

# Hello and welcome

to this public consultation event for  
**CAMDEN GOODS YARD.**

We are holding a number of different  
consultation events.

These events will help us to understand  
your views on your neighbourhood.

One Housing is working with residents to think about the future of Juniper Crescent and Gilbeys Yard. We feel there may be a possible opportunity to provide better homes and services for existing residents; new homes for future residents and new facilities for all.

We understand that there is a longstanding existing community and that we need to respect and enhance that as part of the process. We want to deal sensitively with residents when we are discussing the future of their homes. We would like to understand what community means to you.

The area is changing and this will affect all residents living in the neighbourhood. So we believe it's time to consider the future and see if we can develop a plan to provide better and more homes and services. We want to work with residents to consider what the future options for Gilbeys Yard and Juniper Crescent might be.

Morrisons and Barratts are jointly proposing to redevelop the supermarket site between Juniper Crescent and Gilbeys Yard and have submitted a planning application. The London Borough of Camden is also thinking about the area. It has adopted a planning framework which sets out a high-level strategic vision and objectives to guide any future development at the Goods Yard.

There is still a lot to consider and discuss - no decisions have been made yet. At the last set of workshops events in July/August we asked for your comments on a range of possible options for what we could do at Juniper Crescent and Gilbeys Yard. This workshop presents more detail on each of the options taking your comments from the last event into account. We hope that this information will help you to understand the possible changes and how they might affect you.

We want residents to be fully and meaningfully involved in this process in order to help us get the best outcomes for everyone. We welcome and value your comments and will also be seeking comments from the Council and wider community.

If you would like to meet with One Housing separately to discuss this process and how it might affect you please contact Ashley Dean-Knighton on 020 7428 5581, Jacklynn Stott on 020 8821 8533 and Alison White on 0208 821 4340.

## CONTACT US

If you want to find out more call  
**Ashley Dean-Knighton** on 020 7428 5581,  
**Jacklynn Stott** on 020 8821 8533 or **Alison White** on 0208 821 4340.

## Join the conversation

Shape the future of your neighbourhood



You said....

We did..



- We would stay in the same place
- Safety and security would not change
- Noise in homes needs to be improved

- We ensured that the "No Change" Option forms part of the overall Options Appraisal process.
- In "No Change" Option the management and maintenance of Juniper Crescent and Gilbeys Yard will continue as usual.



- Refuse areas need to be improved
- External lighting would make a real difference
- Better signage for vehicles and bicycles
- Trees and overshadowing need to be assessed

- Improve green areas
- Improve play areas
- Provide better lighting
- Provide better signage
- Improved roads and footpaths
- New trees and planting
- Improve parking arrangements
- Potential improvement of refuse/bin storage



- Balconies could be bigger
- External doors and windows should be replaced
- Better thermal insulation and soundproofing
- More energy efficient homes!

- | OPTION A   | OPTION B  | OPTION C  |
|--|---|---|
| <ul style="list-style-type: none"><li>Improve insulation</li><li>Triple glazing</li><li>Boiler upgrade</li><li>Draughtproofing</li></ul> | <ul style="list-style-type: none"><li>All improvements from option A</li><li>Photovoltaic panels</li><li>Bolt-on balconies</li><li>Bike stores</li><li>Bin storage and gas meter relocation</li></ul> | <ul style="list-style-type: none"><li>All improvements from option B</li><li>Passivhaus standards</li><li>Add-on lifts in all buildings</li><li>Roof conversion</li></ul> |



- I don't want to look outside my window and see someone getting dressed!
- Sunlight will be affected and we will lose the play area

- Minimise the loss of play area
- Minimise the loss of parking space
- Minimise the loss of green amenity spaces.
- Low height of new homes considering the existing houses
- Minimise impact on sunlight/daylight of open spaces
- Minimise impact of overlooking



- Will it be enough open space for the quantum of new homes?
- It makes no sense! It will look unfinished!
- It can have a significant environmental impact on rest of the estate

- New energy efficient homes
- New home are larger than existing homes
- Balconies, terraces and communal secured amenity for all new homes.
- Minimise loss of parking and green/play areas
- Accessible new homes
- Similar facade material palette to reflect remaining existing homes



- New homes can help with the overcrowding
- Houses are not necessary, we could have bigger flats with balconies
- Communal courtyard would be really nice to have
- We love our play area to be near the homes
- High rise buildings are not suitable in this area
- Keep natural brickwork
- We would like our parking to be retained and secure

- New energy efficient homes
- New homes are larger than existing homes
- New homes for all residents
- Larger private balconies, terraces, gardens and secure/residents only courtyards with play areas
- New neighbourhood public park with new play equipment and landscaping
- New trees and planting
- Improved accessibility to communal and private areas
- Parking provision-podiums, on street, car clubs
- Opportunities for community spaces

Commonplace

Play area is only place where people mix and get that community feel.

Juniper Crescent

Tenants need to stop dumping large rubbish.

Juniper Crescent

Wildlife, more green space on the estate

Gilbeys Yard

Need road signs to stop cars coming and manoeuvring. Also need speed bumps as children play in the yard but it is unsafe.

Gilbeys Yard

Access road feels unsafe, we need better transport links

Juniper Crescent

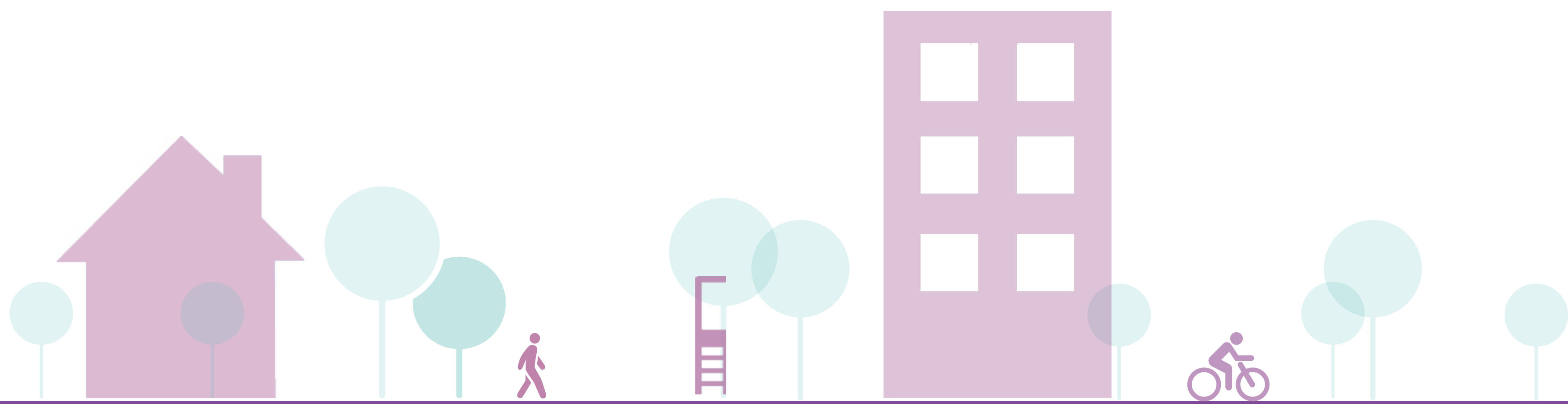
<https://juniperandgilbeys.commonplace.is/>



- The area is changing and we believe there is a possible opportunity to provide better homes and services for existing residents; new homes for future residents and new facilities for all.
- The Council’s Camden Goods Yard Planning Framework encourages the exploration of a range of options for Juniper Crescent and Gilbeys Yard and expects that residents will be engaged from early stages and through the process.
- Consultation with residents and consideration of the priorities of the Council, Greater London Authority and One Housing Group has helped produce a set of objectives which guide what any option should seek to achieve.

- The different options have been selected to cover the widest possible range of ways forward, extending from a base case of “Do nothing” or “Business as usual” through to the opposite extreme of fully redeveloping the estates. Between the two extremes a number of other options have been selected, these include more limited works around the buildings, refurbishment, smaller scale infill development and partial redevelopment.
- Selecting a range of options allows us to test which are best meets the objectives of residents and One Housing. Ideas on changes to the options or any alternative options are also welcome.

ABOUT THE EXISTING HOMES NOW...



- **A housing needs audit of the homes managed by One Housing is 94% complete**
- Below there are some initial key findings:

34%

UNDER- OCCUPIED HOMES

59%

FAMILIES IN APPROPRIATE SIZE HOMES

7%

OVERCROWDED HOMES



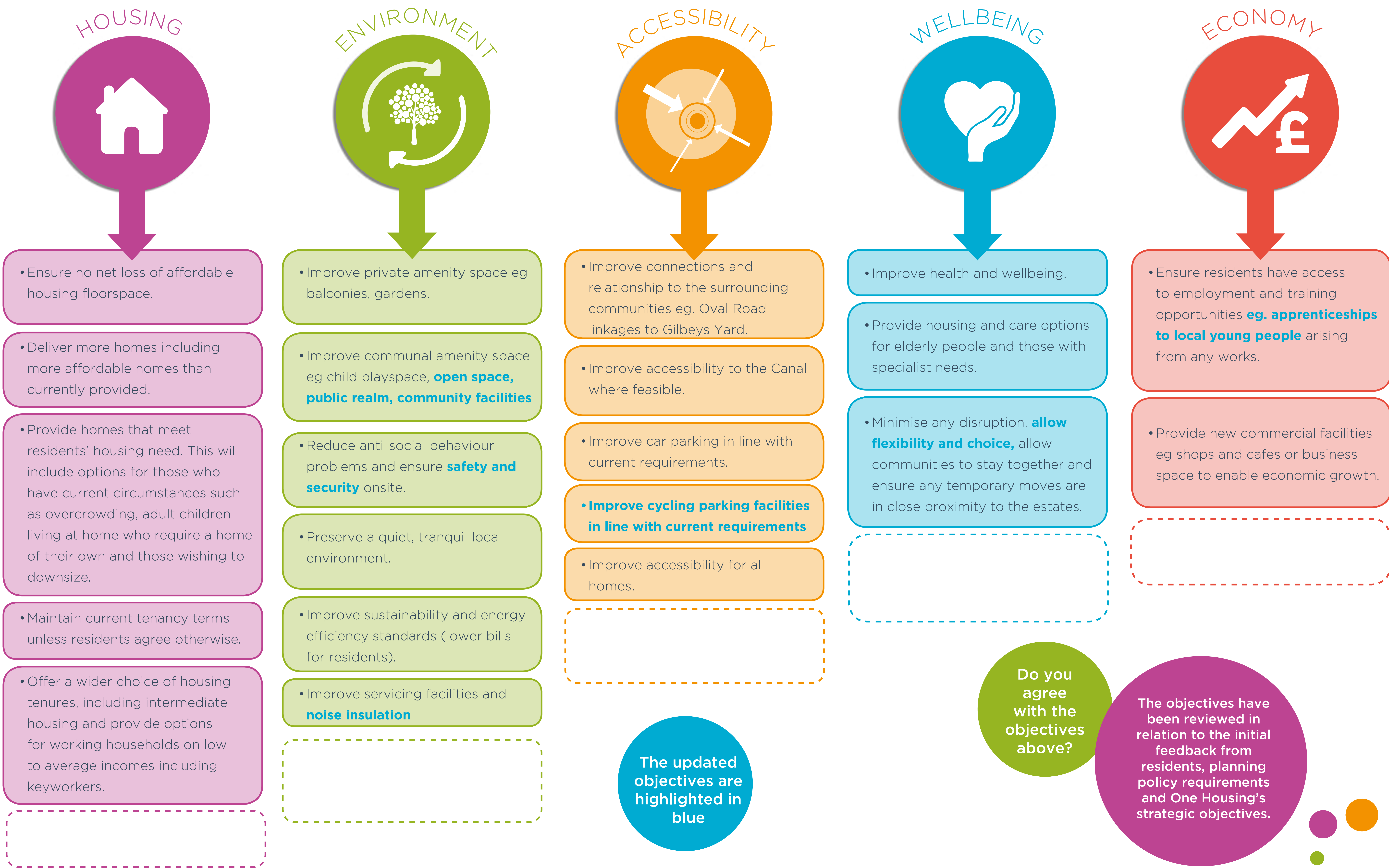
## What is a resident's charter?

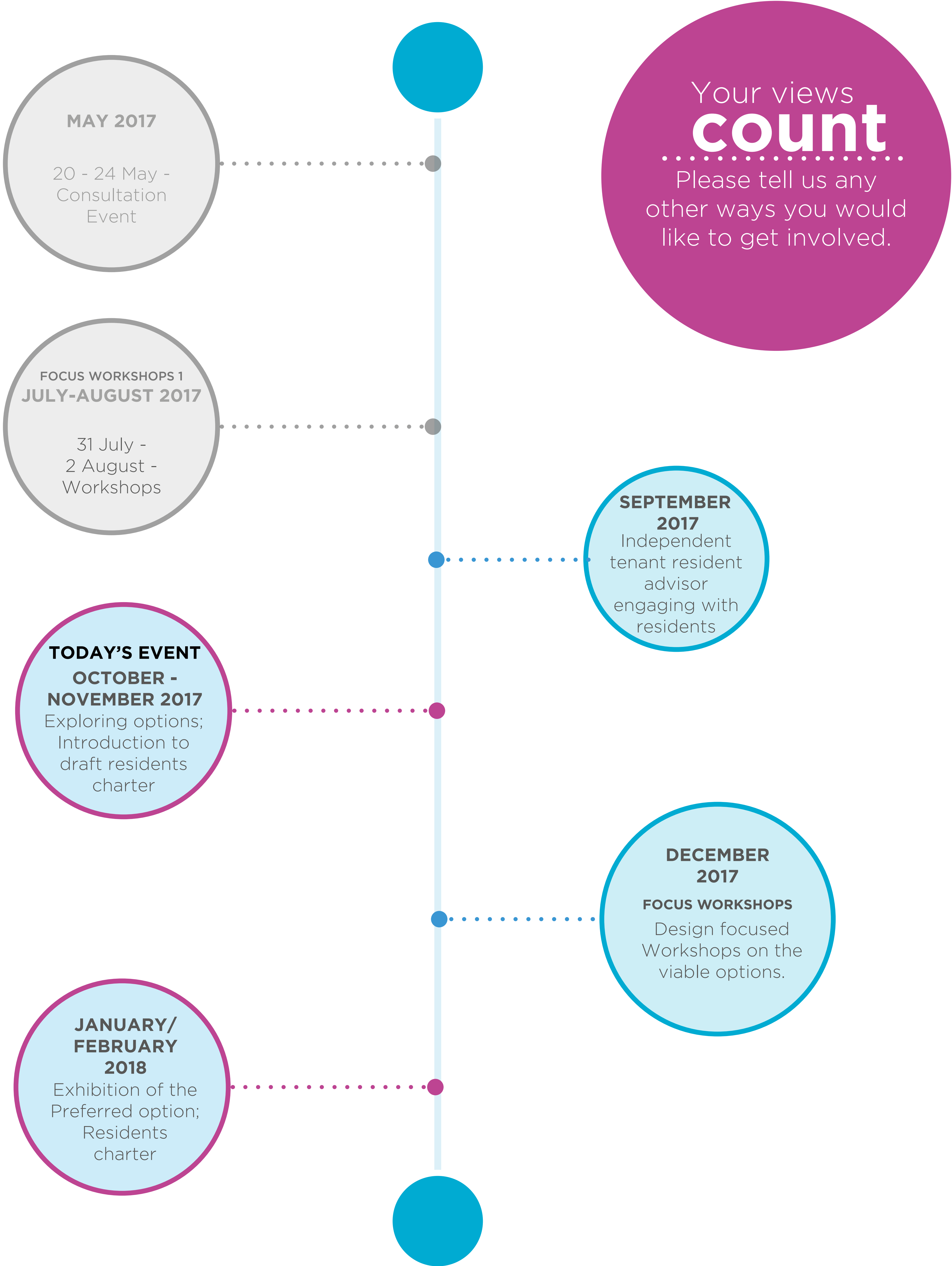
A residents' charter is a list of promises a landlord or developer makes to the people living in an area that is about to undergo major work – typically redevelopment or large scale refurbishment. These promises are written in collaboration with the residents. Once written the charter is published and made available to the public.

None of us will be in a position to agree a residents' charter for Gilbeys Yard and Juniper Crescent until we have decided which of the six options currently being considered will be adopted for the future of the two estates. This is because a charter for full redevelopment would need to include different things to one which relates to refurbishment for example. But we can give you an idea of the sort of things you could expect to see in a charter:

- We will **actively listen and engage with residents** to understand their values, concerns and aspirations; and **ensure that these views inform our plans**.
- We will provide an **independent residents' advisor** to support residents and offer independent advice on housing, financial and legal issues.
- Residents will **keep their current tenancy rights and privileges**.
- We will aim to **work with tenants and residents**, being as flexible as possible and taking account of their individual circumstances.
- Any resident who has to move to allow work to be completed has the **right to return** to a permanent home on the estate.
- If a resident has to temporarily move to allow work to be completed, we will find a suitable alternative property as close as possible to their current home.
- If a resident has to move, One Housing will cover all reasonable costs and help with removals, packing and relocation-related issues.
- Residents will get the **home loss and disturbance payments** that they are legally entitled to.
- Any new or refurbished property provided for a tenant will take into account their **housing need** – to relieve overcrowding for example or adapted for residents with mobility issues.
- There will be **no change to rent levels** for current tenants as a consequence of any refurbishment or redevelopment work unless people choose to move to a smaller or larger home than the one they currently have. Rent payments and increases will operate in the same way that they do at the moment.
- We will provide extra support and guidance to vulnerable and disabled people.
- There will be **no change to the 'day to day' management** of the area during the project – i.e. repairs will still be carried out and estate management will continue as normal.









FLAT SIZES



1 BEDROOM 2 PERSON FLAT



Existing 1bedroom Flat	Minimum National Space Standard
46 sqm 495 sqft	50sqm 538 sqft

Minimum standards are bigger by:

**+4 sqm**  
**+43 sqft**

4sqm = the size of a bathroom

2 BEDROOM 3 PERSON FLAT



Existing 2bedroom Flat	Minimum National Space Standard
58 sqm 624 sqft	61sqm 656 sqft

Minimum standards are bigger by:

**+3 sqm**  
**+32 sqft**

3sqm = double the size of storage

2 BEDROOM 4 PERSON FLAT



Existing 2bedroom Flat	Minimum National Space Standard
60 sqm 646 sqft	70 sqm 753 sqft

Minimum standards are bigger by:

**+10 sqm**  
**+108 sqft**

10sqm = the size of a bedroom

HOUSE SIZES (3 storeys)



3 BEDROOM 6 PERSON HOUSE



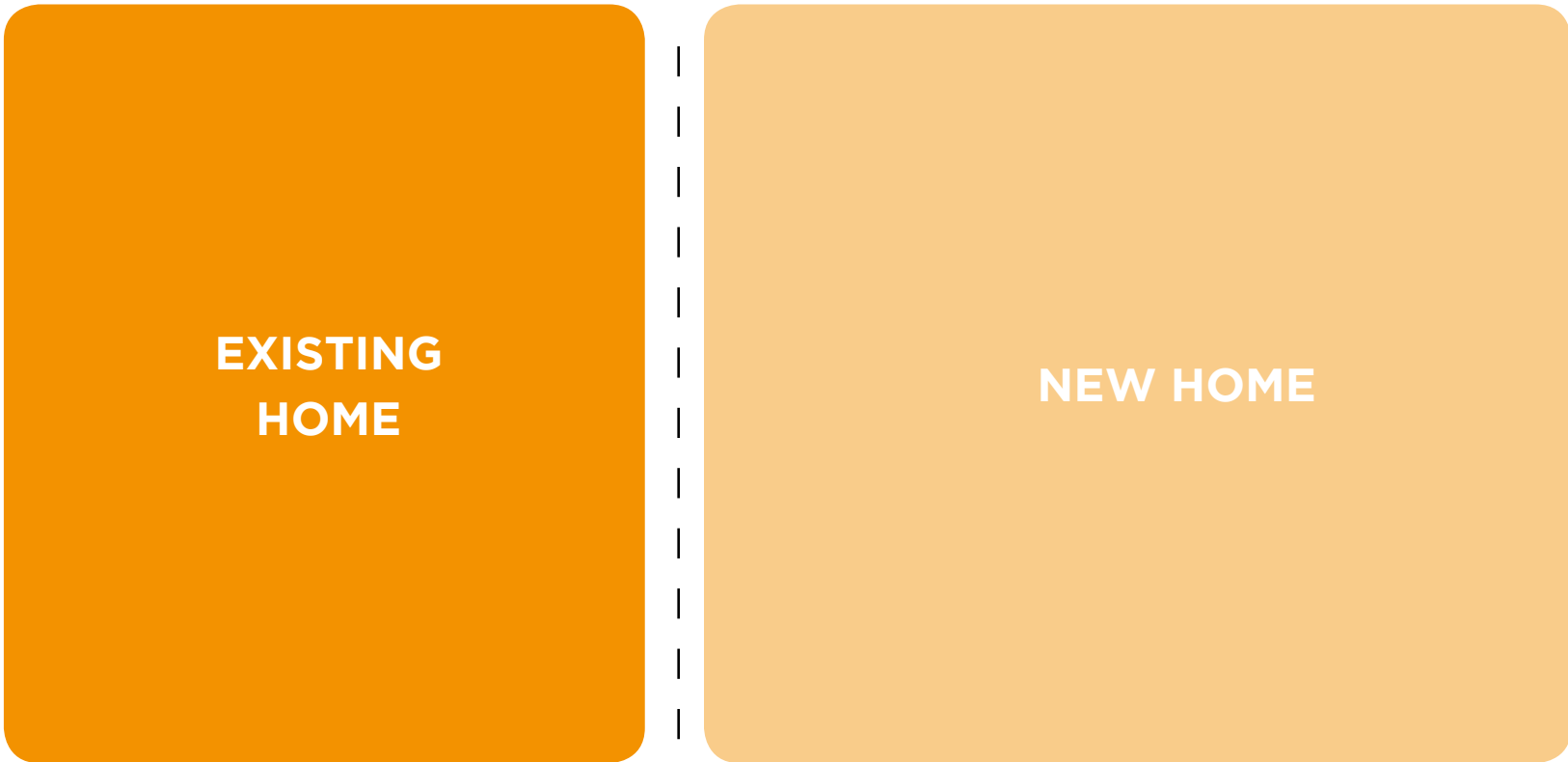
Existing 3 bedroom house	Minimum national space standard
104 sqm 1119 sqft	108 sqm 1162 sqft

Minimum standards are bigger by:

**+4 sqm**  
**+43 sqft**

4sqm = the size of a bathroom

4 BEDROOM 8 PERSON HOUSE



Existing 4 bedroom house	Minimum national space standard
109 sqm 1173 sqft	130 sqm 1399sqft

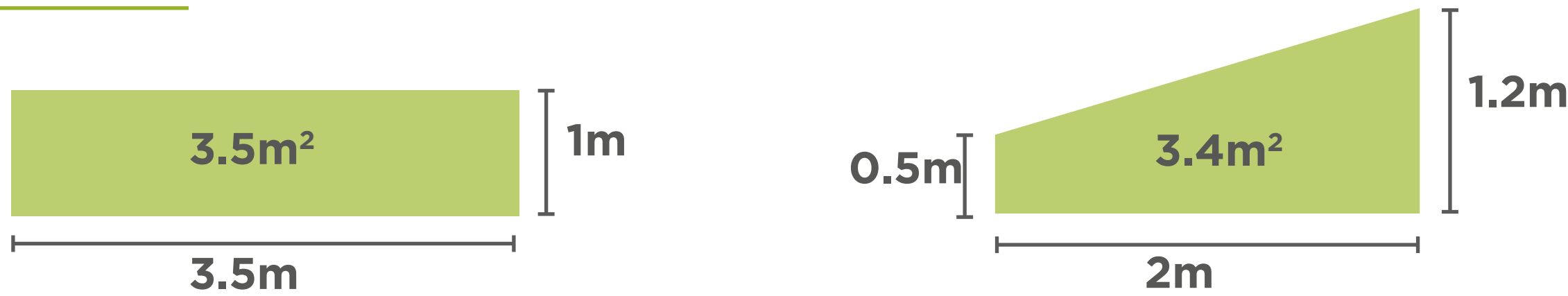
Minimum standards are bigger by:

**+21 sqm**  
**+226 sqft**

21sqm = bigger than the size of a living room

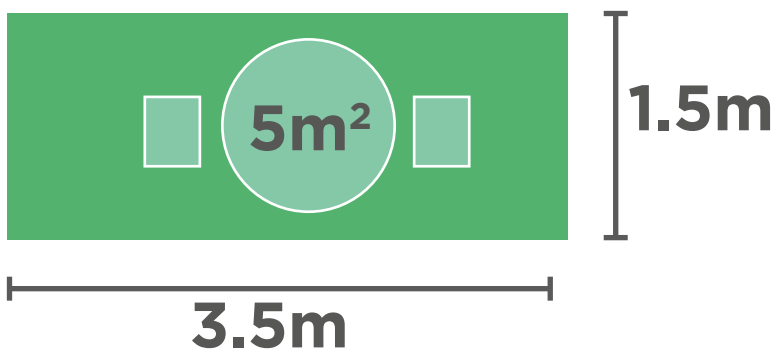
PRIVATE BALCONIES FOR FLATS

EXISTING BALCONIES SIZES



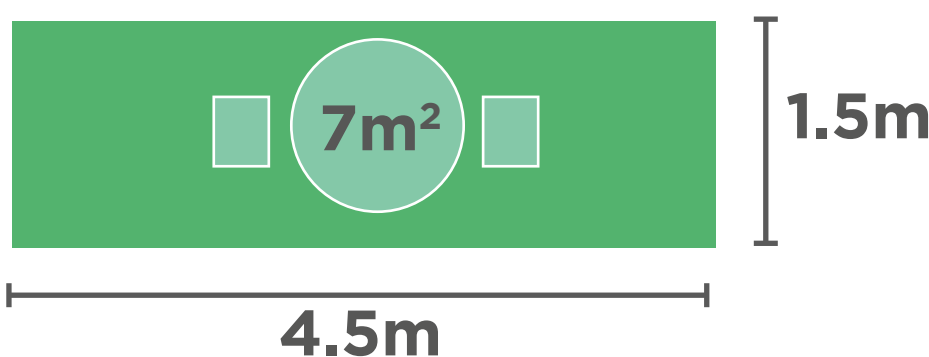
NATIONAL STANDARD SIZES

Standard 1 bedroom flat compliant balcony



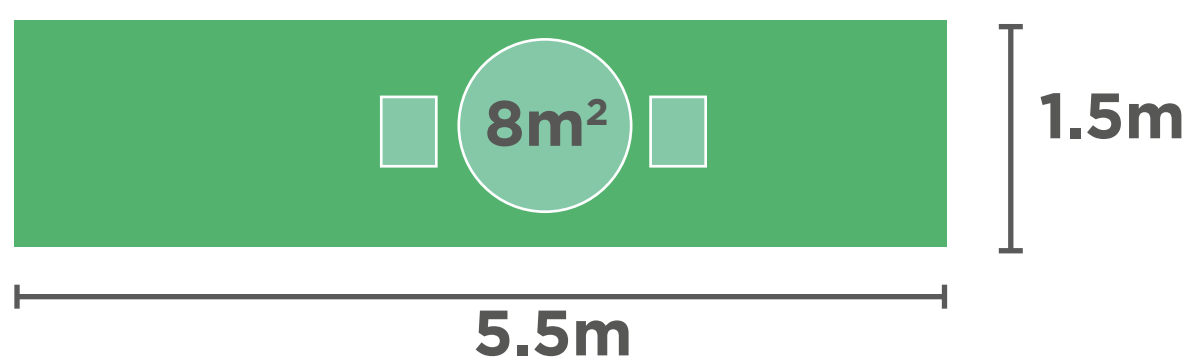
Minimum national space standard  
5 sqm  
54 sqft

Standard 2 bedroom flat compliant balcony



Minimum national space standard  
7 sqm  
75 sqft

Standard 3 bedroom flat compliant balcony



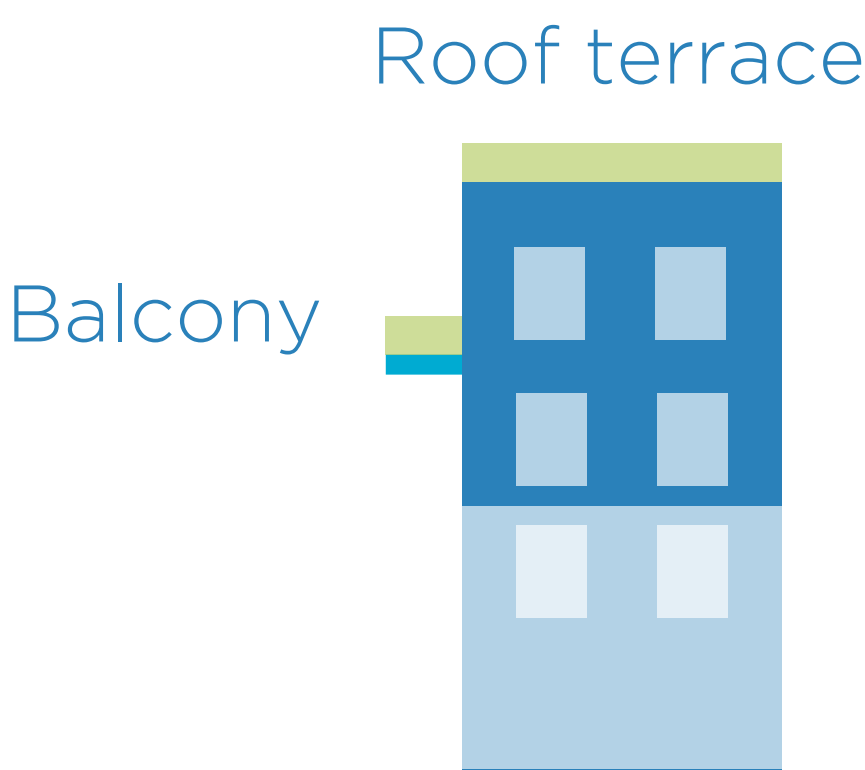
Minimum national space standard  
8 sqm  
86 sqft

PRIVATE AMENITY FOR MAISONNETTES

Ground floor Maisonette = garden



Upper floor maisonette = roof terrace



PRIVATE AMENITY FOR HOUSES



Minimum standard

3 Bedroom house = 25.2 sqm  
4 Bedroom house = 27.9 sqm

New homes should have balconies, terrace or garden space.

\* No minimum space standards for maisonettes



## EXISTING HOMES

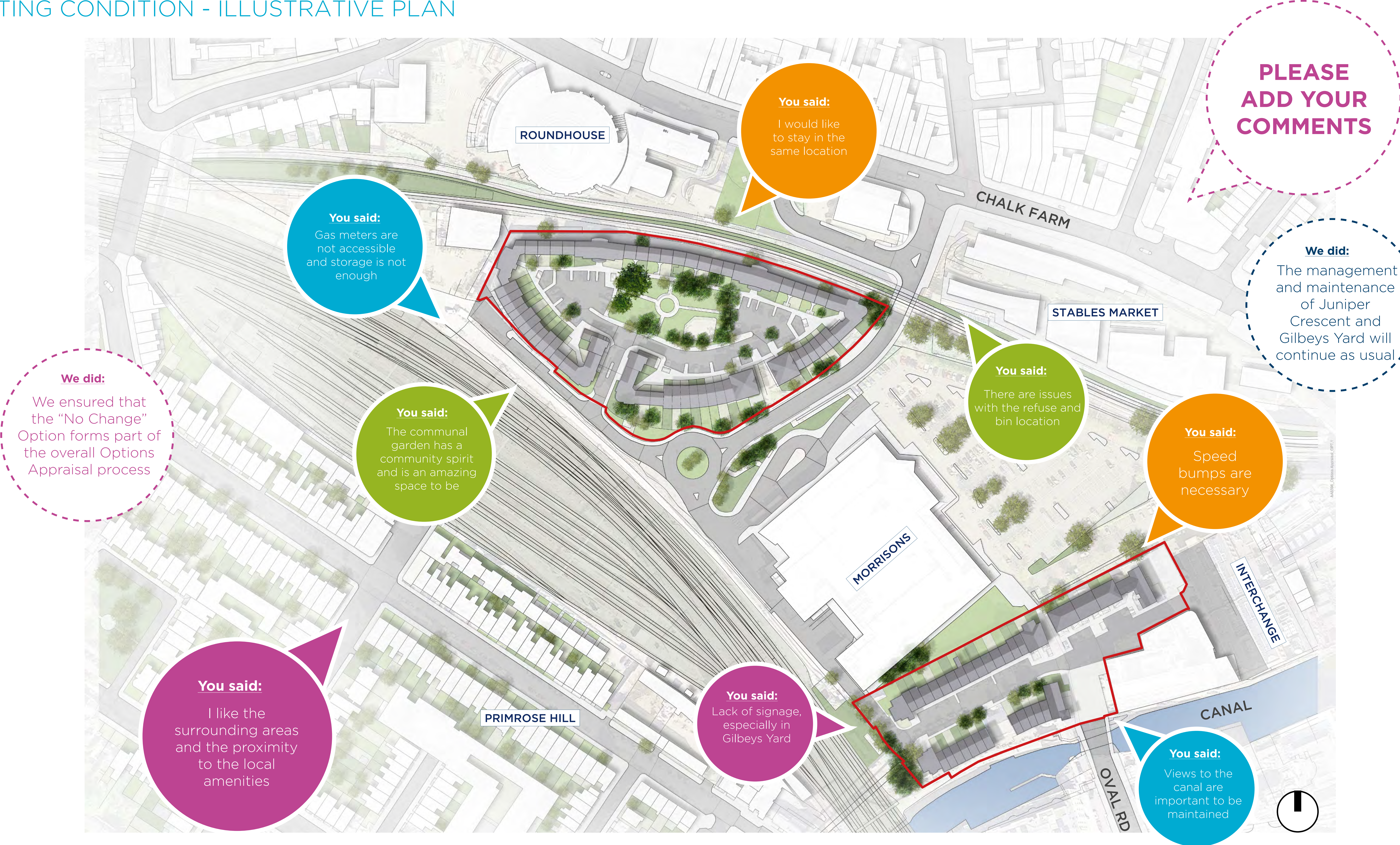
- The overall size of dwellings, rooms and storage spaces is slightly smaller than the recommended minimum standards.
- Bathrooms are generally smaller than the required minimum, with no turning space or ease of access to the WC, basin and bath.
- In general, principal double bedrooms do not provide a clear access zone of a minimum 750mm wide to both sides and the foot of the bed.
- The minimum depth and width for all balconies and other private external spaces does not follow current standards.
- The majority of residents have to carry their refuse a long distance. This is difficult for many older and frail people and anyone with a mobility impairment, or wheelchair users.
- Play location does not enable informal supervision because it is located beside deep gardens with high walls facing it.
- There is no seating for parents or carers in the Gilbeys Yard play area.

## ACCESSIBILITY STANDARDS



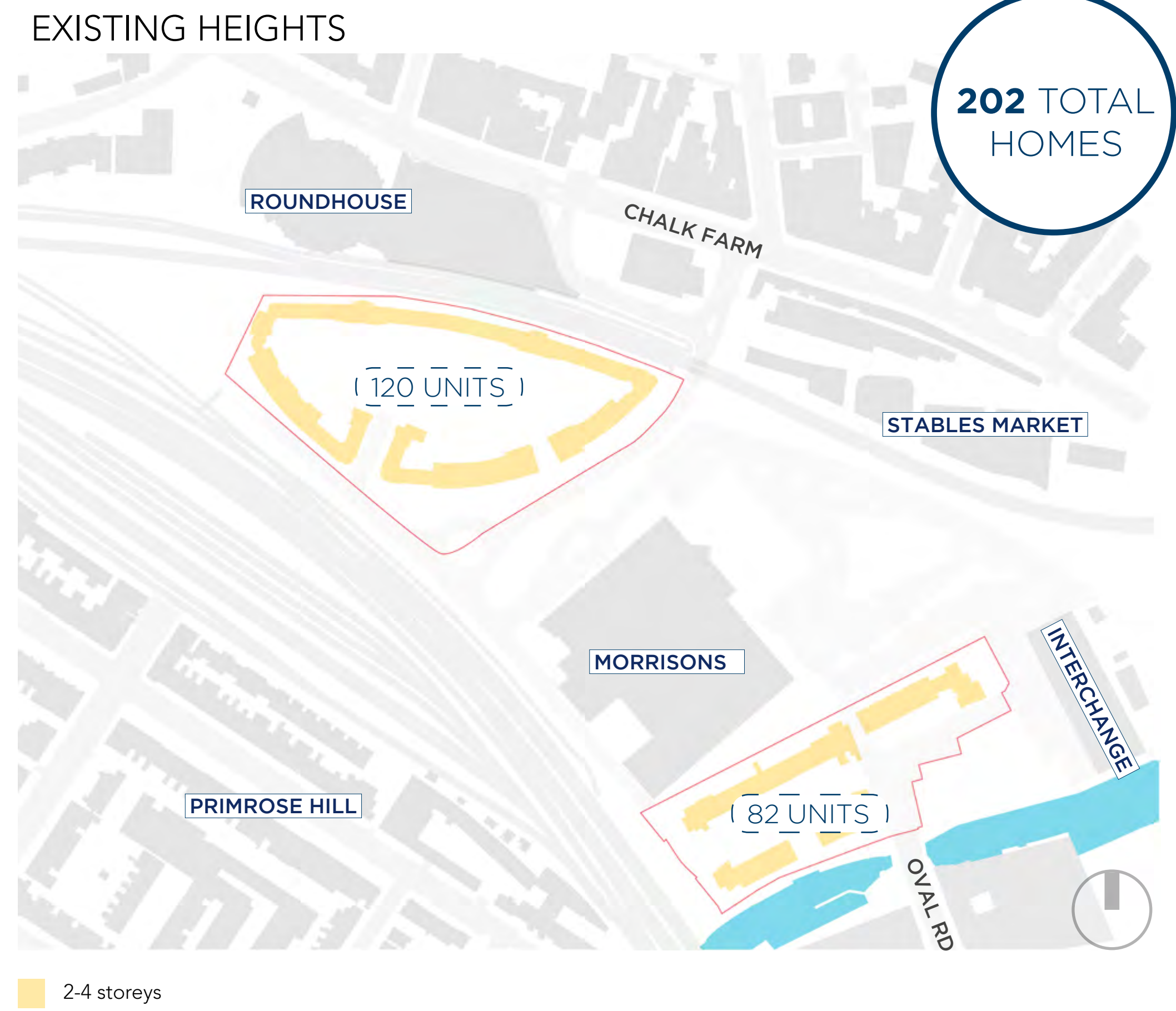


EXISTING CONDITION - ILLUSTRATIVE PLAN

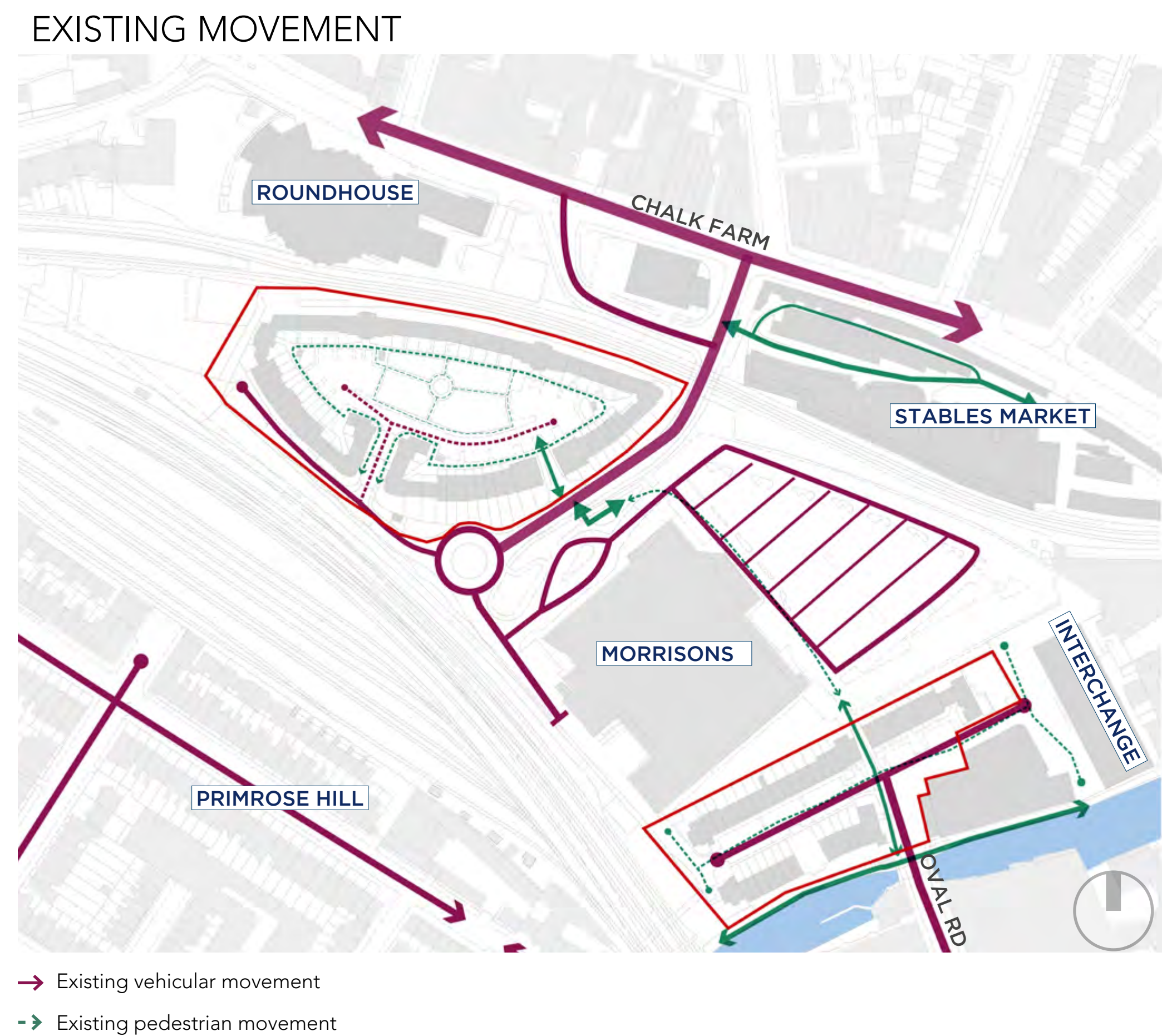




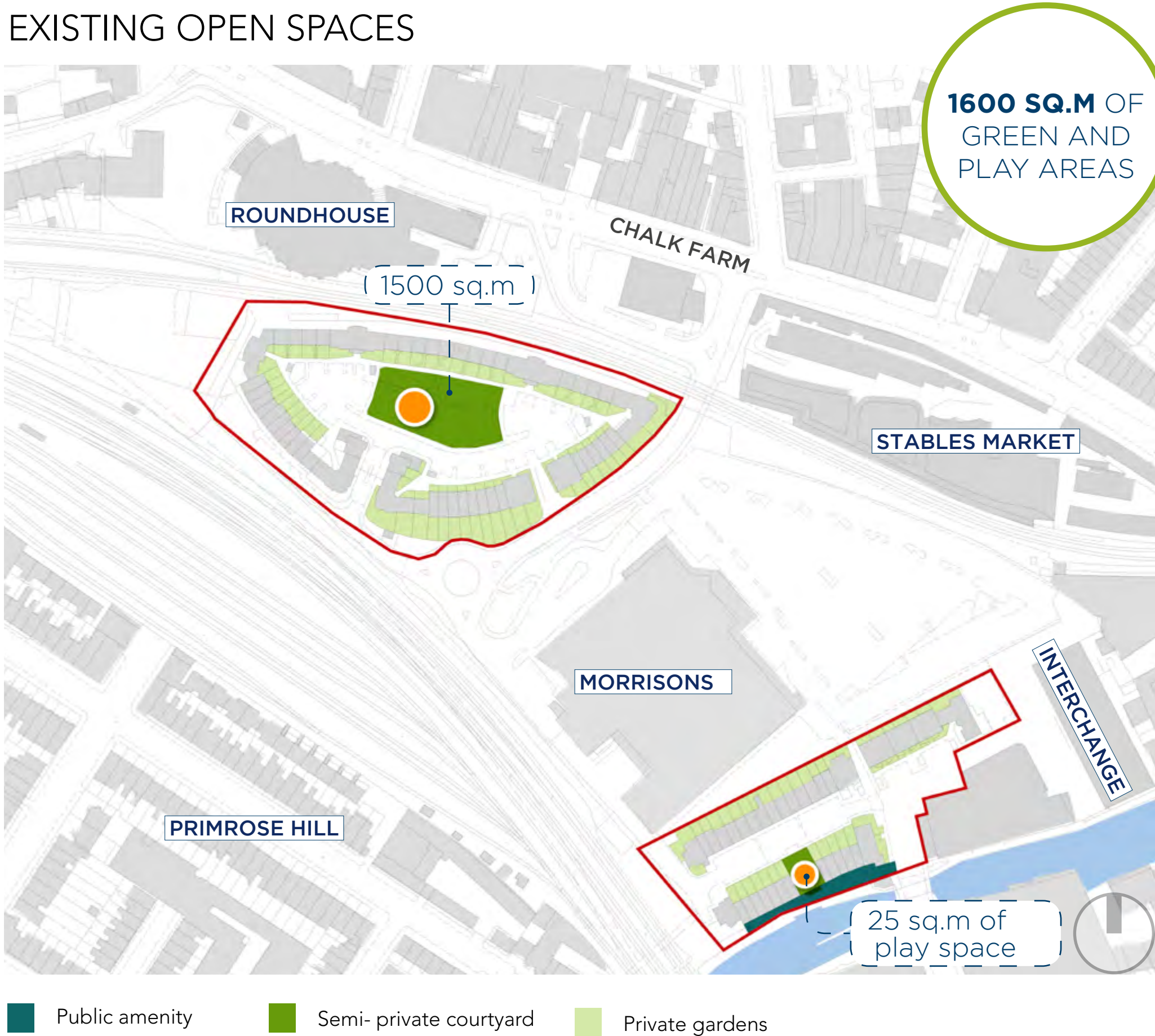
NO CHANGE - STRATEGIES



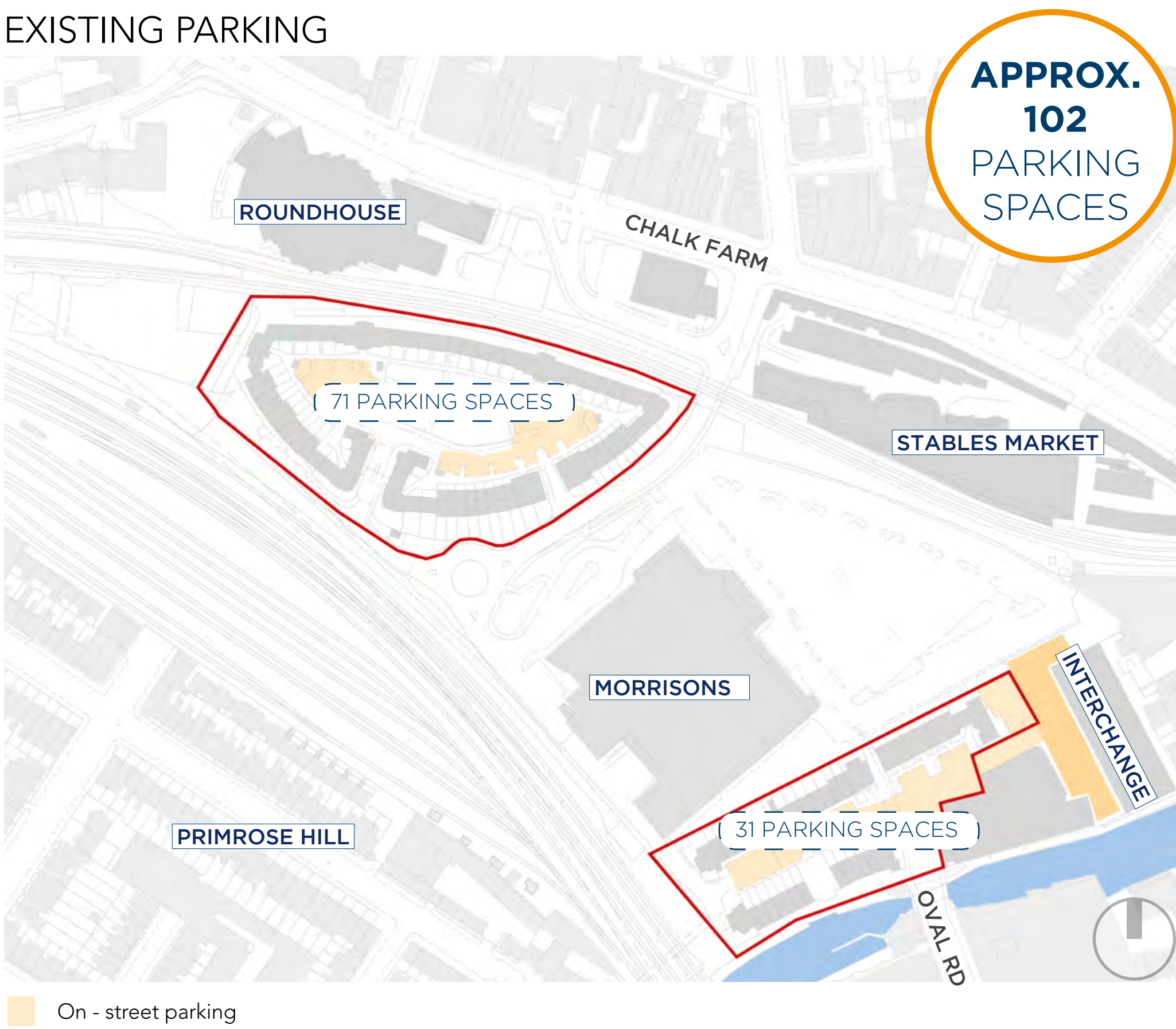
- Existing building heights do not exceed the 4 storeys.
- Houses are 2 storeys height
- Flats are 3-4 storeys height
- There is a total of 202 homes in Juniper Crescent and Gilbeys Yard.



- There is limited vehicular activity in Juniper Crescent/ secured gate
- Gilbeys Yard is accessible to vehicles through Oval Road
- There are a number of yellow and black striped speed bumps beyond the roundabout
- Both sites are pedestrian accessible



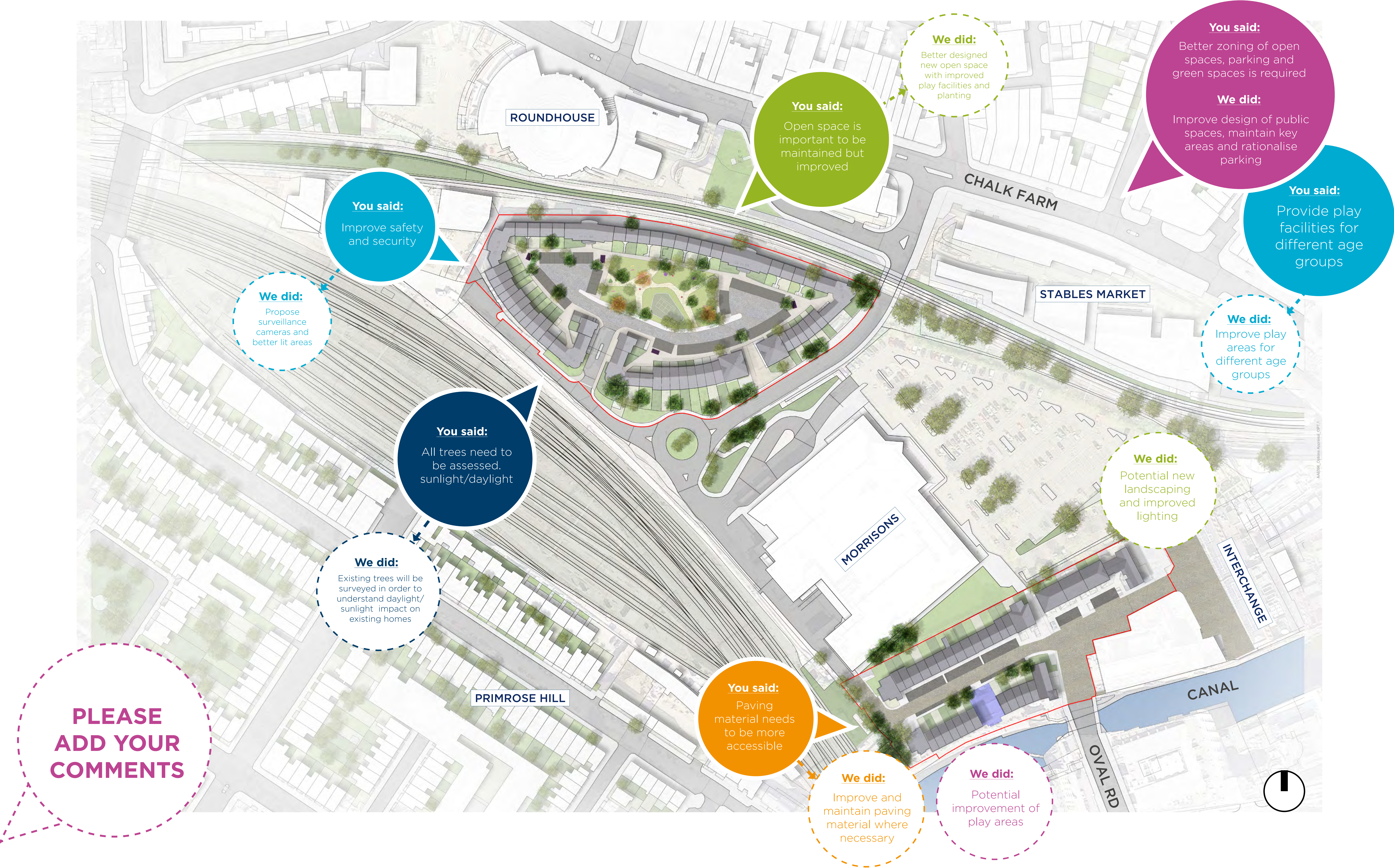
- All house have private gardens
- Not all homes have private balconies
- There is one play area in Gilbeys Yard
- There is one communal green space in Juniper Crescent with a play area and a play court.
- Both the play areas are located away from traffic, and easily accessed on pedestrian routes.



- There are approximately 71 parking spaces for 120 dwellings in Juniper Crescent. This is equivalent to 59% provision.
- 31 car parking spaces are provided perpendicular to the footway in front of the homes facing into Gilbeys Yard. They serve 82 dwellings at a rate of 37%.



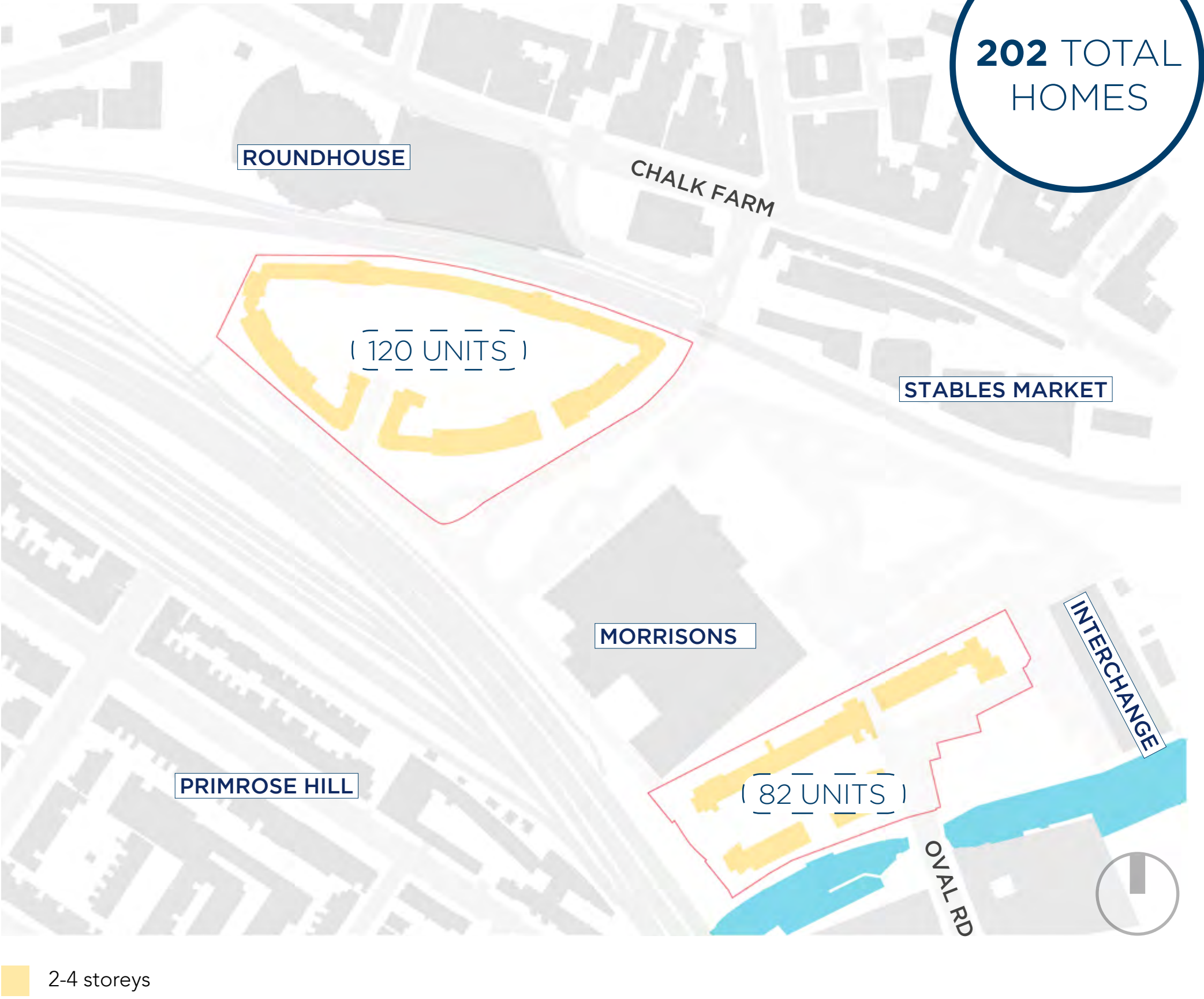
ENVIRONMENTAL IMPROVEMENTS - INDICATIVE ILLUSTRATIVE MASTERPLAN





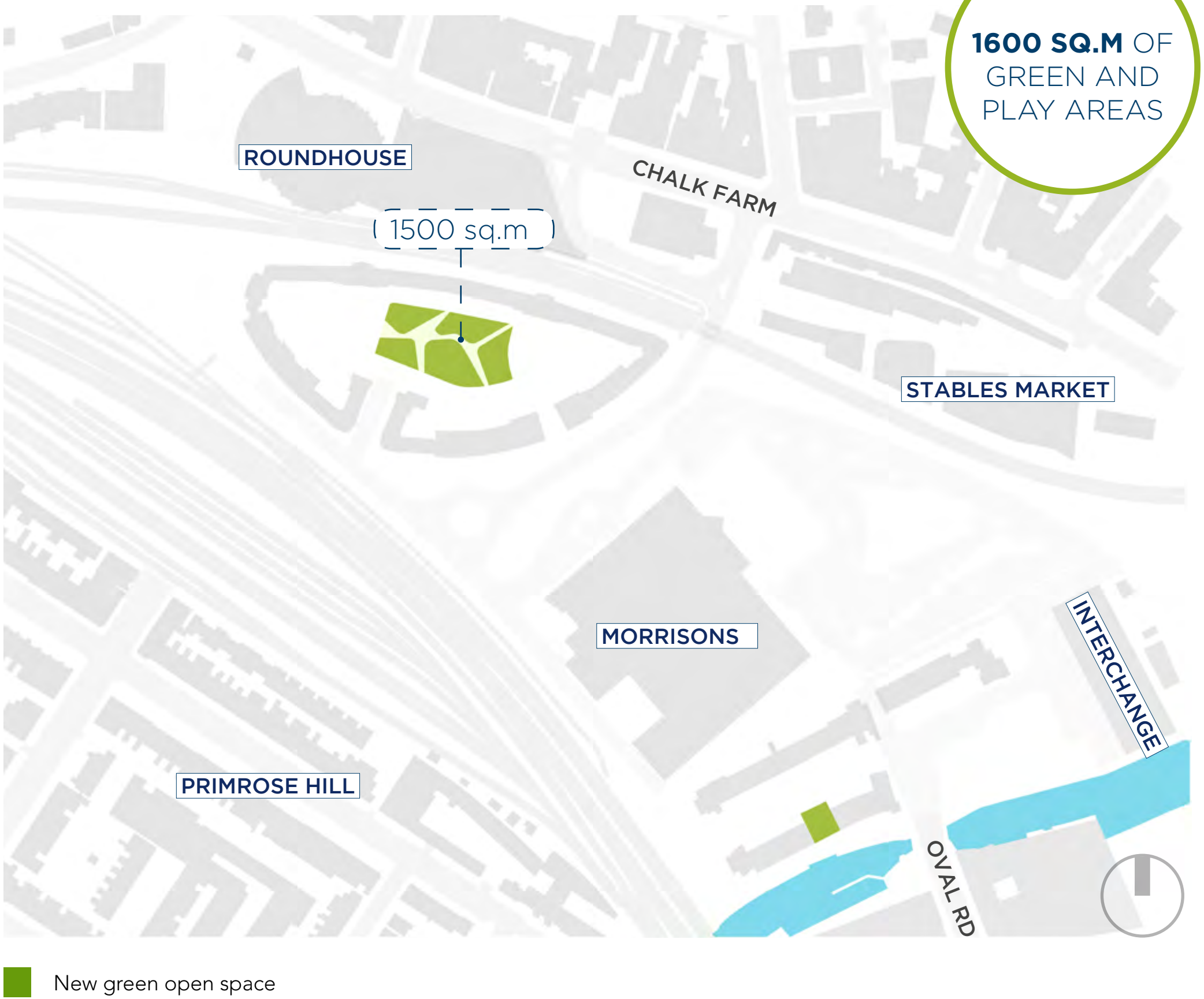
## ENVIRONMENTAL IMPROVEMENTS - STRATEGIES

### EXISTING HEIGHTS



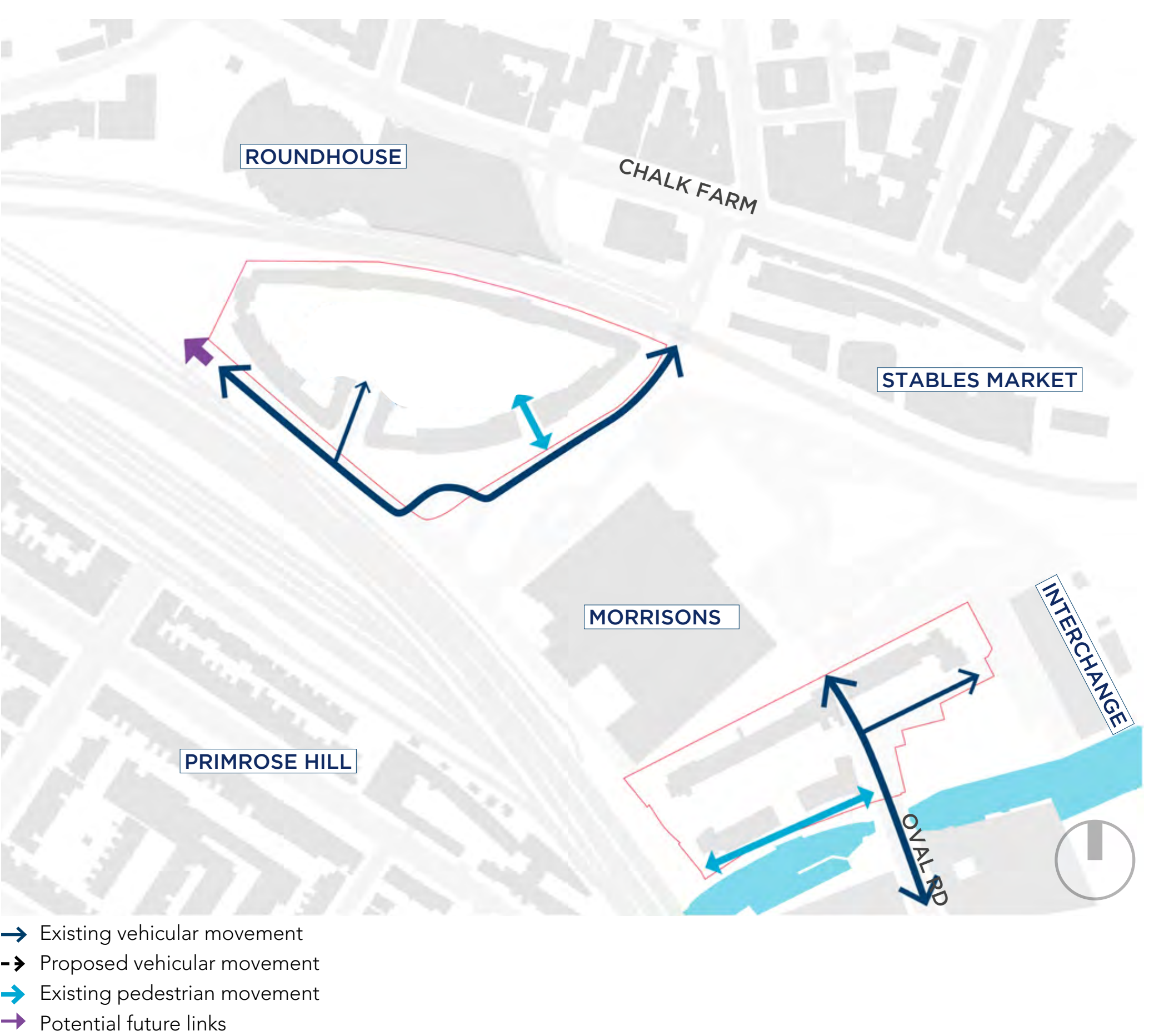
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- There is a total of 202 homes in Juniper Crescent and Gilbeys Yard.

### NEW DEIGN OF OPEN SPACES



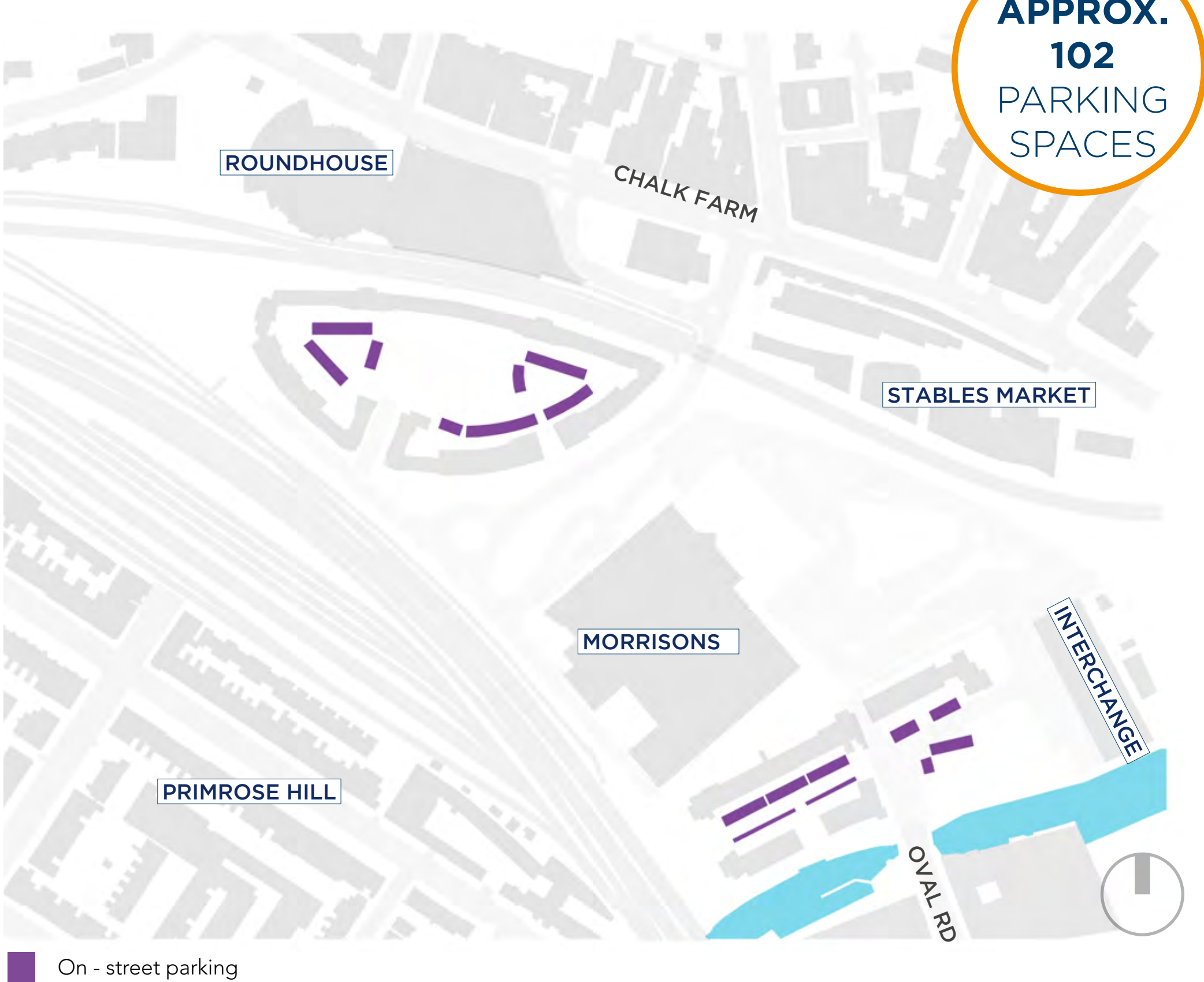
- Reprovide the same amount of open spaces and green areas
- Improve green areas
- Improve play areas
- Provide better lighting
- Provide better signage
- New trees and planting

### MOVEMENT



- Retain existing vehicular and pedestrian movement pattern.
- Improve paving materials
- Improve accessibility

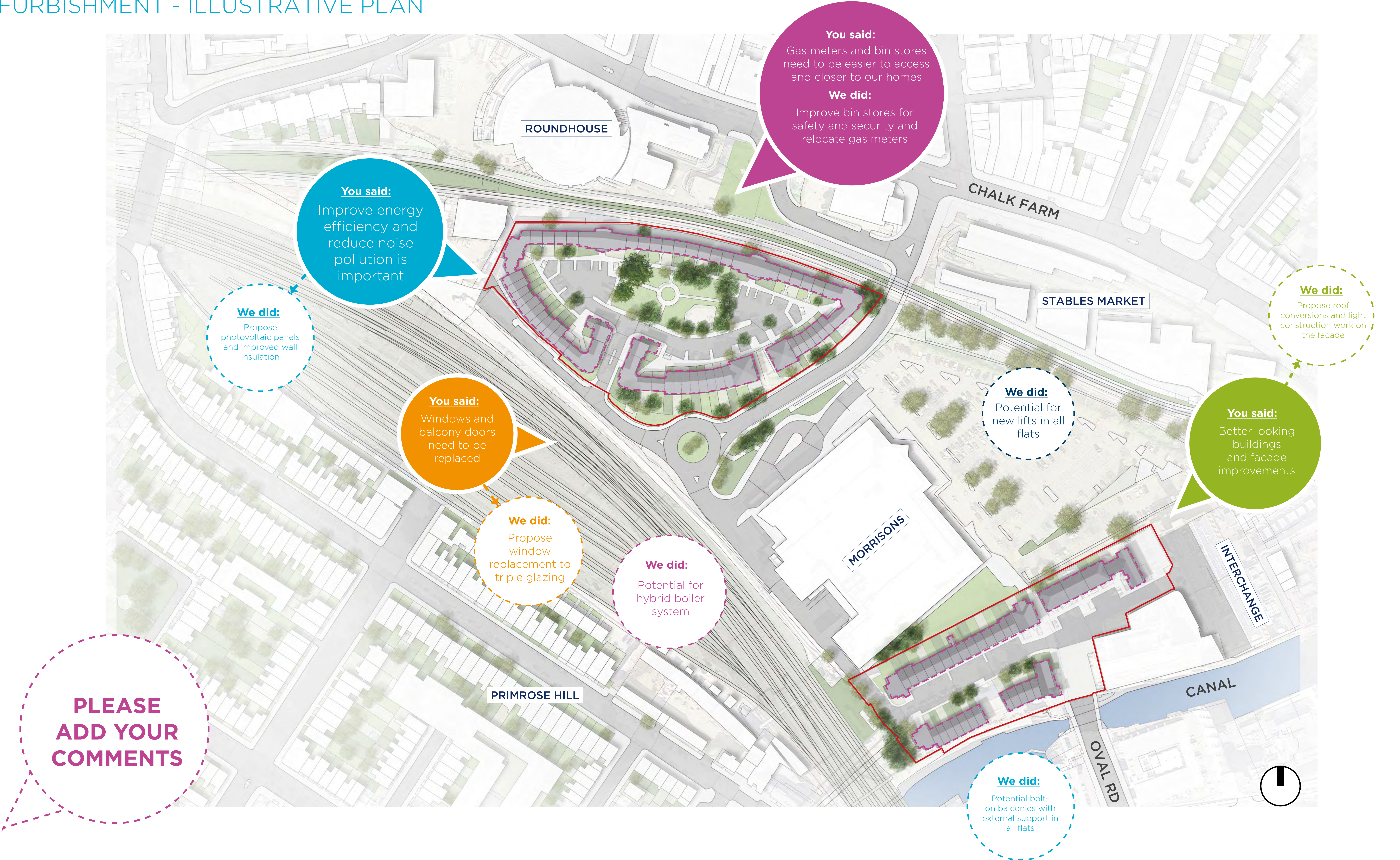
### PARKING



- Reprovide the same number of parking spaces
- Improve parking arrangements



REFURBISHMENT - ILLUSTRATIVE PLAN





## OPTION A - Minimum standard

- Draughtproofing
- Loft insulation
- Boiler upgrade (if boilers are greater than 15 years old)
- Window replacement to triple glazing (if needed)

## OPTION B - Good Practice

### **Minimum standard, plus Environmental works:**

- Wall insulation
- Floor insulation
- Thermal bridging details (eaves insulation, door and window reveals, below-DPC)
- Thermostatic radiator valves (TRVs)
- Photovoltaics panels for single houses
- Bolt-on balconies (with external support) in all flats
- Improvement of bin stores for safety and security
- Relocation of gas meters
- Bike stores

## OPTION C - Best Practice

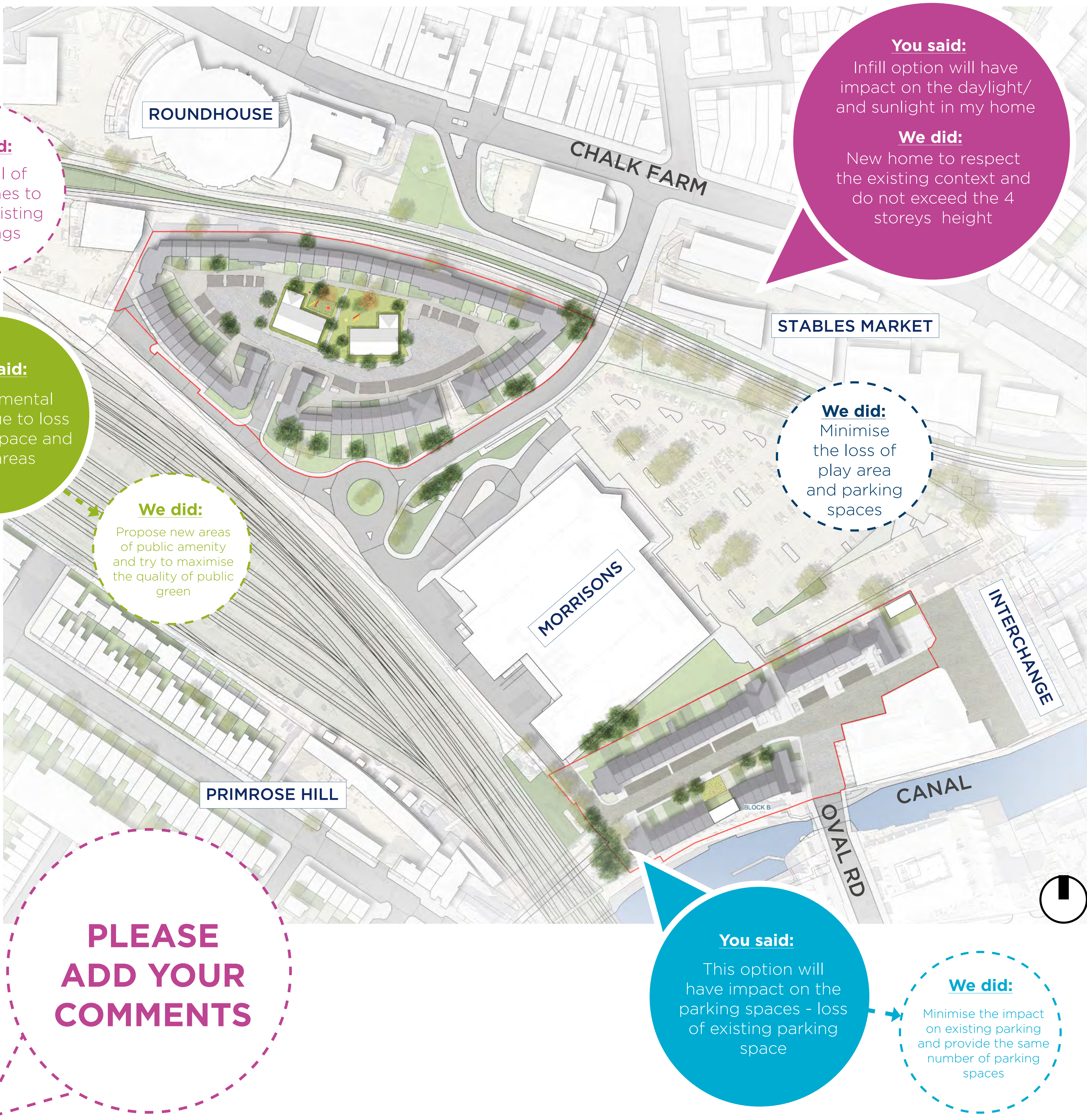
### **Good practice standard, plus Environmental works:**

- Mechanical ventilation with heat recovery (MVHR)
- Passivhaus standards
- Roof conversion
- Smart controls for heating
- Hybrid boiler systems: +solar thermal or +heat pump
- Ground source heat pumps for groups of houses or blocks of flats
- Add-on lifts in all flat buildings



INFILL OPTION A - INDICATIVE ILLUSTRATIVE MASTERPLAN

INFILL OPTION B - INDICATIVE ILLUSTRATIVE MASTERPLAN



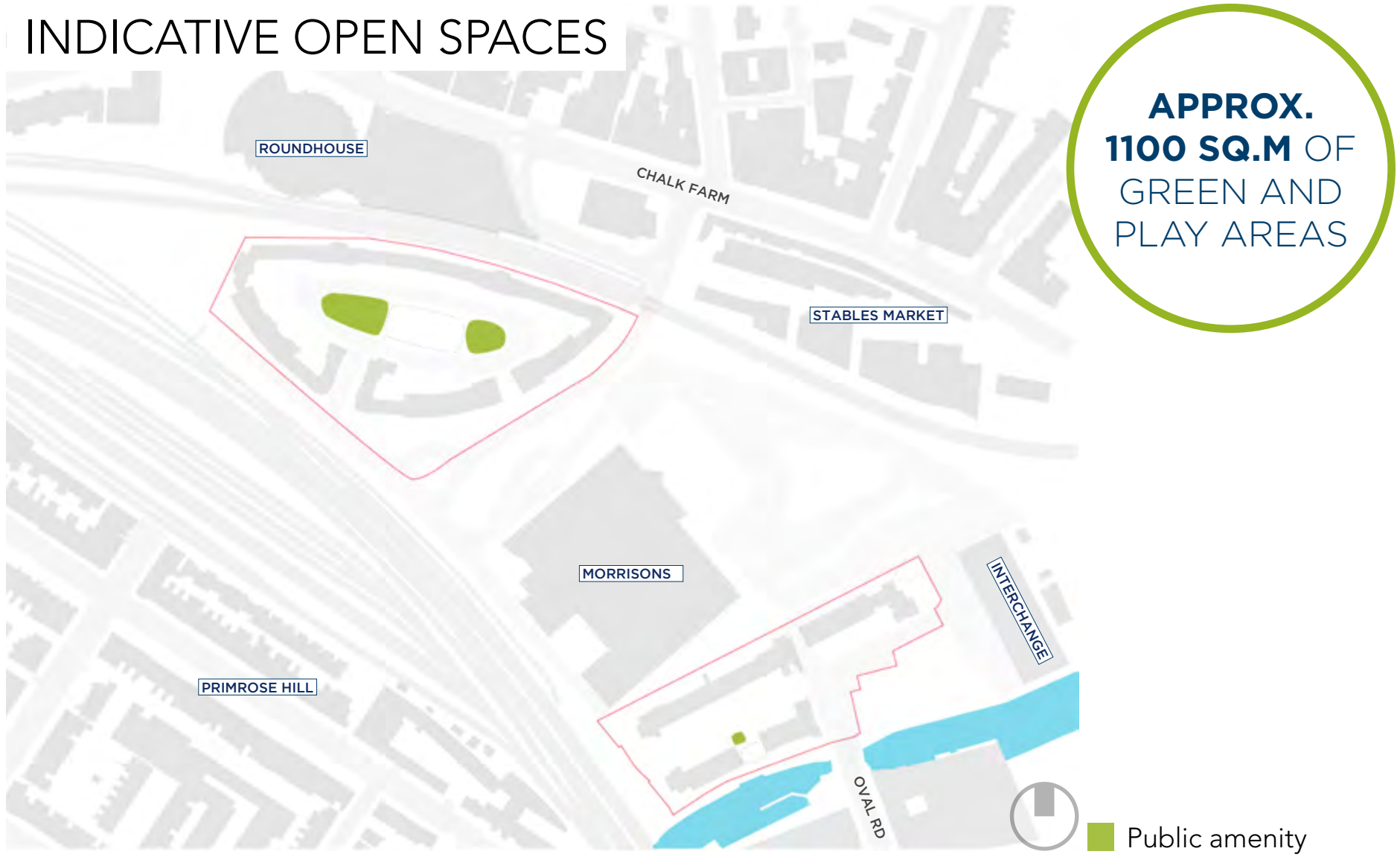


INFILL OPTION A - STRATEGIES

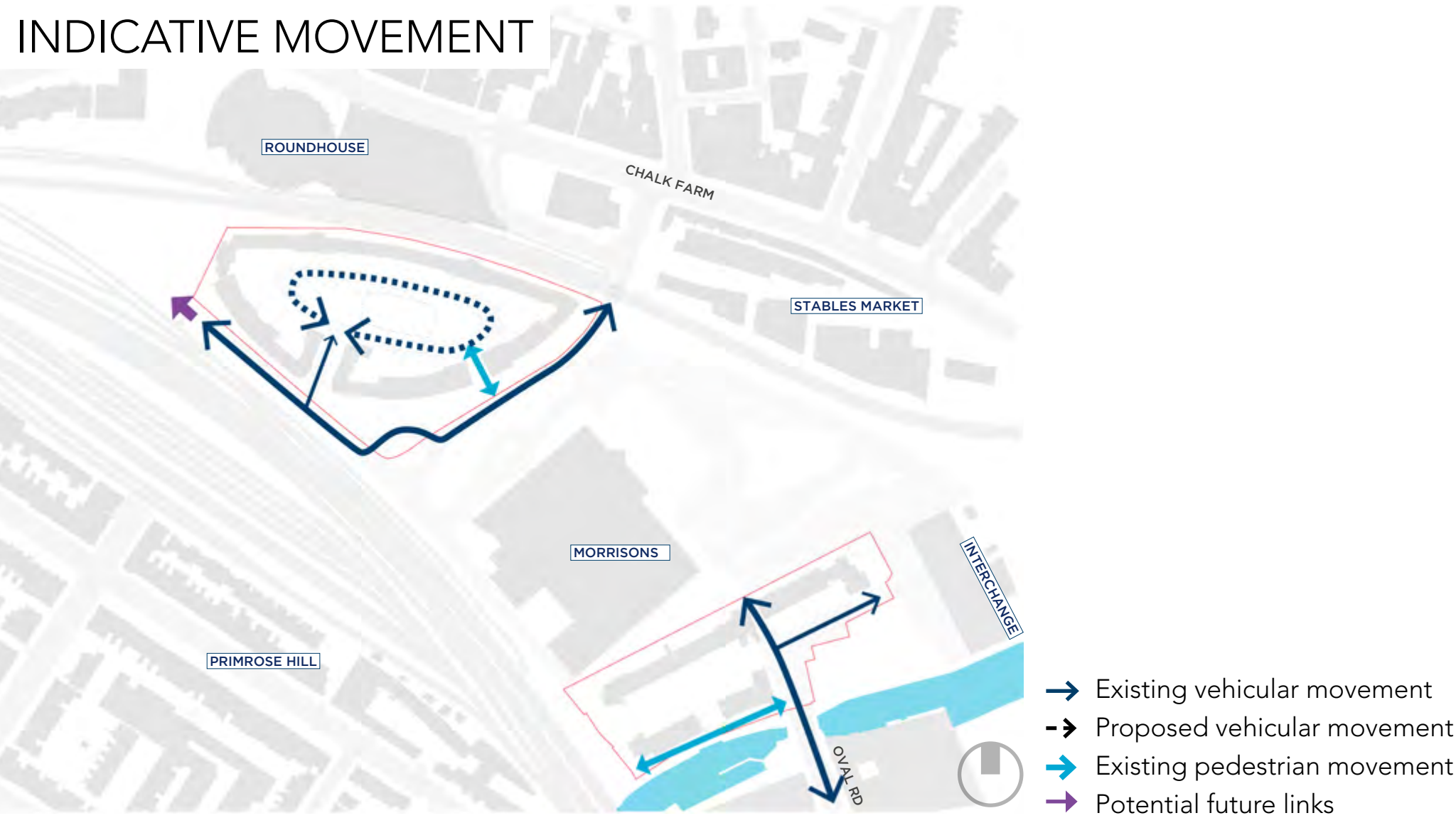
INDICATIVE HEIGHTS



INDICATIVE OPEN SPACES



INDICATIVE MOVEMENT



INDICATIVE PARKING



INFILL OPTION B - STRATEGIES

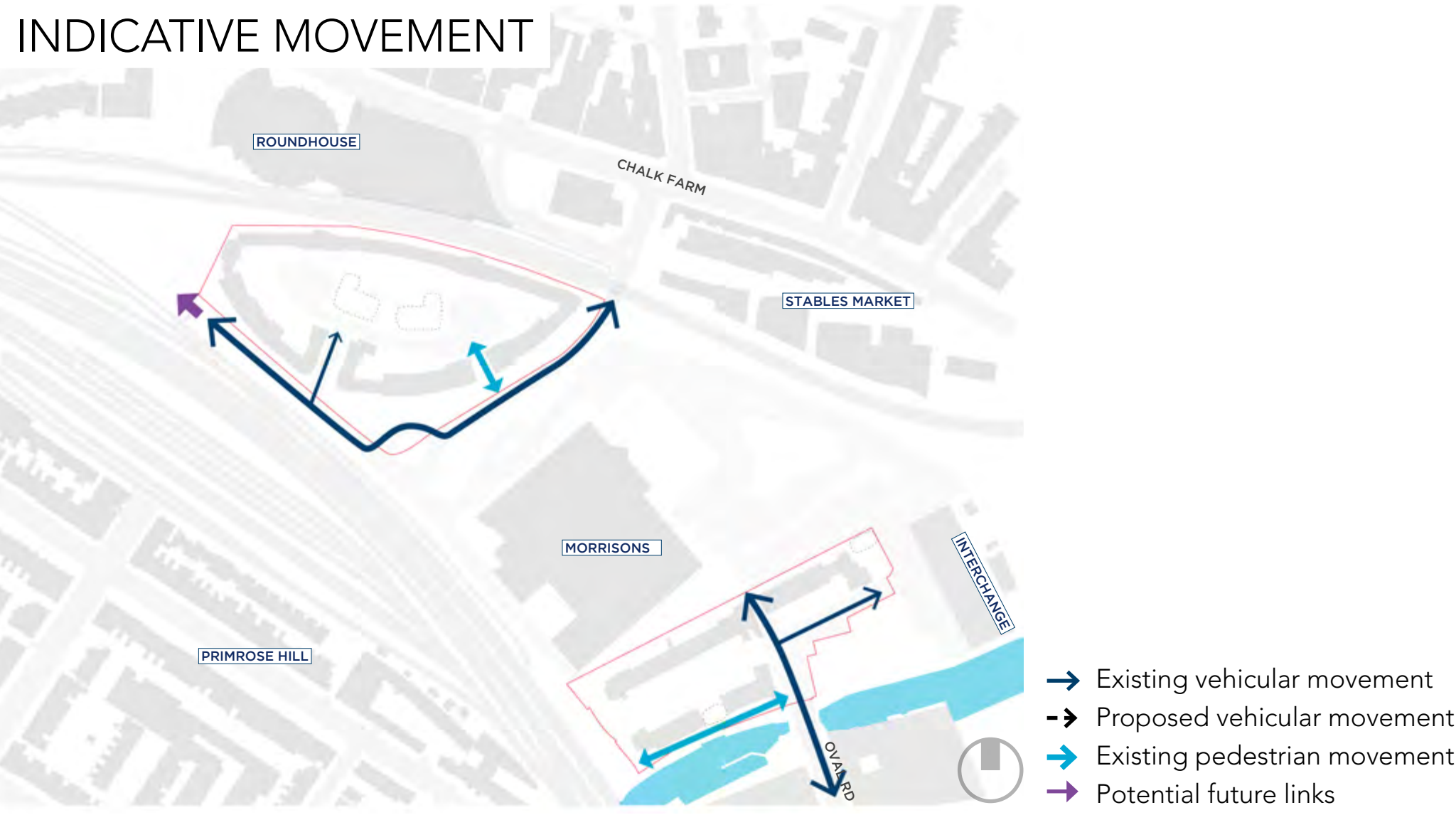
INDICATIVE HEIGHTS



INDICATIVE OPEN SPACES



INDICATIVE MOVEMENT

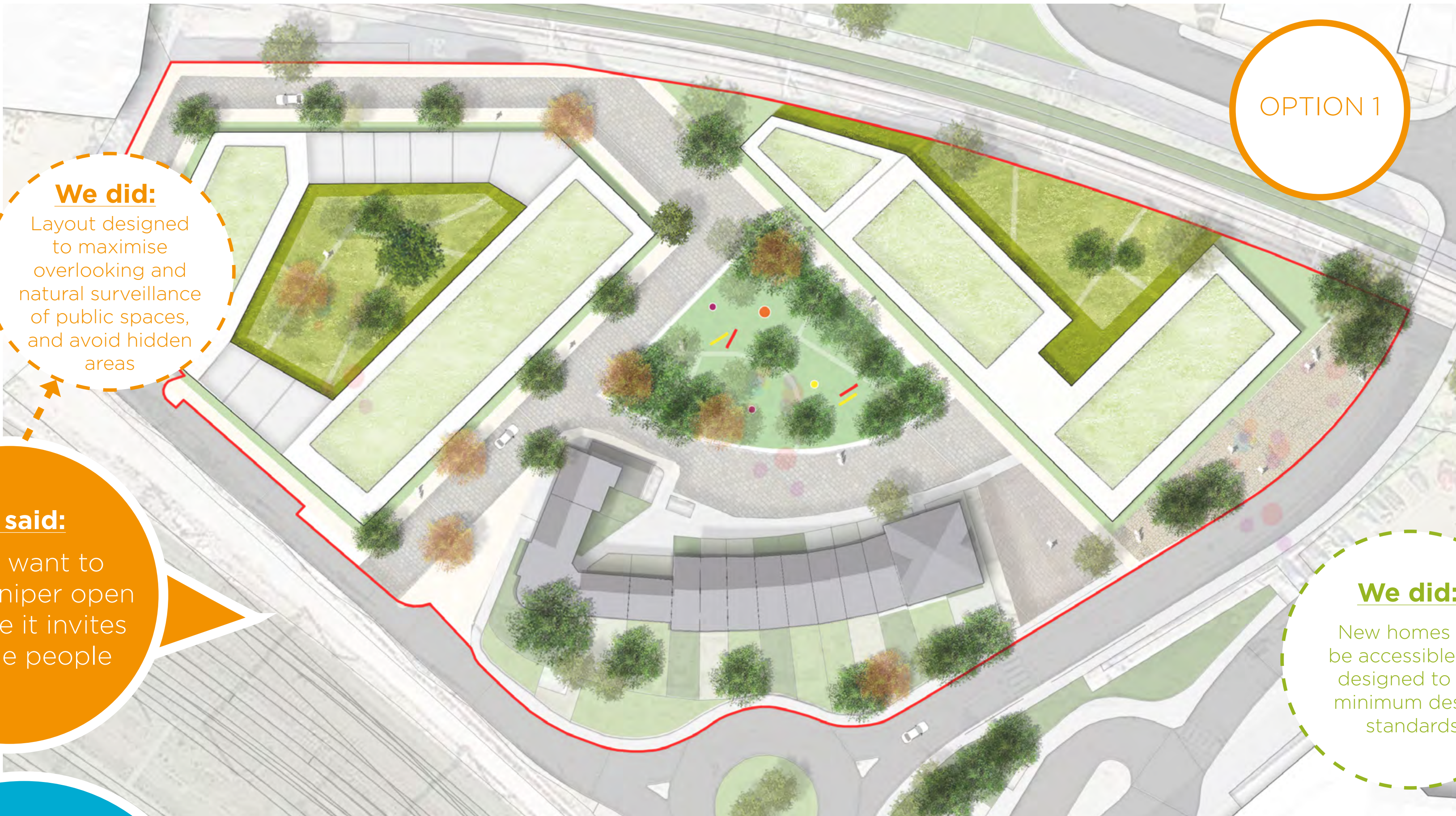


INDICATIVE PARKING



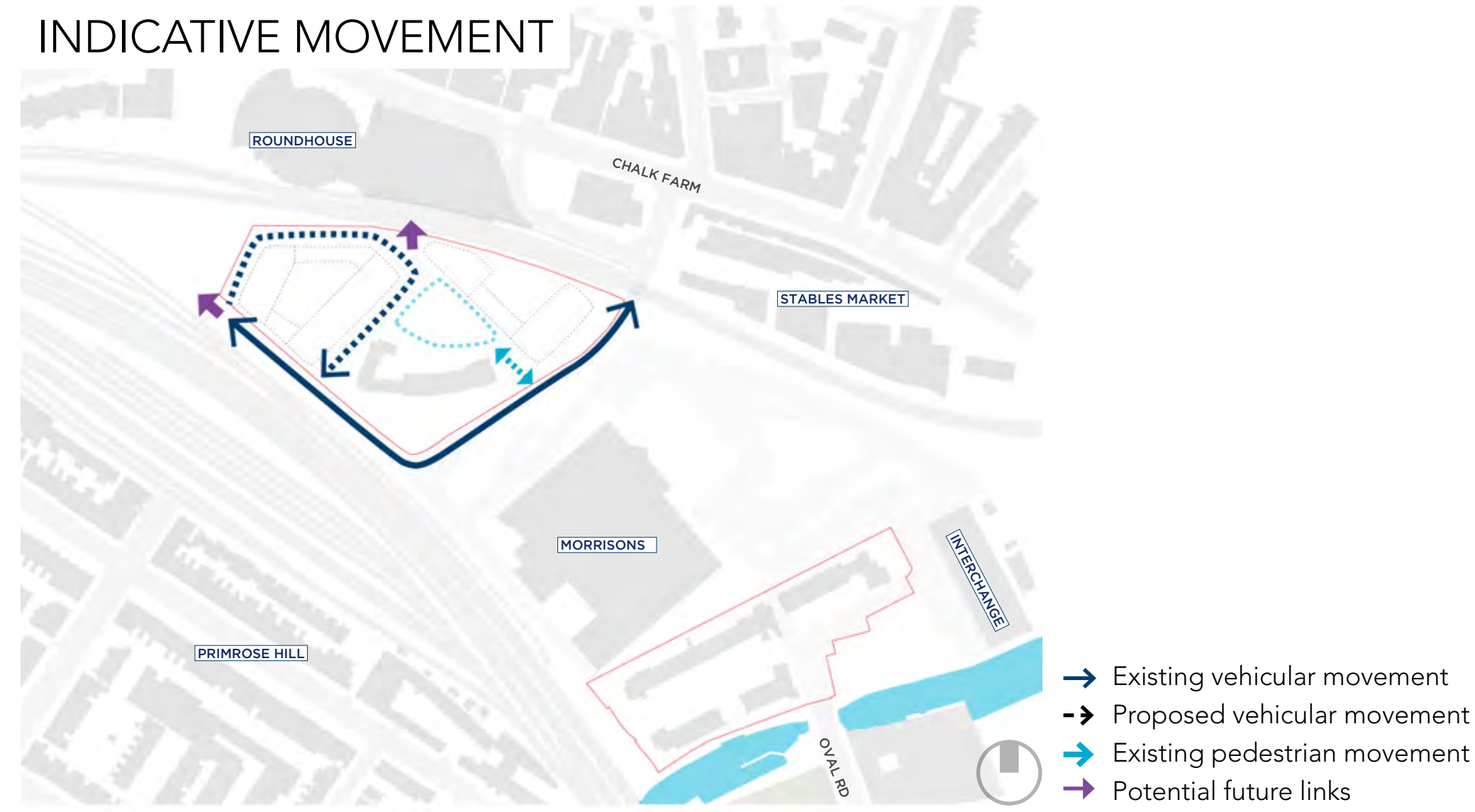
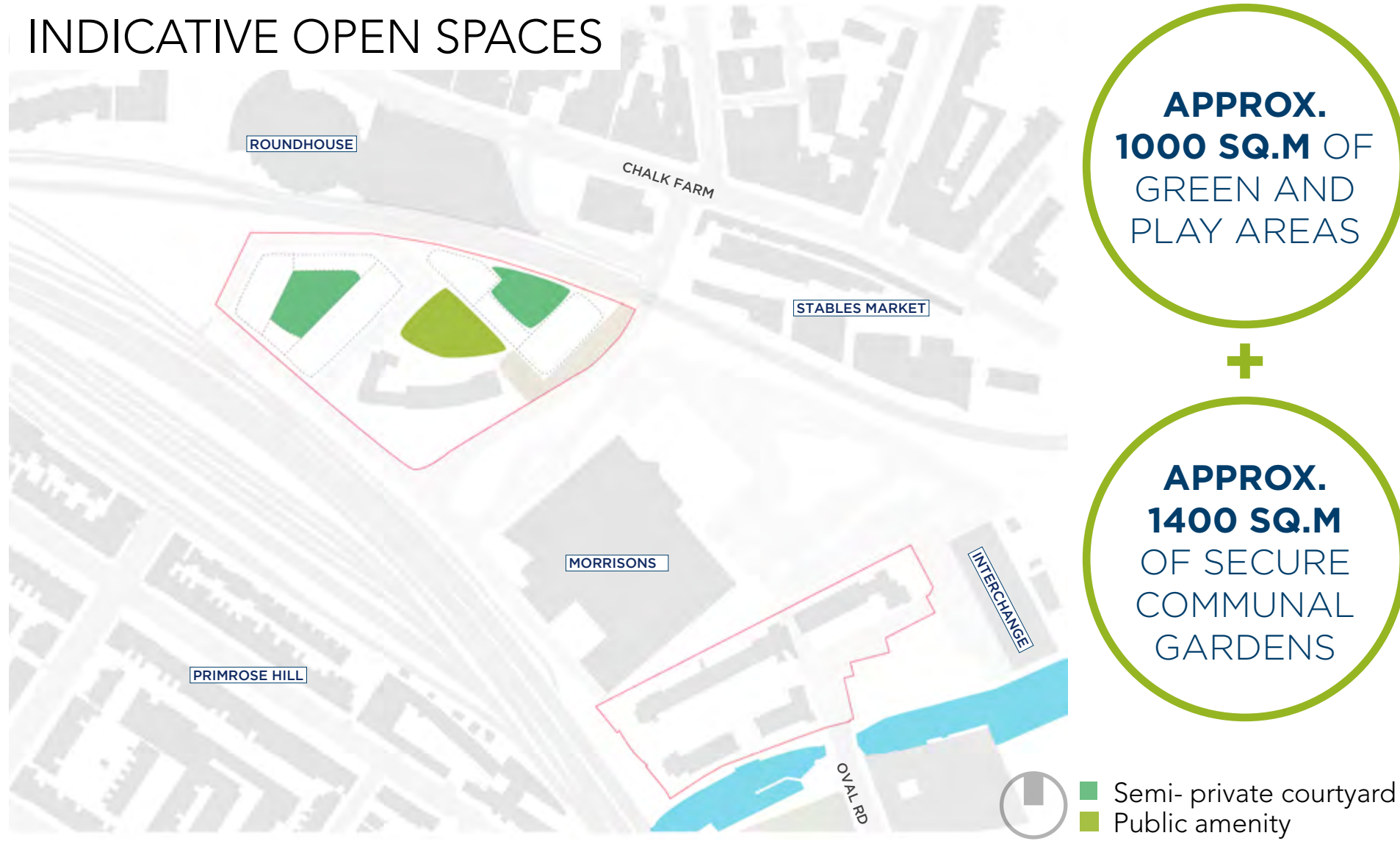


JUNIPER CRESCENT - INDICATIVE ILLUSTRATIVE MASTERPLAN

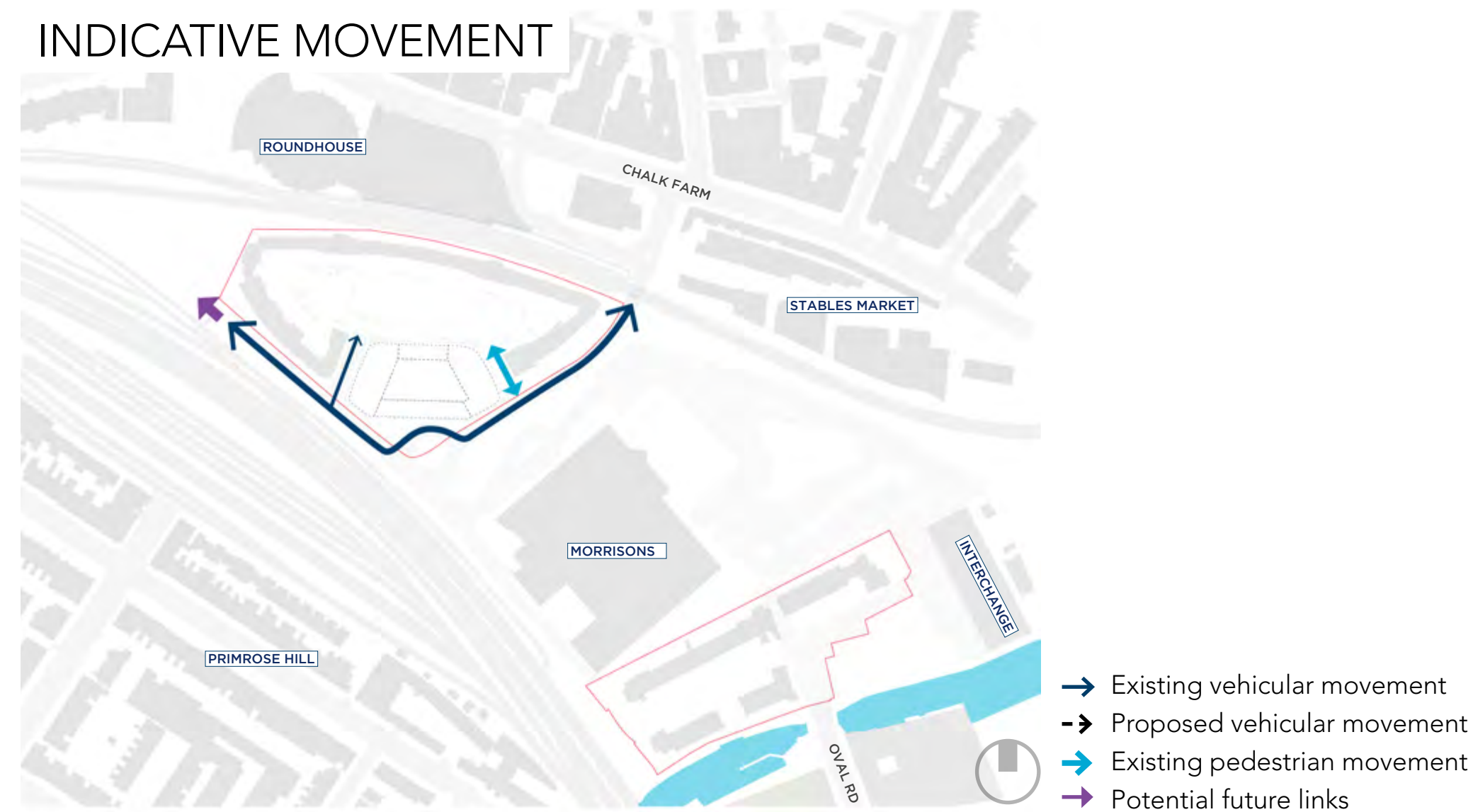
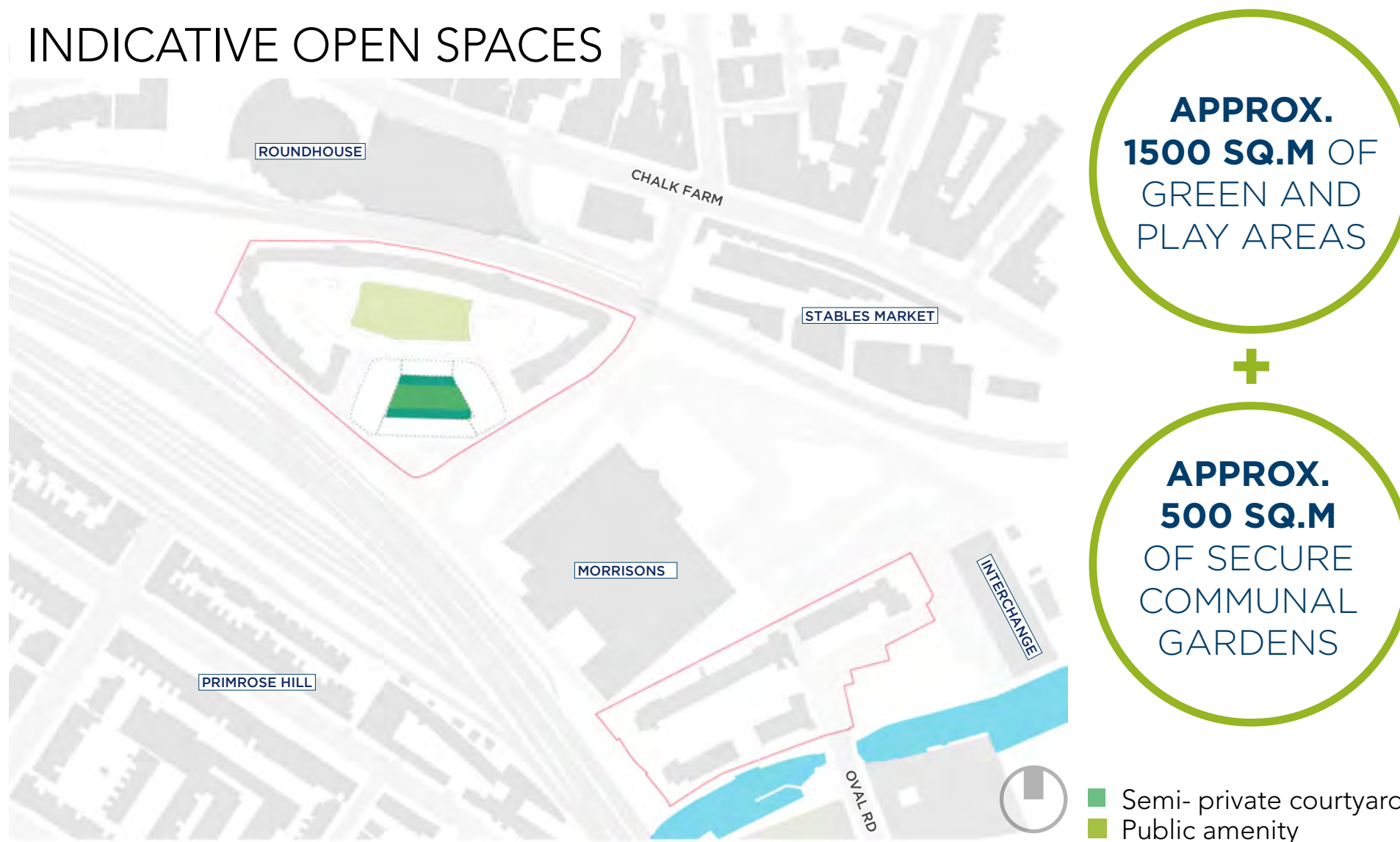
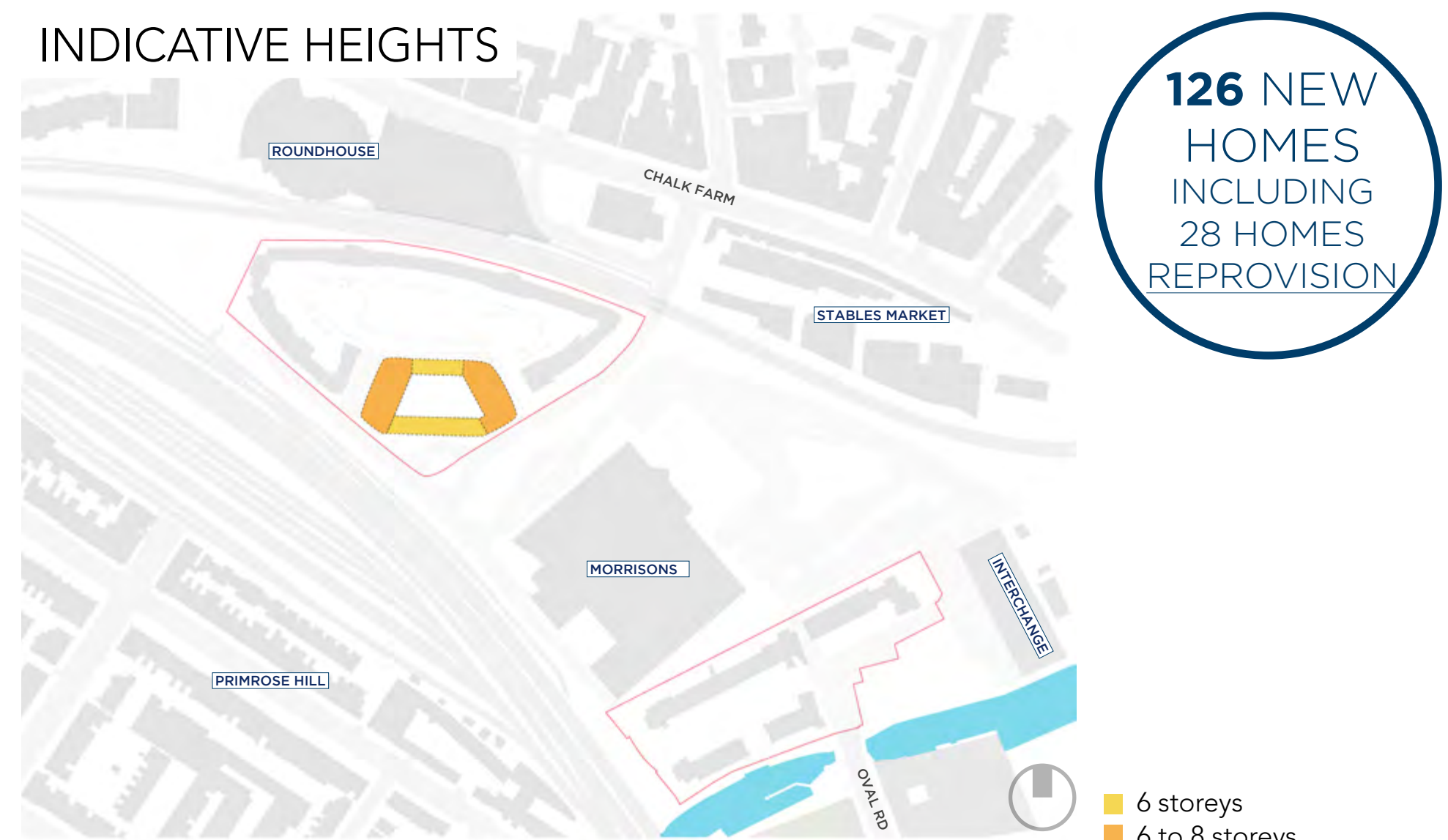




JUNIPER CRESCENT OPTION 1 - STRATEGIES

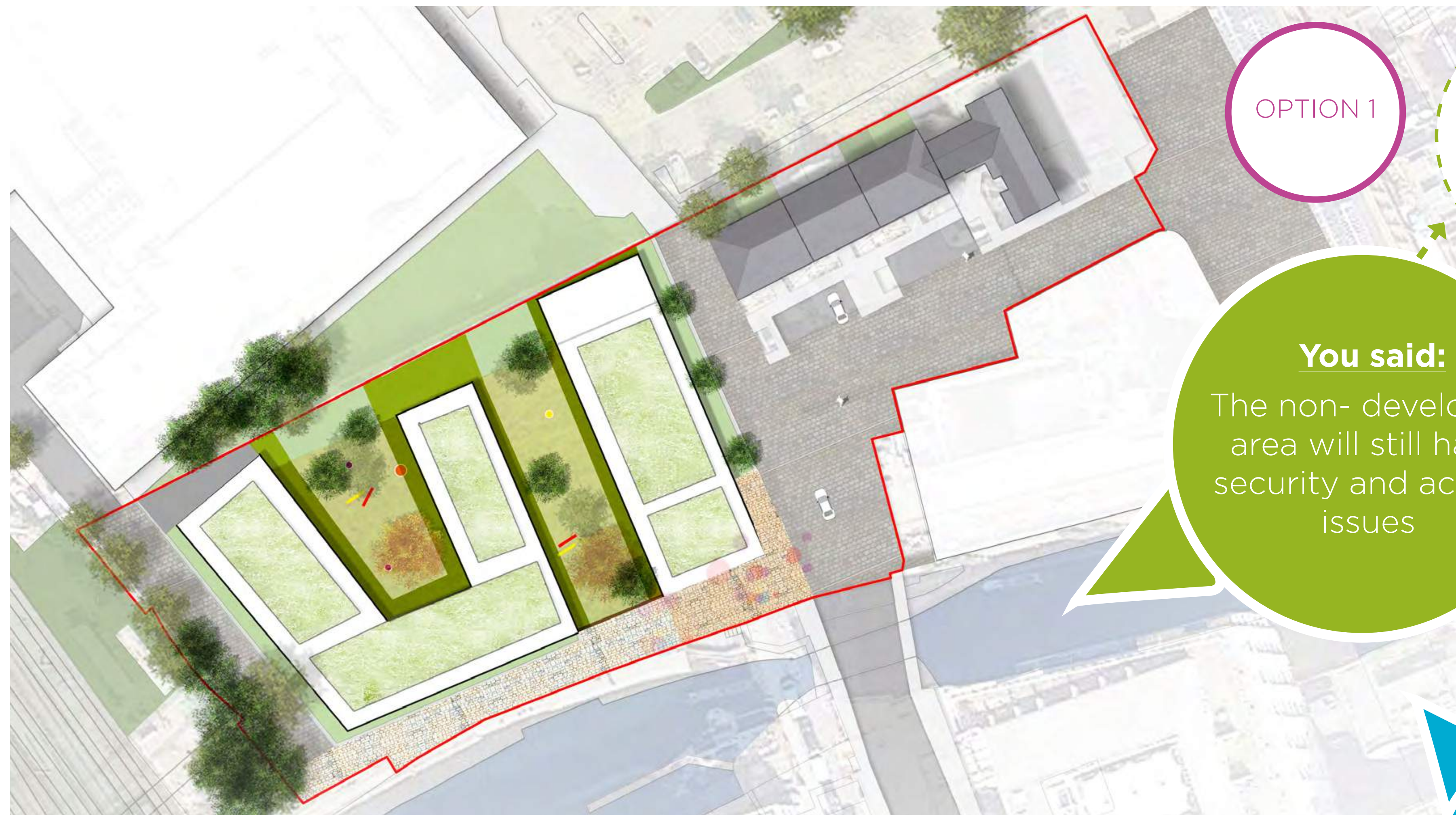


JUNIPER CRESCENT OPTION 2 - STRATEGIES





GILBEYS YARD - INDICATIVE ILLUSTRATIVE MASTERPLAN



**We did:**

Propose surveillance cameras, better lit areas and secured access where possible

**You said:**

The non- developed area will still have security and access issues

**You said:**

Parking spaces should be carefully considered



**OPTION 2**

**We did:**

Minimise the impact on existing parking and provide the same number of parking spaces. podiums will be also considered in the new homes

**You said:**

Residents to stay in the neighbourhood while new homes are being built

**We did:**

If a resident has to temporarily move to allow work to be completed, we will find a suitable alternative property as close as possible to their current home

PLEASE  
ADD YOUR  
COMMENTS

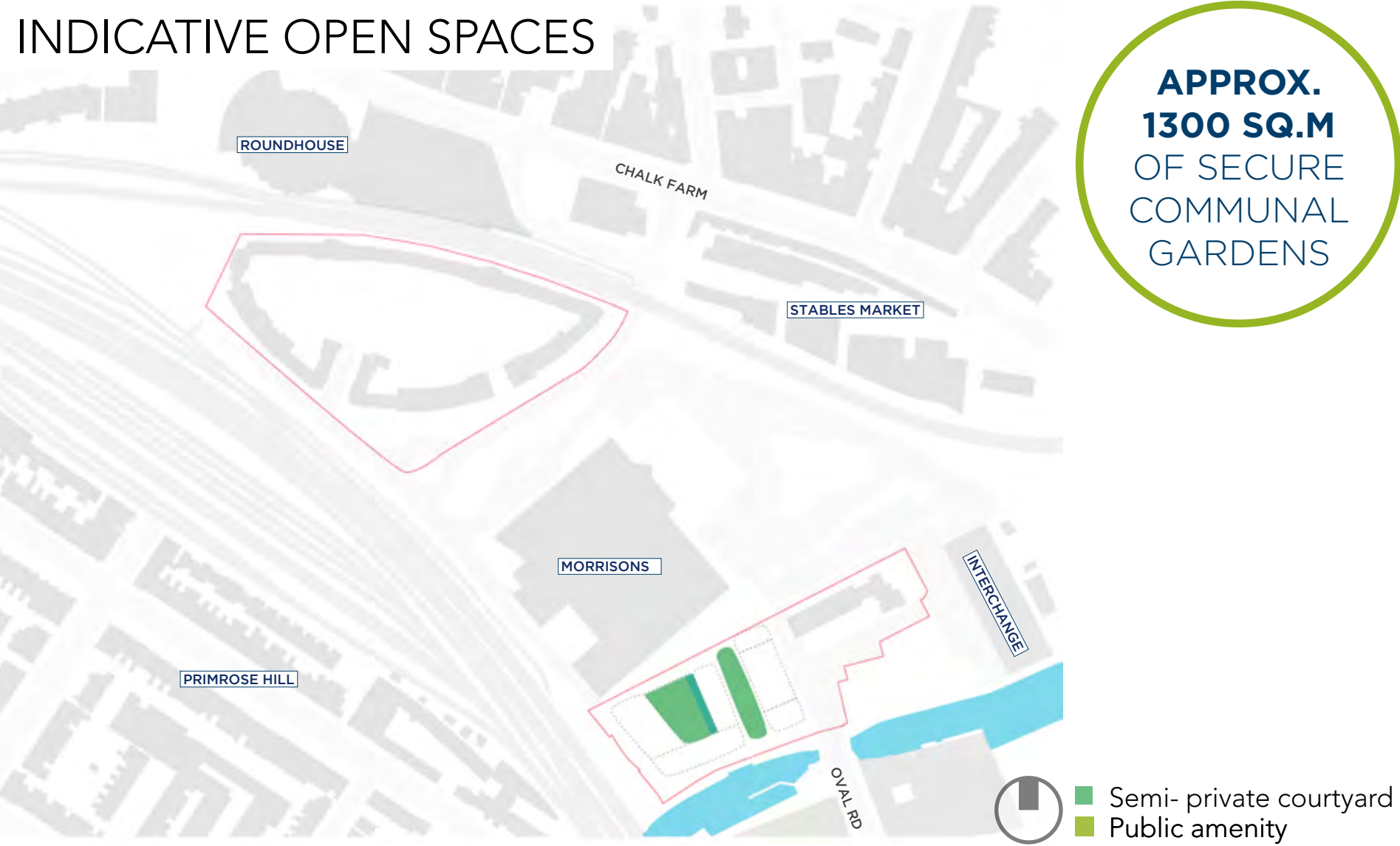


GILBEYS YARD OPTION 1 - STRATEGIES

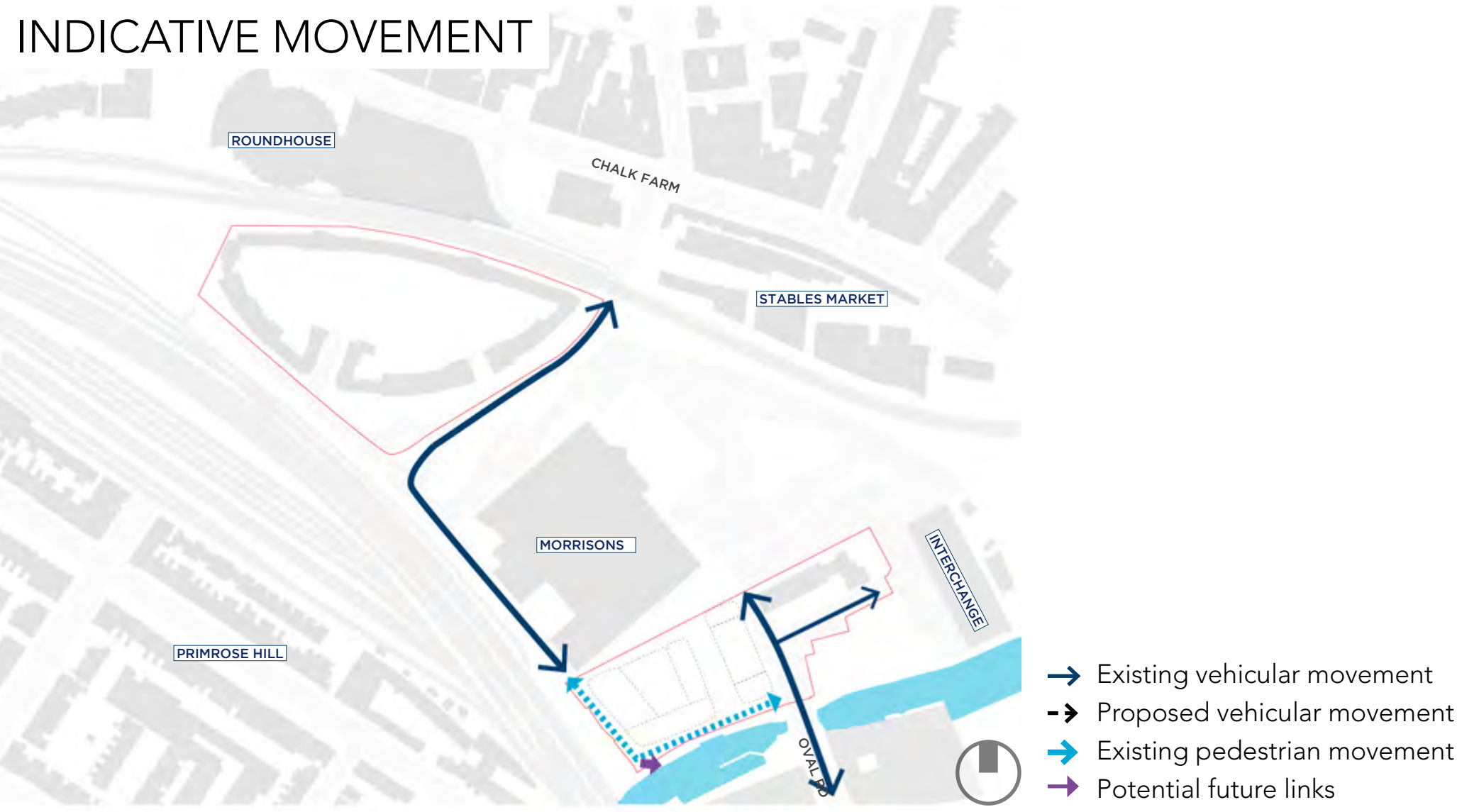
INDICATIVE HEIGHTS



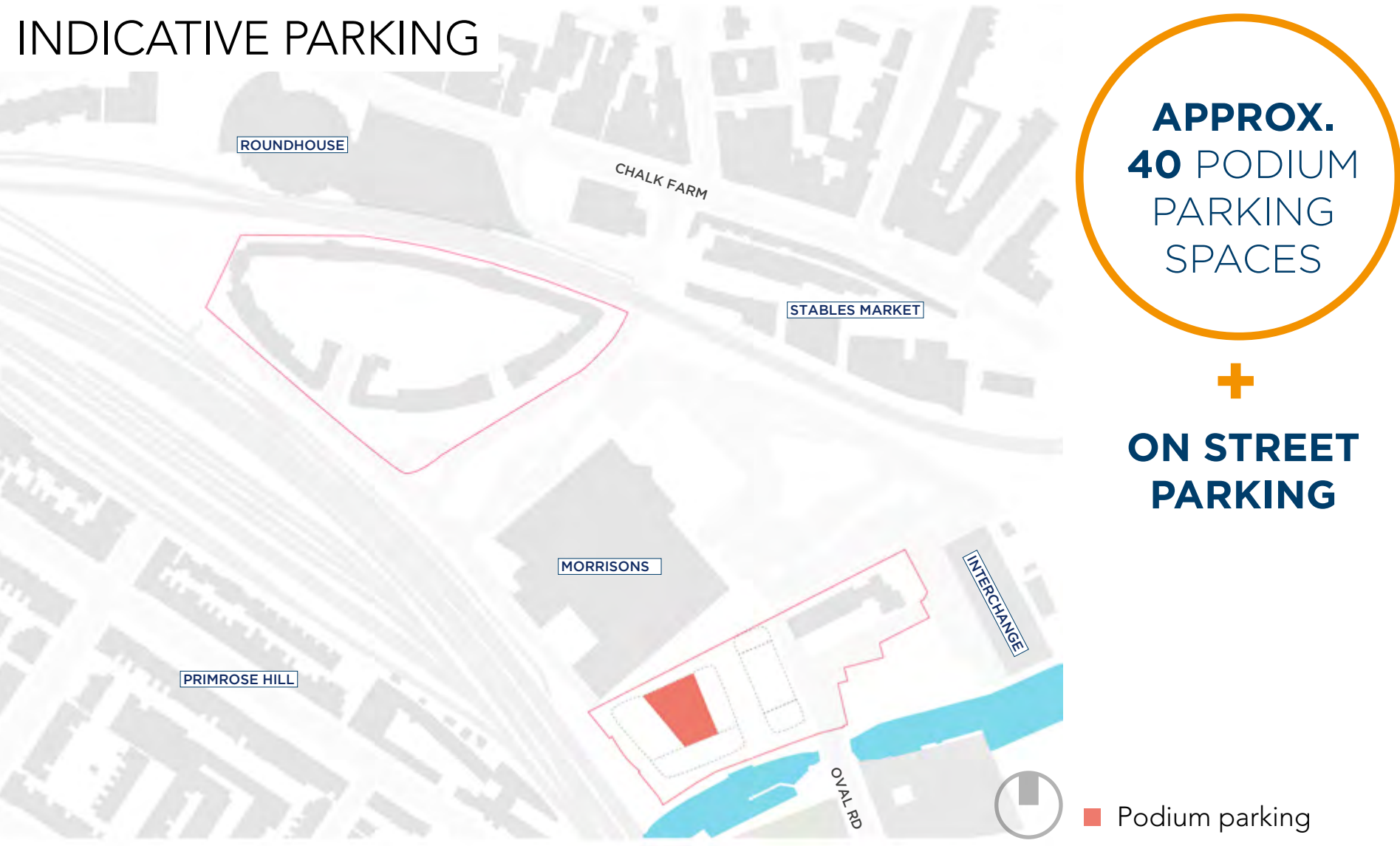
INDICATIVE OPEN SPACES



INDICATIVE MOVEMENT



INDICATIVE PARKING

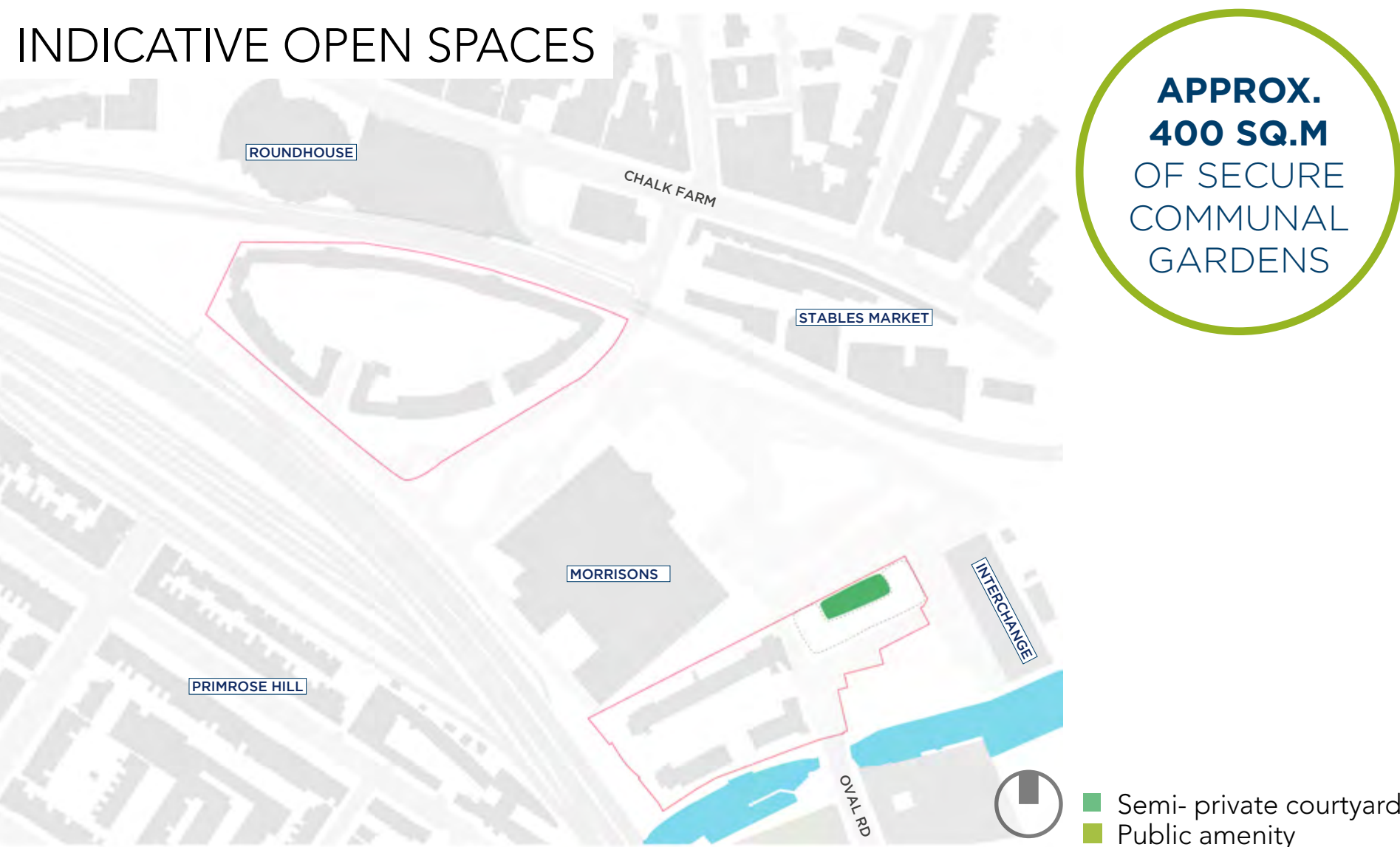


GILBEYS YARD OPTION 2 - STRATEGIES

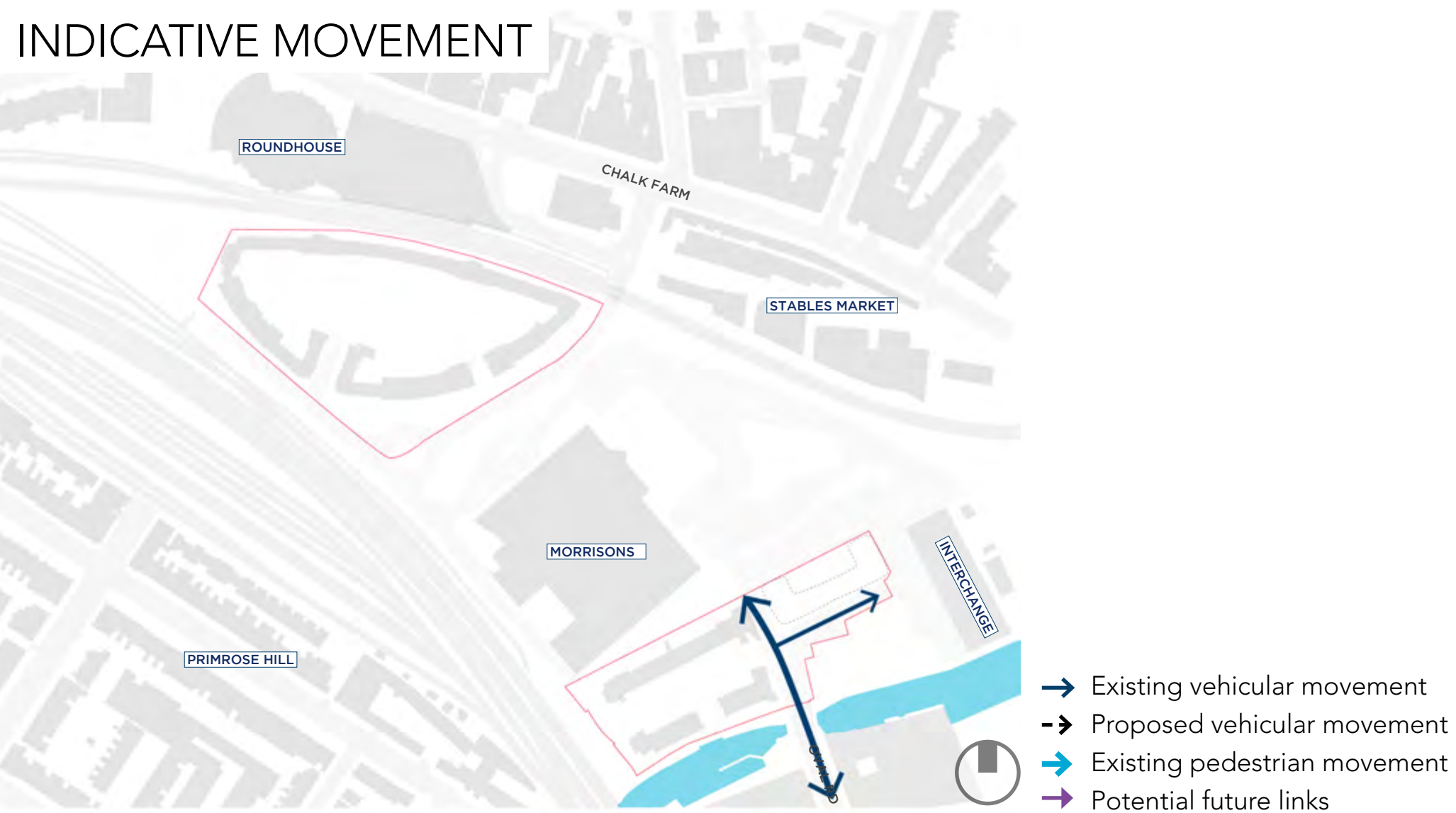
INDICATIVE HEIGHTS



INDICATIVE OPEN SPACES



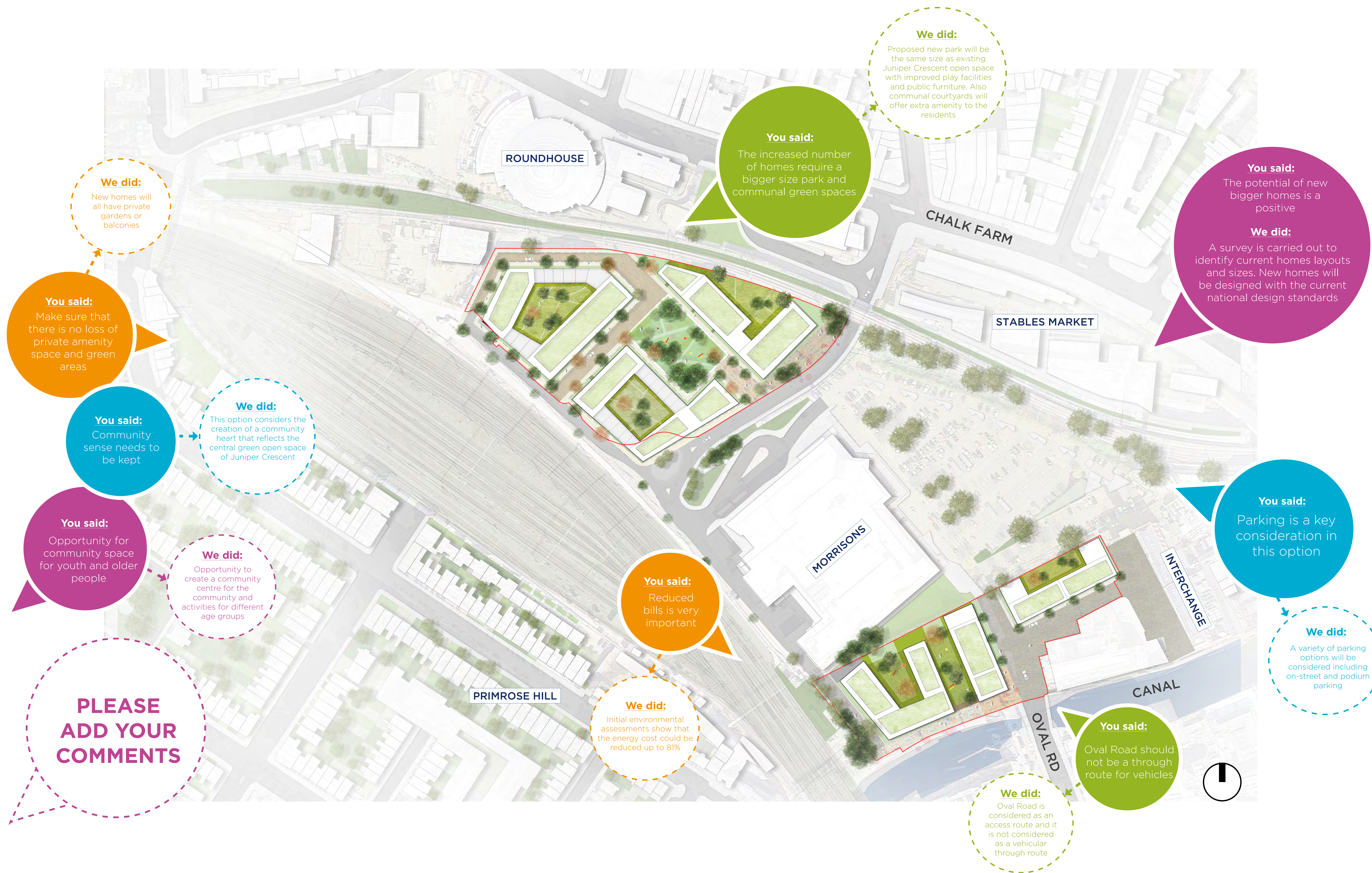
INDICATIVE MOVEMENT



INDICATIVE PARKING

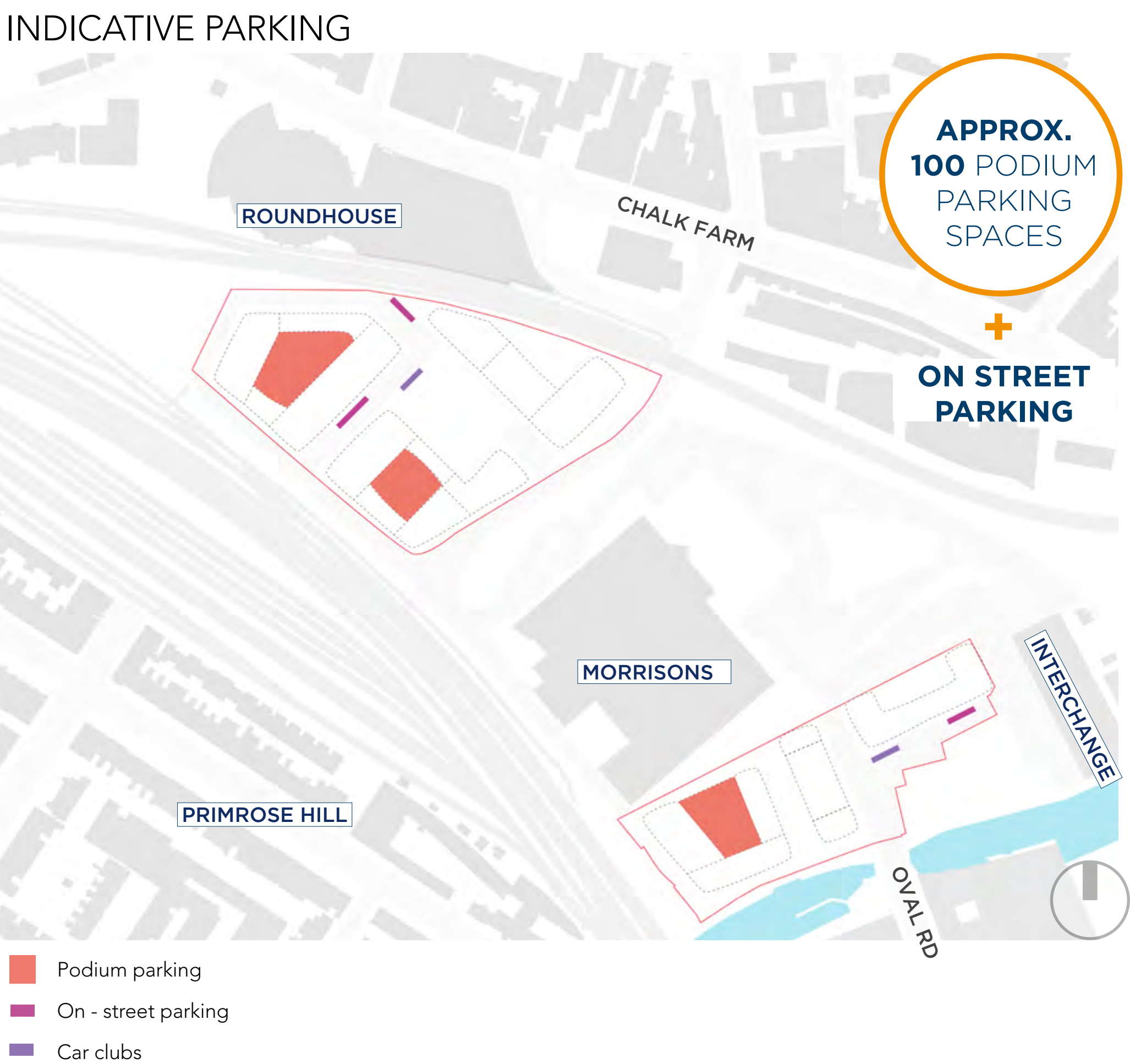
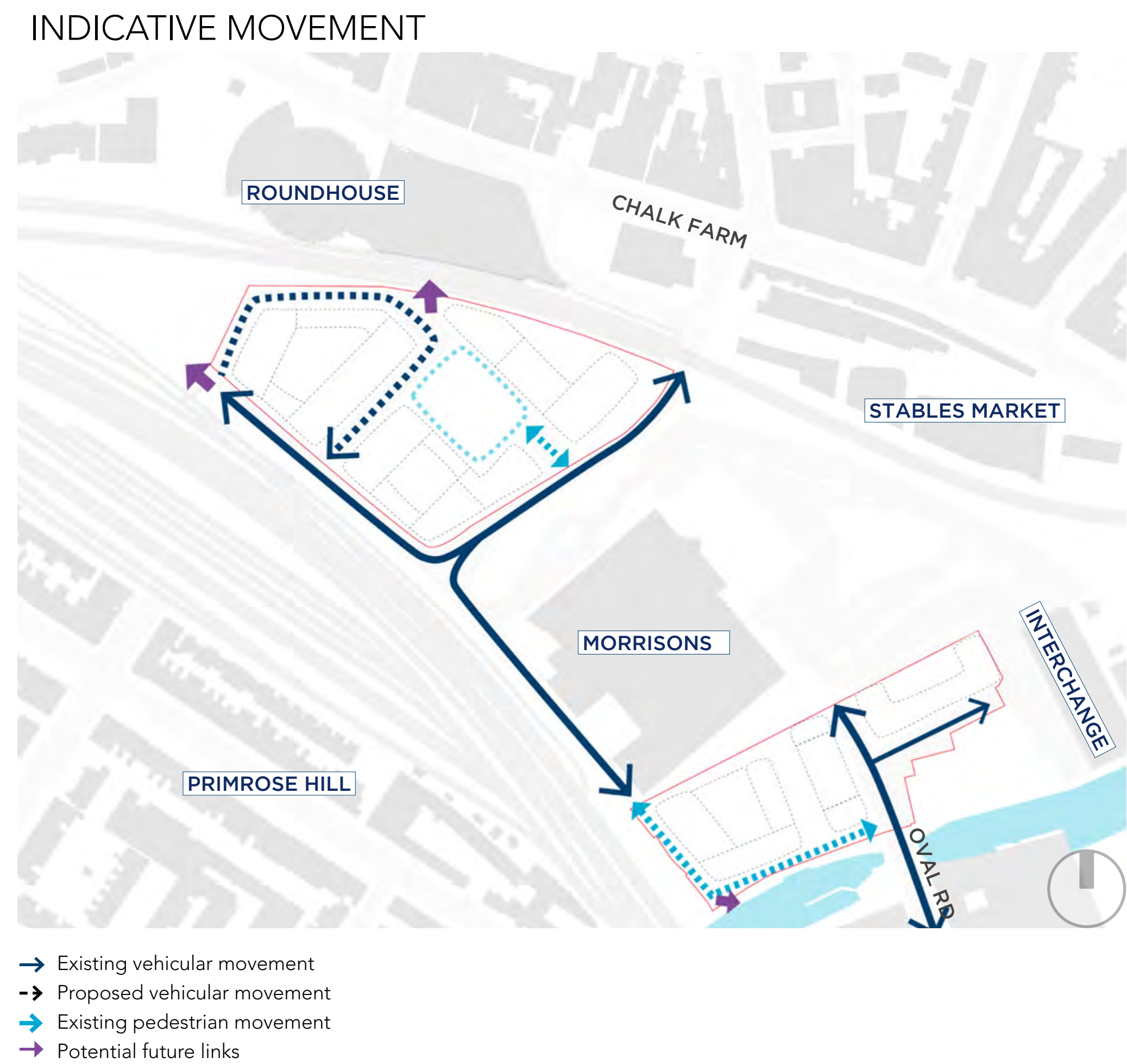
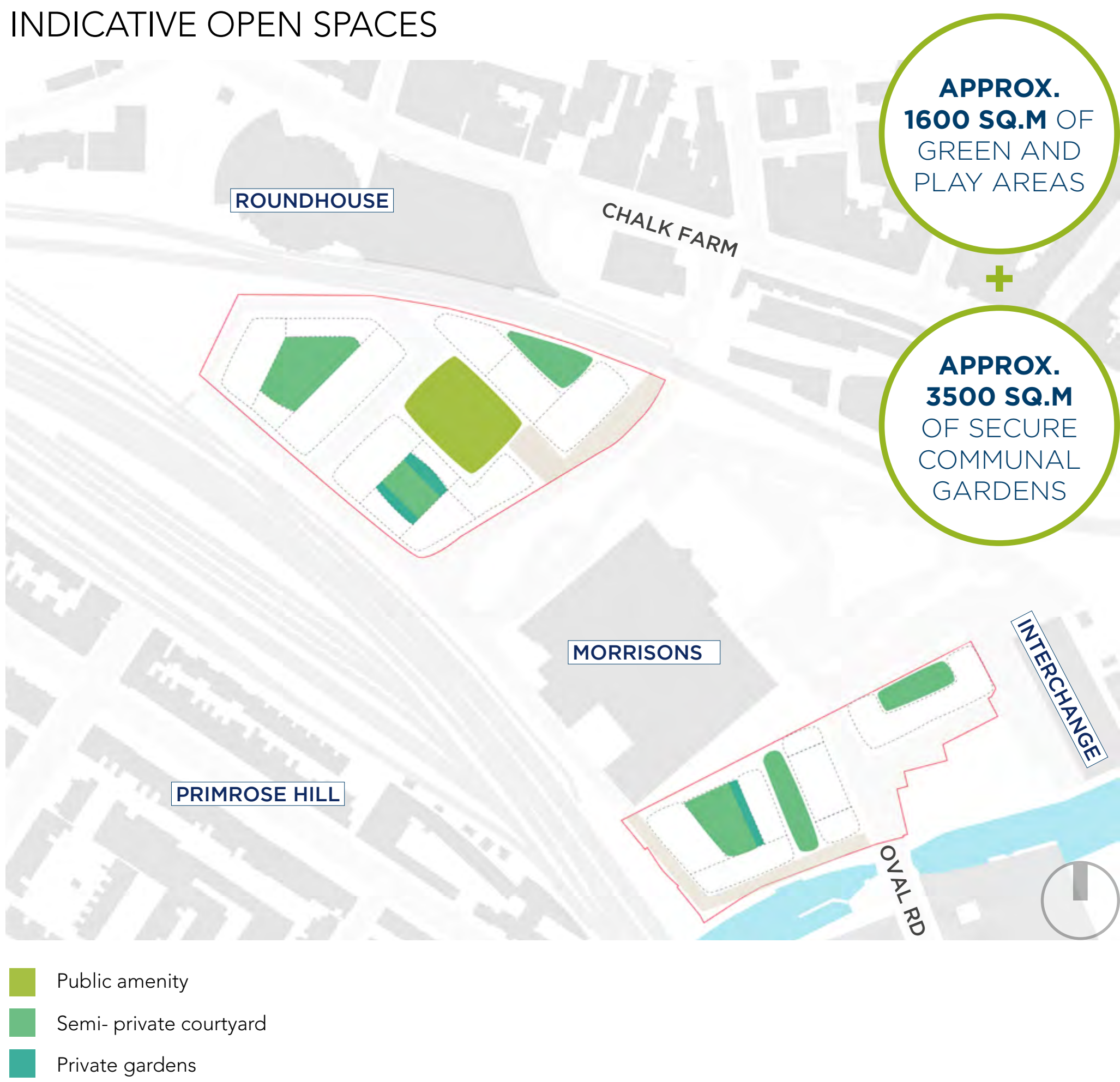
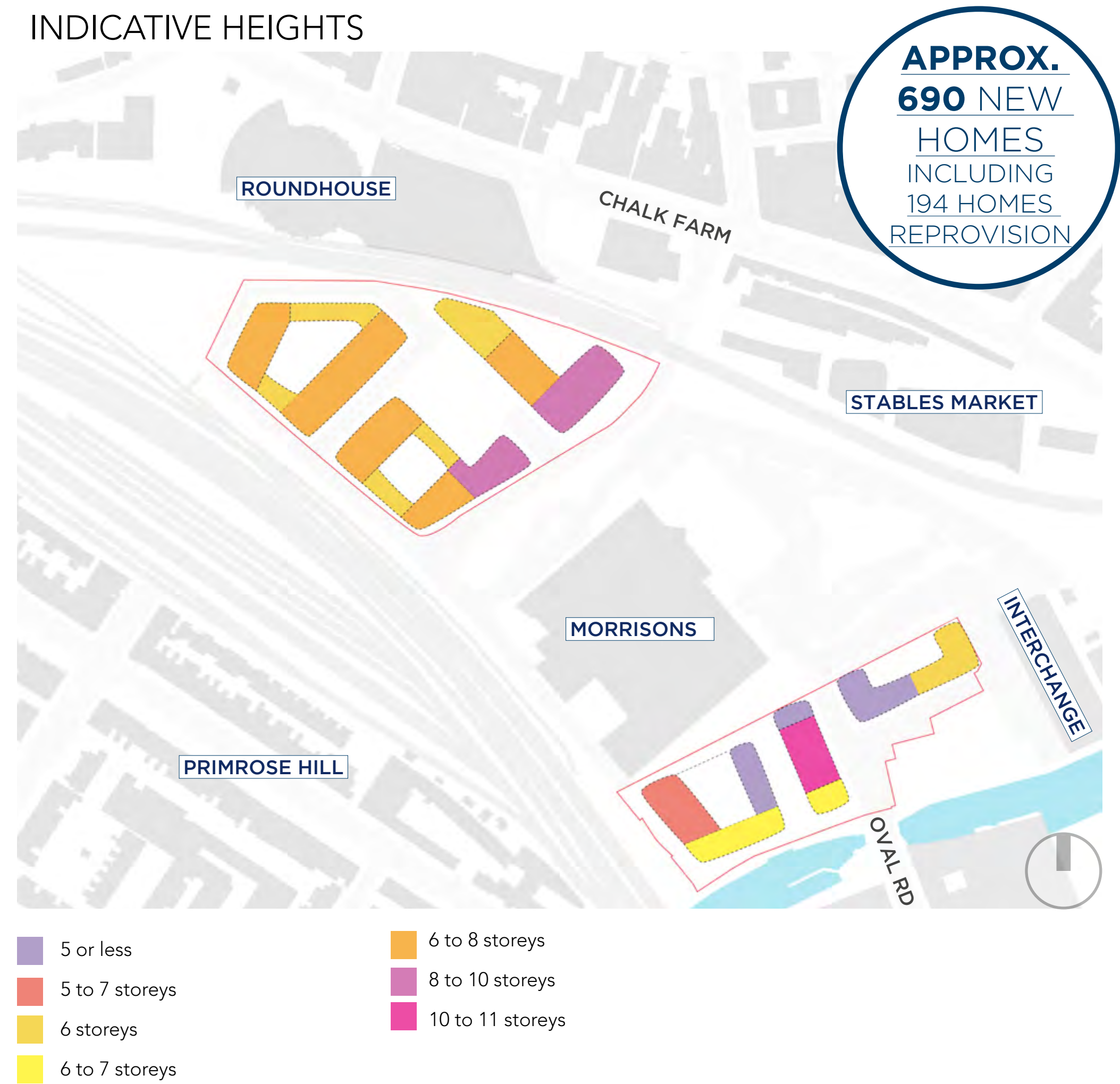








FULL REDEVELOPMENT - STRATEGIES





OVERVIEW

OPTION 1 - NO CHANGE

- Additional homes: **0**
- Programme: **0 years**
- Employment opportunities: **No**
- Need to Move: **No**
- Open space improvements: **None**

OPTION 2- OPEN SPACE

- Additional homes: **0**
- Programme: **6 months**
- Employment opportunities: **Low**
- Need to Move: **No**
- Open space improvements: **Limited**

OPTION 3 - REFURBISHMENT

- Additional homes: **0**
- Programme: **1-2 years**
- Employment opportunities: **Low**
- Need to Move: **Maybe**
- Open space improvements: **Limited**

OPTION 4 - INFILL NEW HOMES

- Additional homes: **10-24**
- Programme: **1 year**
- Employment opportunities: **Low**
- Need to Move: **No**
- Open space improvements: **None**

OPTION 5 - PARTIAL REDEVELOPMENT

- Additional homes: **49-342**
- Programme: **2-3 years**
- Employment opportunities: **Medium**
- Need to Move: **Maybe**
- Open space improvements: **None**

OPTION 6 - FULL REDEVELOPMENT

- New homes: **Approx. 690**
- Programme: **4-5 years**
- Employment opportunities: **High**
- Need to Move: **Yes**
- Open space improvements: **Comprehensive**

FINANCIAL OUTPUT

- Income is unchanged as rents remain the same and there are no additional homes
- Maintenance works can continue as "business as usual"

- Income is unchanged as rents remain the same and there are no additional homes
- More limited environmental improvement works may be viable
- As there is no additional income, there are unlikely to be funds to pay for the more costly works

- Income is unchanged as rents remain the same and there are no additional homes
- The more limited refurbishment options may be viable
- As there is no additional income, there are unlikely to be funds to pay for the more costly refurbishment options

- Rents for existing homes unchanged but additional revenue associated with new infill homes
- Infill development is more costly than larger scale works so generates more limited funds to pay for other refurbishment / environmental improvement works

- Rents for existing and replacement homes unchanged but additional revenue associated with new homes
- Income from sale of new private homes can cross subsidise refurbishment and environmental improvements to existing estates

- Rents for existing and replacement homes unchanged but additional revenue associated with new homes
- Income from sale of new private homes can fund the replacement homes and the new play spaces, parking, cycle parking etc

ECONOMIC OUTPUT

- No new permanent jobs created
- No new commercial facilities
- No new employment opportunities

- No new permanent jobs created
- No new commercial facilities
- Small scale employment opportunities for local people as part of the construction works

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- No new permanent jobs created
- No new commercial facilities
- Small scale employment opportunities for local people as part of the construction works

- Some new permanent jobs created from partial redevelopment
- Potential for new commercial facilities and additional revenue
- Local employment opportunities during the construction works

- New permanent jobs created from full redevelopment
- New commercial facilities and additional revenue generated
- Local employment opportunities during the construction works

SOCIAL OUTPUT

- Some objectives met eg. no loss of affordable floorspace and minimised disruption
- Does not provide any new homes or improvements to existing homes
- No environmental or accessibility improvements

- Some objectives met eg. no loss of affordable floorspace and minimised disruption
- Does not provide any new homes or improvements to existing homes
- Improved open space and security within existing estates

- Some objectives met eg. no loss of affordable floorspace and minimised disruption
- Does not provide any new homes or improvements to existing homes
- Some improvements to energy efficiency, security and environment

- Some new homes created
- Some disruption to local residents
- Potential impacts on daylight/sunlight and privacy
- Loss of open space and child playspace

- New homes created on part of the site including reprovion of homes to be demolished
- Improved open space
- Improved private amenity space for those homes reprovided
- Improved choice of homes to meet residents' needs
- Limited or no new affordable housing

- Significant amount of new homes created to meet local needs
- Improved open space
- Improved private amenity space
- Improved choice of homes to meet residents needs
- Improved accessibility to the surrounding area
- Additional new affordable homes

DELIVERABILITY

- No disruption to existing residents
- No new works are undertaken so there are no barriers to delivery

- Minimal disruption to residents eg. temporary loss of open space while this is improved
- Can be delivered in a short period of time.
- Lack of funding to deliver more extensive environmental works may render these unviable

- Some disruption to residents, especially if extensive refurbishment involves the need for residents to move out temporarily
- May be able to be delivered quickly if minimal refurbishment, more extensive refurbishment would take a number of months or years to deliver
- Lack of funding to deliver refurbishment may make this option unviable

- Some disruption to local residents
- Concern over daylight/sunlight and privacy
- Development programme of c.1 year following grant of planning permission.
- Potentially not acceptable under the Council's planning policies given impact on surrounding properties

- Some disruption to residents whilst new homes are built
- Some residents would need to move temporarily to allow the works
- Development programme would take 2-3 years to deliver following planning consent dependent on the type of partial redevelopment

- Disruption to residents whilst new homes are built
- Likely need to move some residents away from the estates to nearby properties temporarily
- Development programme would take c. 5-6 years to deliver following planning consent