have access to its own communal amenity space within a courtyard which would also provide young children's play space. In addition, each new home would have either a private balcony or terrace.
2. **Entrances and routes.** Clear and easy-to-find routes through the site will help with wayfinding and will make a clearer street pattern than the existing estate. Entrances will be along these new routes so will be well overlooked by residents and well lit.
3. **Active frontage.** Each new street will have new homes along it with their own front doors. This will create a level of activity and overlooking that will improve the feeling of safety when using these new streets.
4. **Site levels.** The new streets will be at the same level as the adjoining streets, so that the new homes feel connected to the area around them.