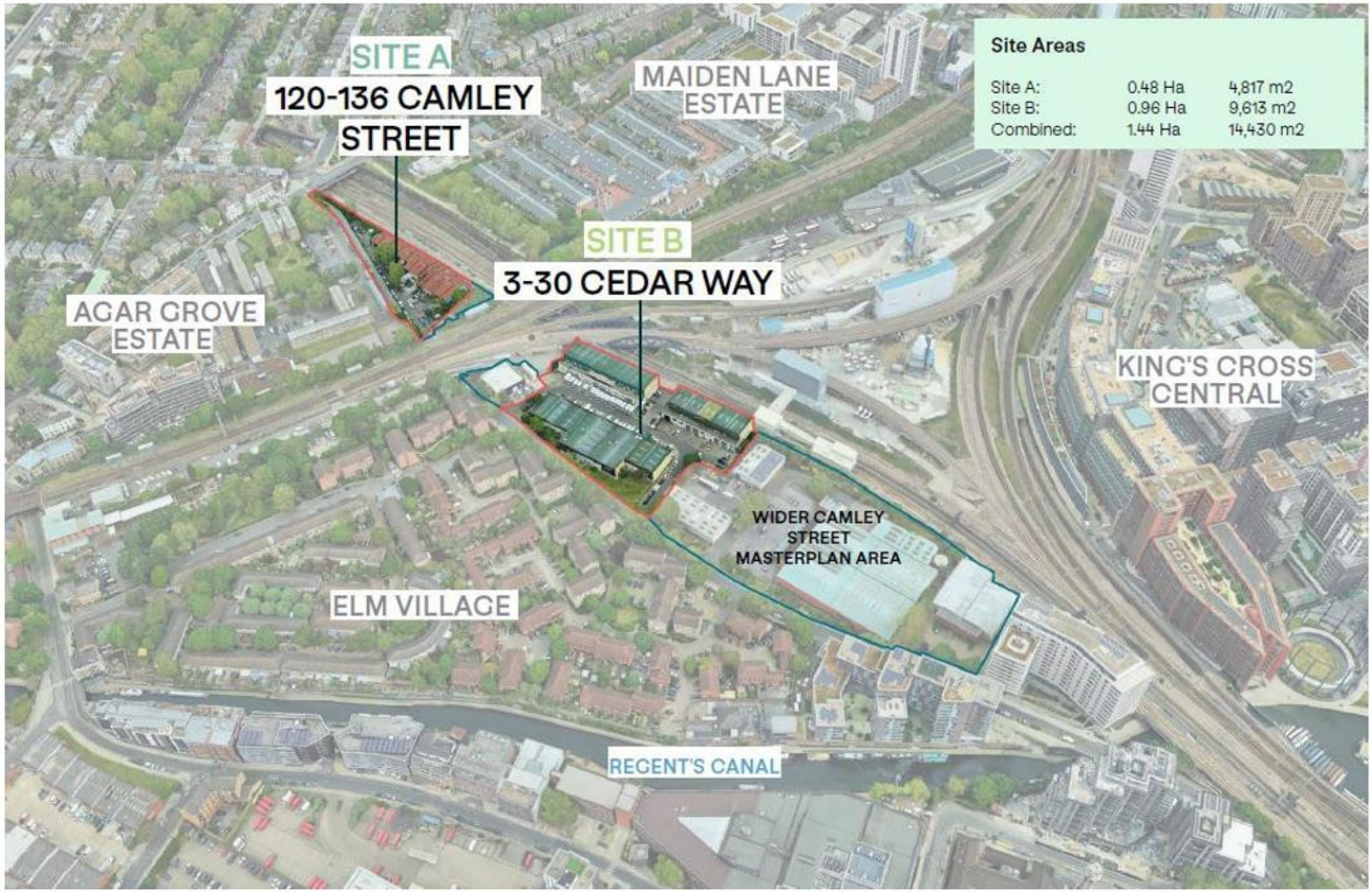
Development Management Forum

Camley Street



Existing Site A (North)

1 Agar Grove & Wrotham Road (Site A arrival)

2 Existing cycle and pedestrian footpath with boundary wall

3 Existing business units & existing trees

4 Railbridge access from Camley Street

Existing Site B (South)

5 Cedar Way Estate approach heading south along Camley Street

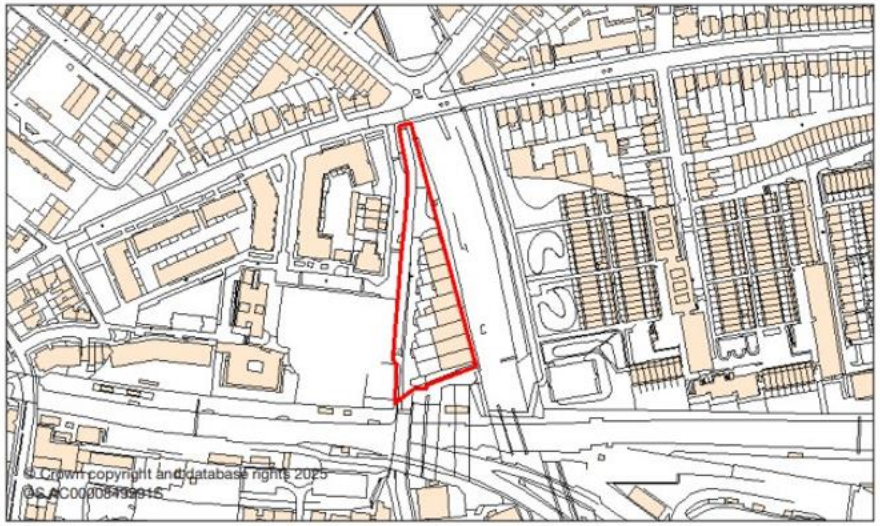
6 View of the existing Cedar Way Estate

7 Eastern boundary with Railway

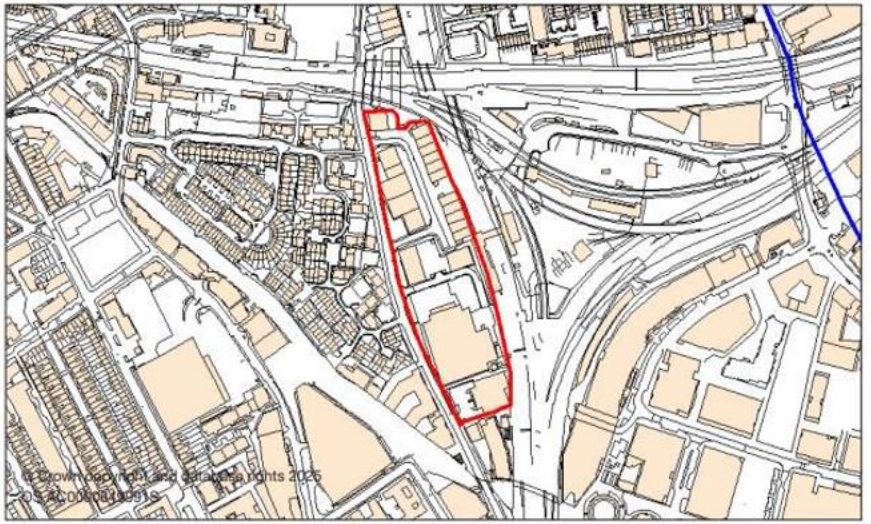
8 Cedar Way Estate Entrance heading north on Camley Street

Emerging Site Allocations

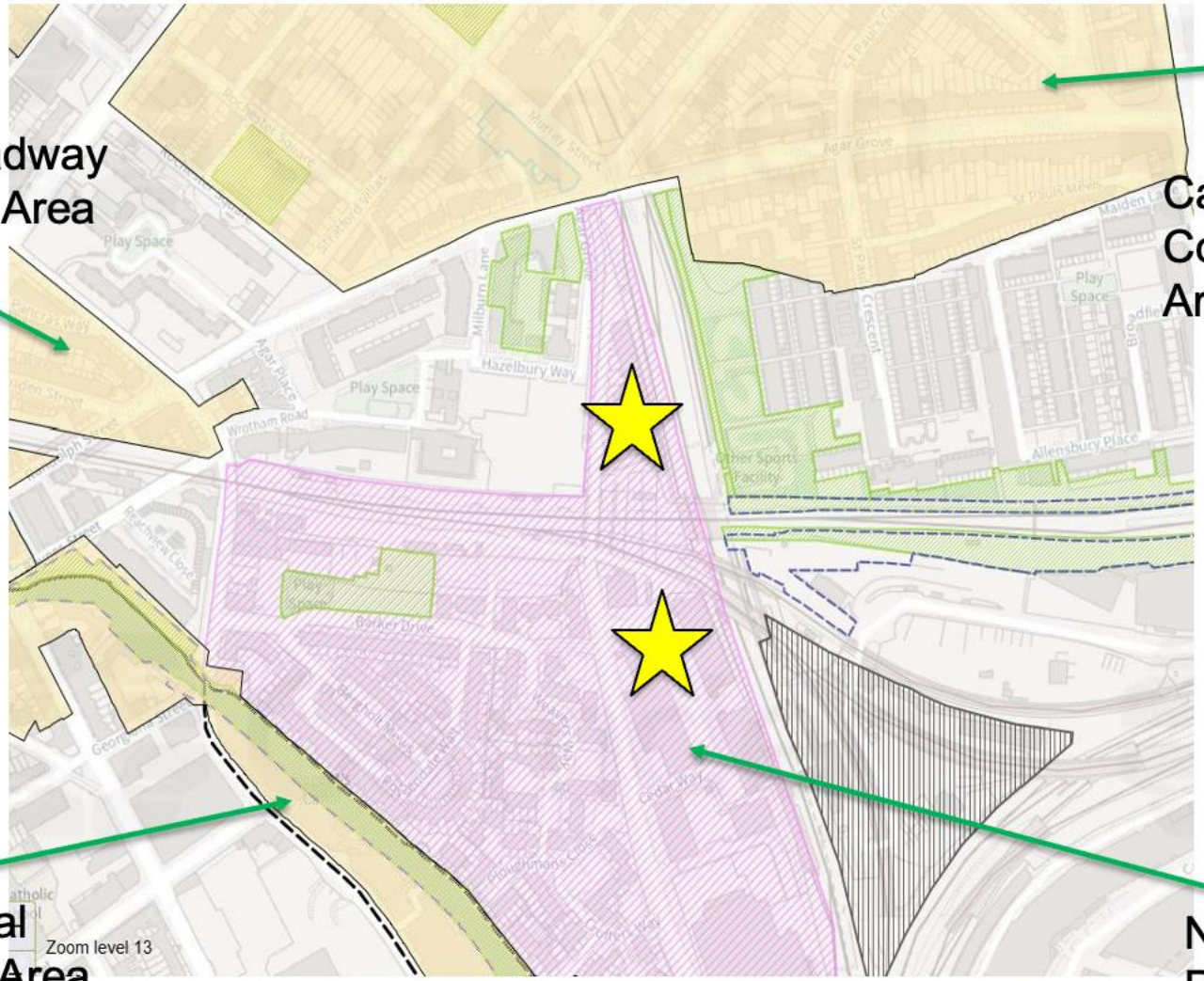
Allocation S5



Allocation S6



Key Local Policy Designations



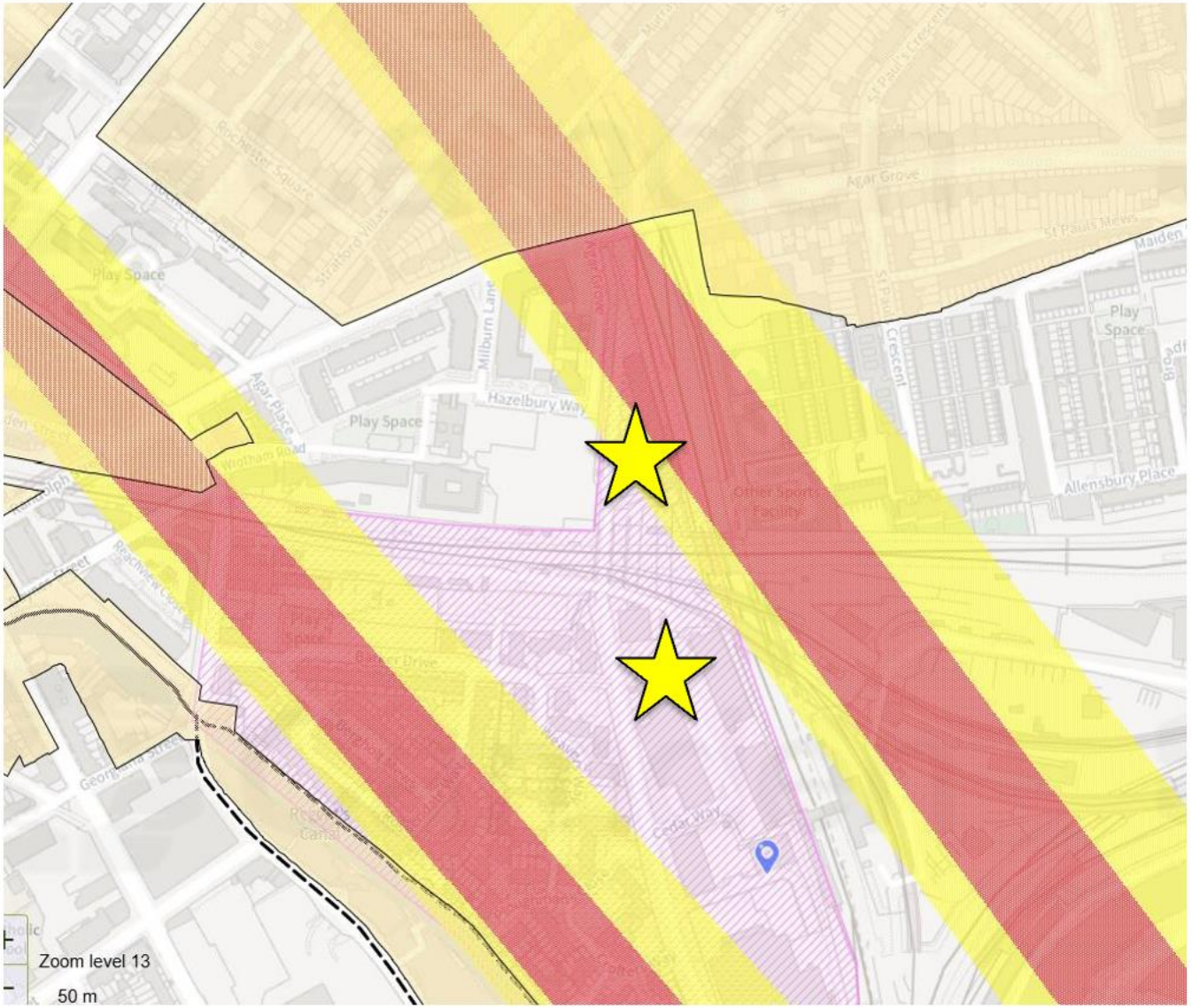
Camden Broadway Conservation Area

Camden Square Conservation Area

Regent's Canal Conservation Area

Neighbourhood Plan Area

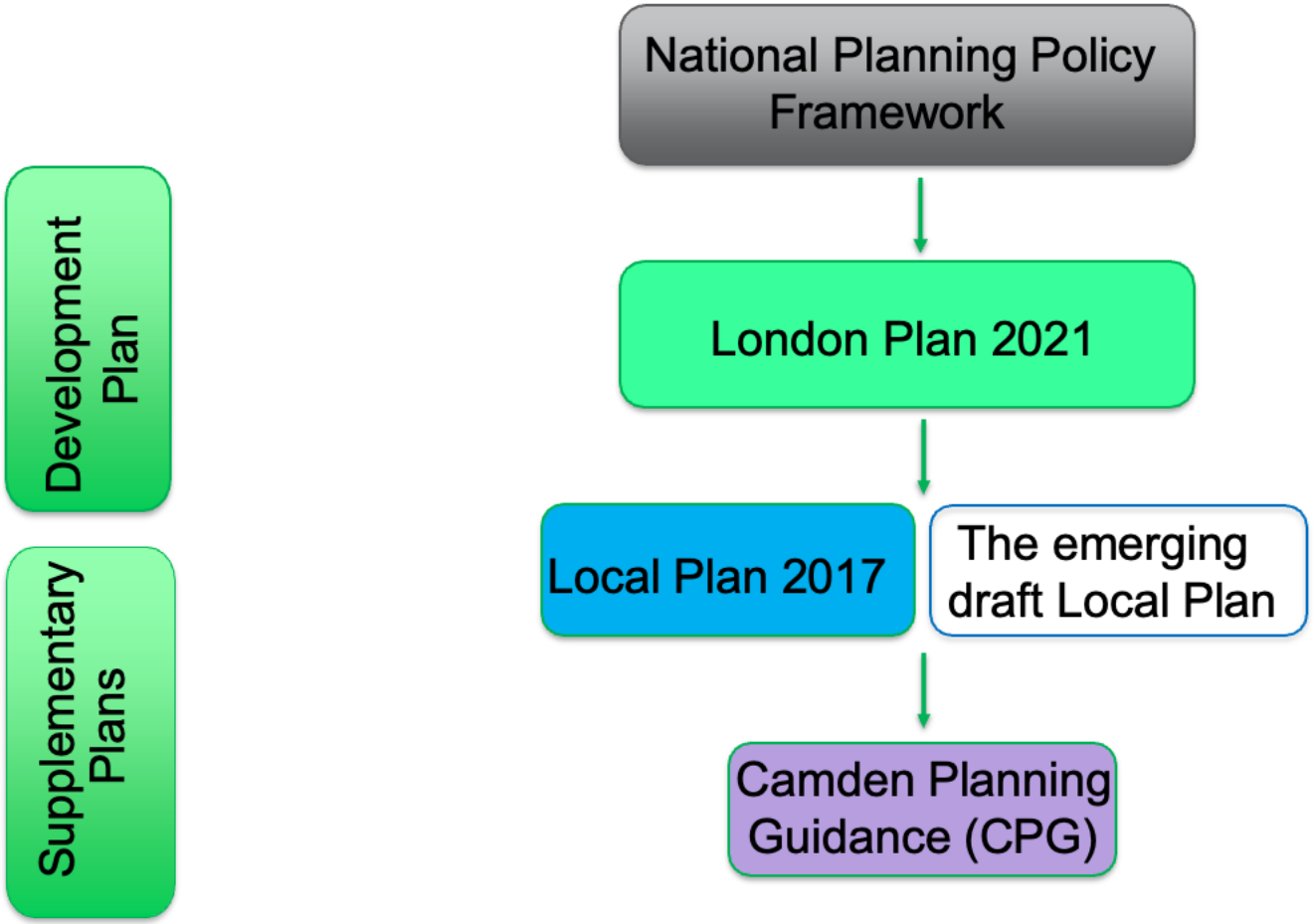
Strategic Views



Proposal

- Demolition of all buildings and structures on site
- Site A:
  - Three new buildings of 10, 10 and 15 storeys
  - 119 homes (all social rent)
  - Approx. 2,100sqm of affordable studio and workshop space
- Site B:
  - Three new buildings of 10, 13 and 31 storeys
  - 282 homes (203 private sale and 79 intermediate rent)
  - Approx. 28,600sqm of life science, light industrial and commercial space
- Public realm and landscaping improvements provided across both sites

Planning Decision Making Framework



Main Planning Considerations

- **Land use** (provision of housing, affordable housing, commercial and community uses, site allocation requirements)
- **Design and heritage** (building height and massing, townscape and views, impact on
local heritage, architecture, residential quality, microclimate)
- **Neighbouring amenity** (day/sunlight, outlook, privacy, overshadowing, noise, air quality, construction management)
- **Energy and sustainability** (carbon reduction, energy efficiency, flooding)
- **Transport impacts** (construction, car and cycle parking, servicing, street layouts)
- **Community benefits** (employment and training measures, community space management, public realm improvements, long-term engagement)

Camley Street

120-136 Camley Street & 3-30 Cedar Way Estate

CAMDEN DEVELOPMENT FORUM

21st July 2025

Camden ballymore. Lateral FeildenCleggBradleyStudios MORRIS+COMPANY SPACEHUB

TEAM & INTRODUCTION

SITE A
120-136 CAMLEY STREET

Camden

SITE B
3-30 CEDAR WAY

ballymore.

Lateral

Masterplan Architect
Feilden Clegg Bradley Studios

Architect
Feilden Clegg Bradley

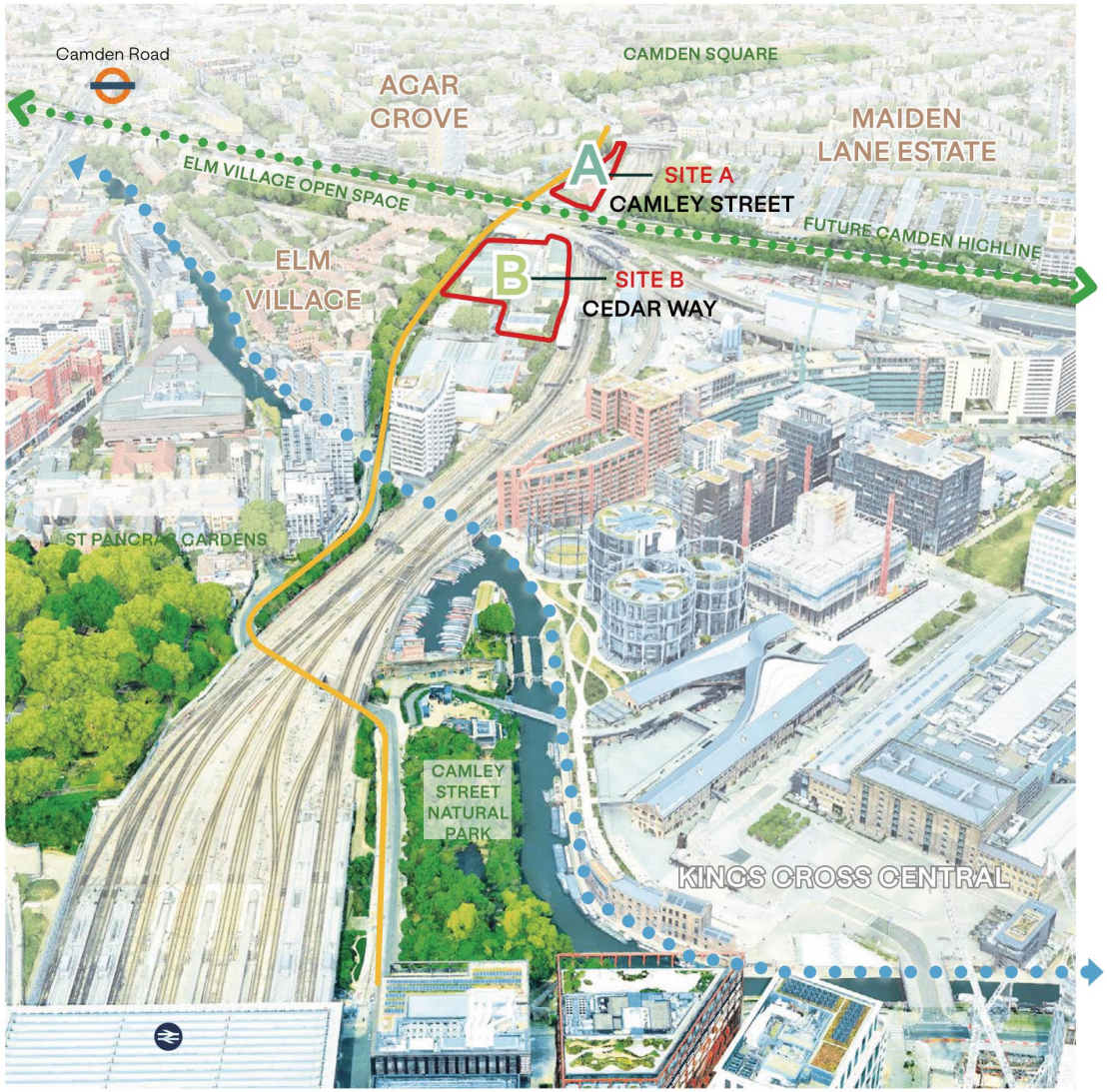
Architect
Morris + Company

Landscape Architect
Spacehub

Masterplan & Site Wide Strategies
Majority of consultants are in common

Site A
Consultant Team

Site B
Consultant Team



CAMLEY STREET VISION & SCHEME BENEFITS

HOMES	• 400 NEW HOMES • 50% AFFORDABLE HOMES
EMPLOYMENT	• NEW EMPLOYMENT IN SCIENCE AND TECHNOLOGY • AFFORDABLE WORKSPACE INCLUDING SPACE FOR CREATIVE MAKERS • PROVIDING 650-1550 NEW JOBS
OPEN SPACE	• NEW LANDSCAPE AND PLAY SPACES • PUBLICLY ACCESSIBLE ROUTES FOR PEDESTRIANS AND CYCLISTS
COMMUNITY	• TWO NEW RETAIL AND CAFE SPACES • 'MIXER-SPACE' A COMMUNITY ACCESSIBLE SPACE • PUBLIC WATER FOUNTAIN • IMPROVED LIGHTING AND BUILDING DESIGN TO PROMOTE SAFETY • SUSTAINABLE FEATURES

ENGAGEMENT & PROJECT TIMELINE

Phase 1 - Options appraisal, discover and define

Phase 2 - Design development, refine and detail

= STEERING GROUP MEETING

PREVIOUS ENGAGEMENT LED BY CAMDEN
2020 - 2024

Steering group, Camley Street festivals, exhibitions, youth council, school workshops and more

Pre-planning engagement - 2025

Phase 2 cont. - Design development, refine and detail

WE ARE HERE

REFLECT
Winter 2024

Preparing engagement plans for collaborative working

REFINE (A)
Winter 2024/25

Setting up project hub, activities to develop the plan and collaboratively test detailed approaches

SHARE (A)
Spring 2025

Gather feedback on key moves in the plan.

REFINE (B)
Spring/Summer 2025

Activities to develop more detail within an agreed plan

SHARE (B)
Summer/Autumn 2025

Gather feedback on planning material

PRESENT
Autumn 2025

Share planning content

PLANNING

Construction build and complete

POST-PLANNING & CONSTRUCTION ENGAGEMENT
Late 2025 - 2030

Construction fair, recruitment fairs, school talks, plus activities focusing on meanwhile and early deliverables to offer value and impact to local people in the short and medium term, whilst building to longer term change.

Post-occupancy

POST-OCCUPANCY ENGAGEMENT
2030/2031

Legacy STEM and STEAM activities, formal partnership structures put in place to embed relationships and local stewardship roles.

SCHEDULE OF ENGAGEMENT ACTIVITIES

6
Youth engagement programmes

19
Tag-ons

8
Drop-in exhibitions

5
School workshops

1
Camden Disability Action Session

16
One-to-ones

2
Online platforms

5
Camley Street Festivals

25
Steering group meetings

5
Underpass artworks

ENGAGEMENT REACH

Headline engagement figures and reach are set out below.

601 from 2020 - 2024
516 in 2025

people reached

230

feedback forms completed

407

themed feedback cards

85

stakeholder emails

31

models made

16

one-to-ones

75

online surveys completed

WHAT WE WERE TOLD WAS IMPORTANT

Landscape, movement, safety & playfulness

- Play provision for all ages
- Biodiversity with greenery and trees
- Improved safety across Camley Street

Community activities, social spaces, shops & cafés

- Cafe and small retail spaces that provide for local people
- Locally or community owned resources
- Affordable and acccessible for all

Employment

- Access to training and education for local people
- Real-life experiences to help understand what science and tech jobs involve

Place management & stewardship

- Community-led events
- Local people are involved in ongoing programming of the new spaces

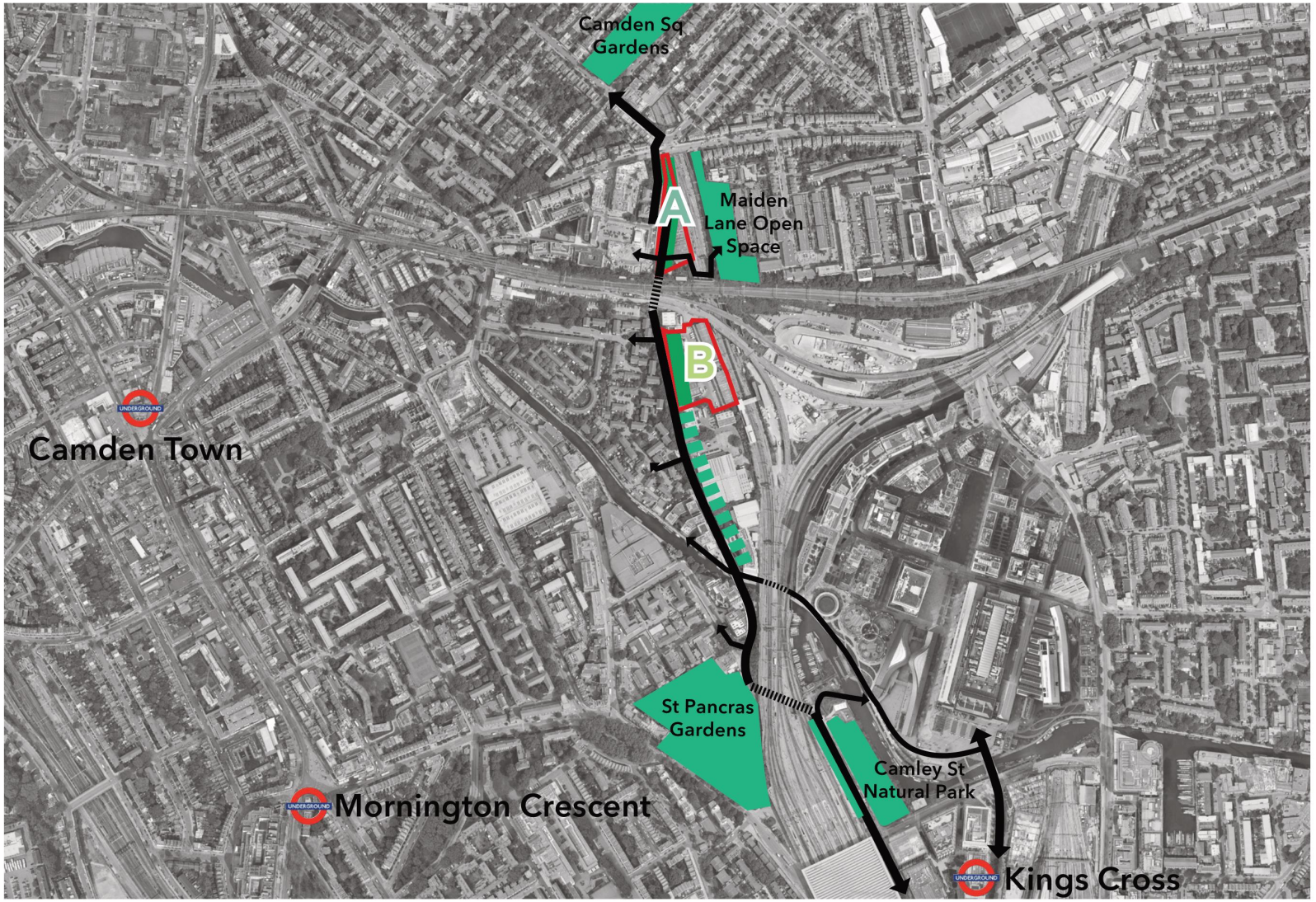
Housing and design

- Focus on maximising affordable housing

Community infrastructure

- Cycle lanes and bicycle parking

CAMLEY STREET



CHARACTER OF CAMLEY STREET

Camley St

Camley St

Camley St

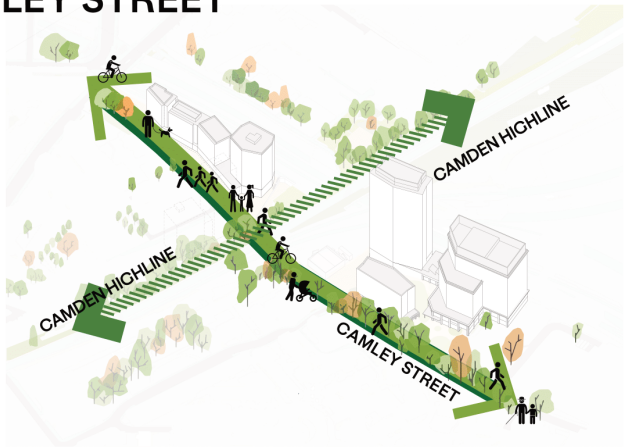
Camley St

Camley St

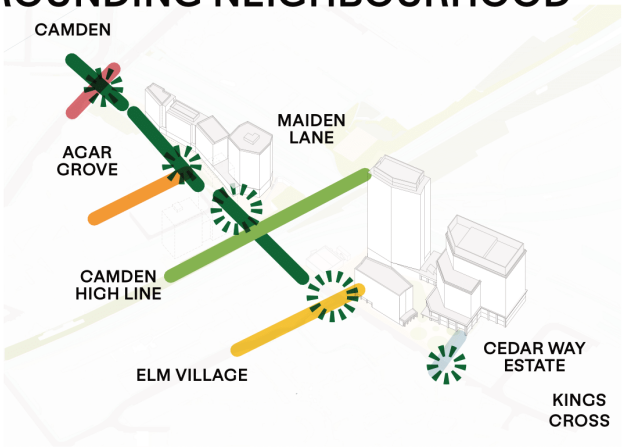
Wrotham Rd

MASTERPLAN CONCEPTS

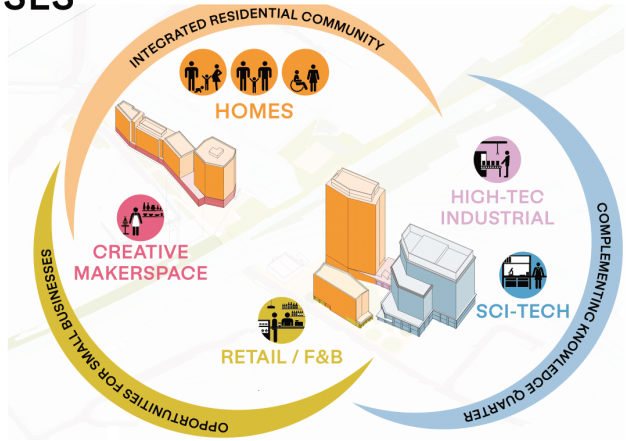
COMPLETE & STITCH CAMLEY STREET



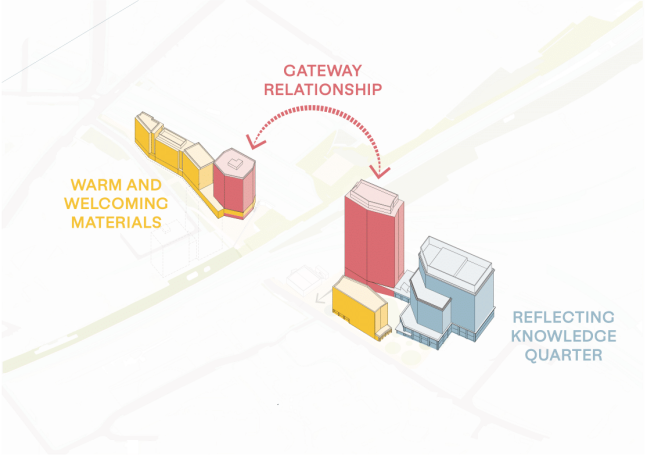
STITCHING BOTH SITES INTO THE SURROUNDING NEIGHBOURHOOD



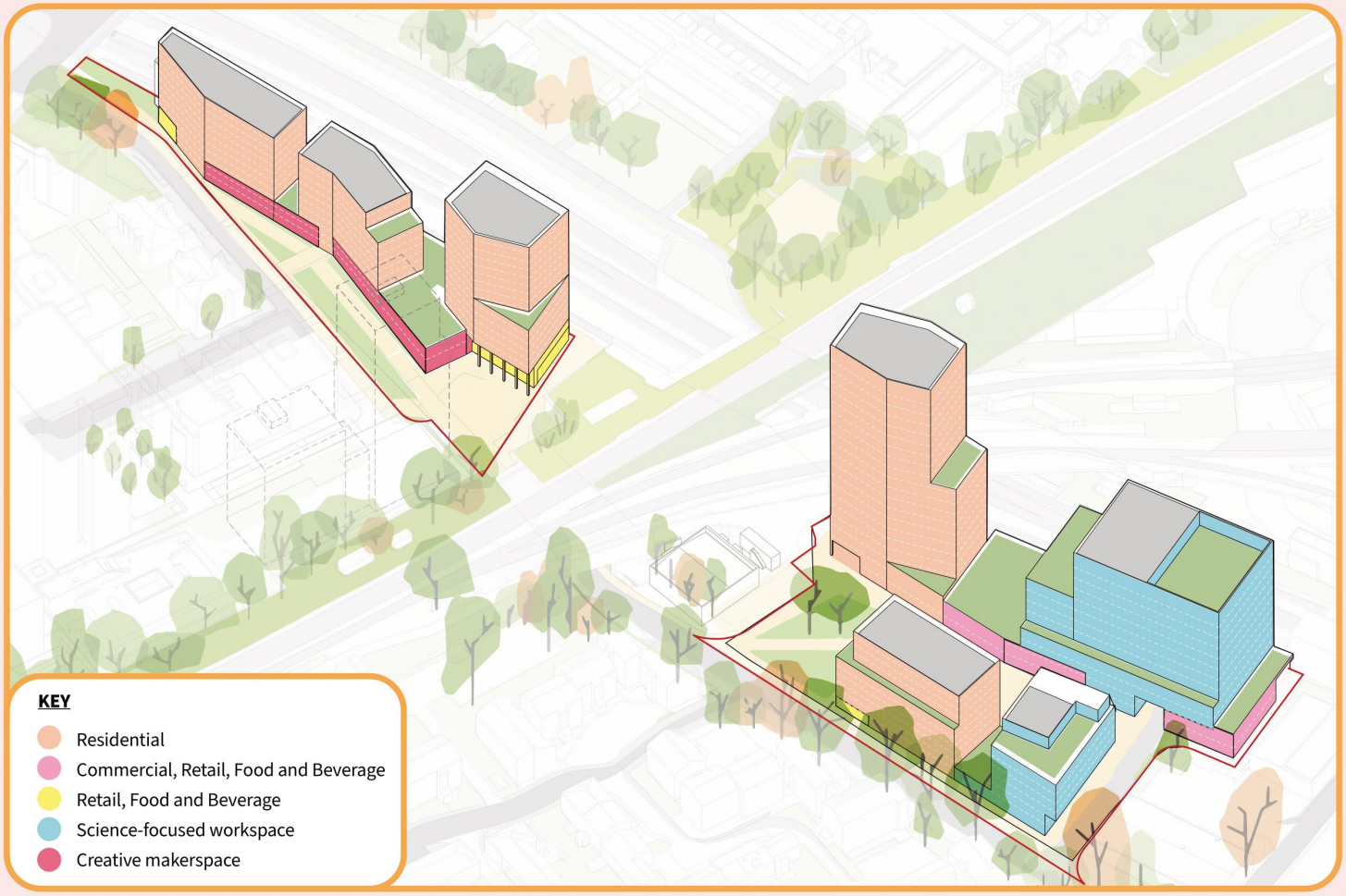
TAILORED DISTRIBUTION OF USES



A FAMILY OF BUILDINGS

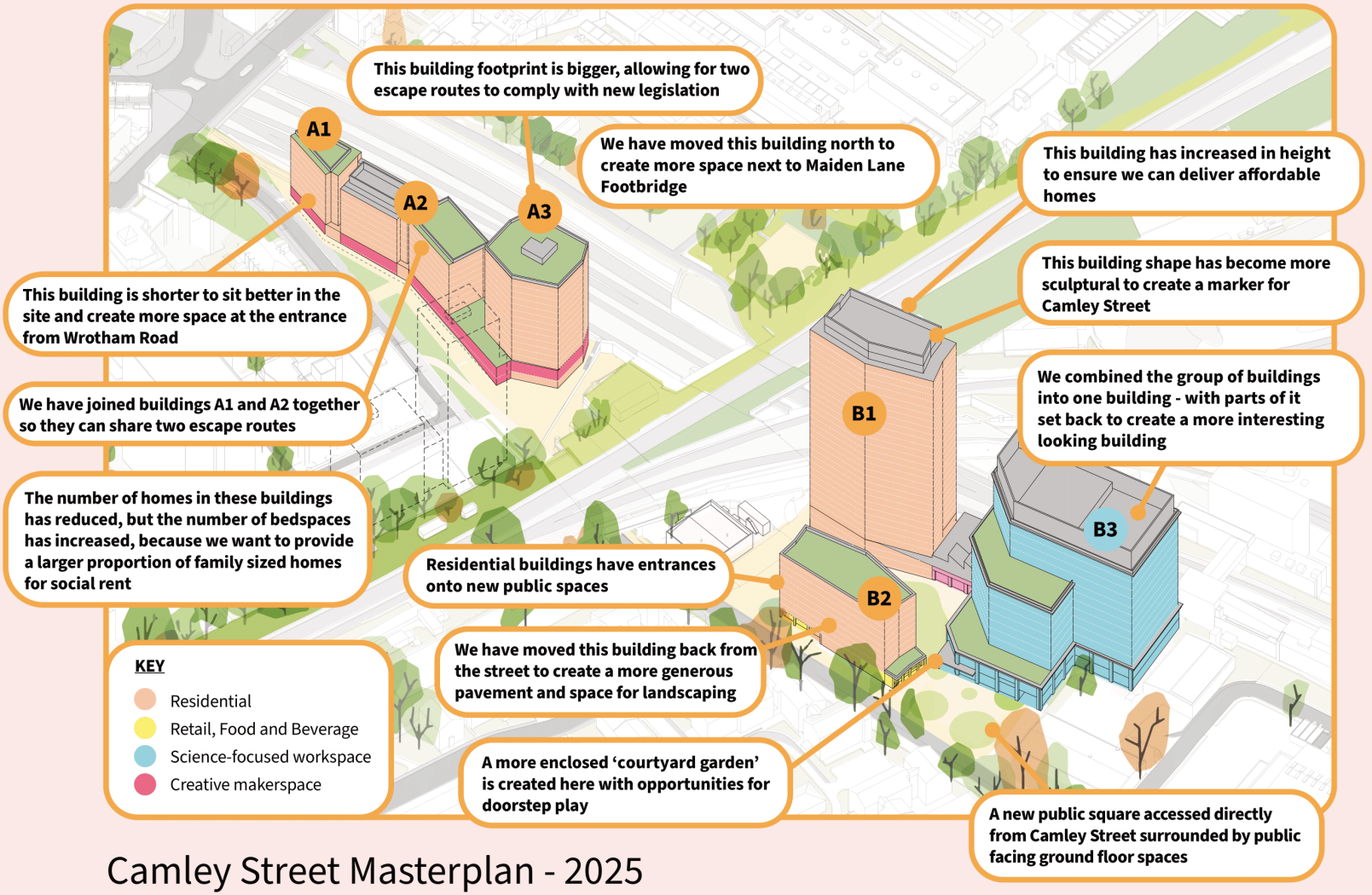


CAMLEY STREET MASTERLAN - 2022



Camley Street Masterplan - 2022

CAMLEY STREET MASTERLAN - CURRENT PROPOSALS



Camley Street Masterplan - 2025

CAMLEY STREET - NEW HOMES

- → 400 new homes
- → 50% affordable homes

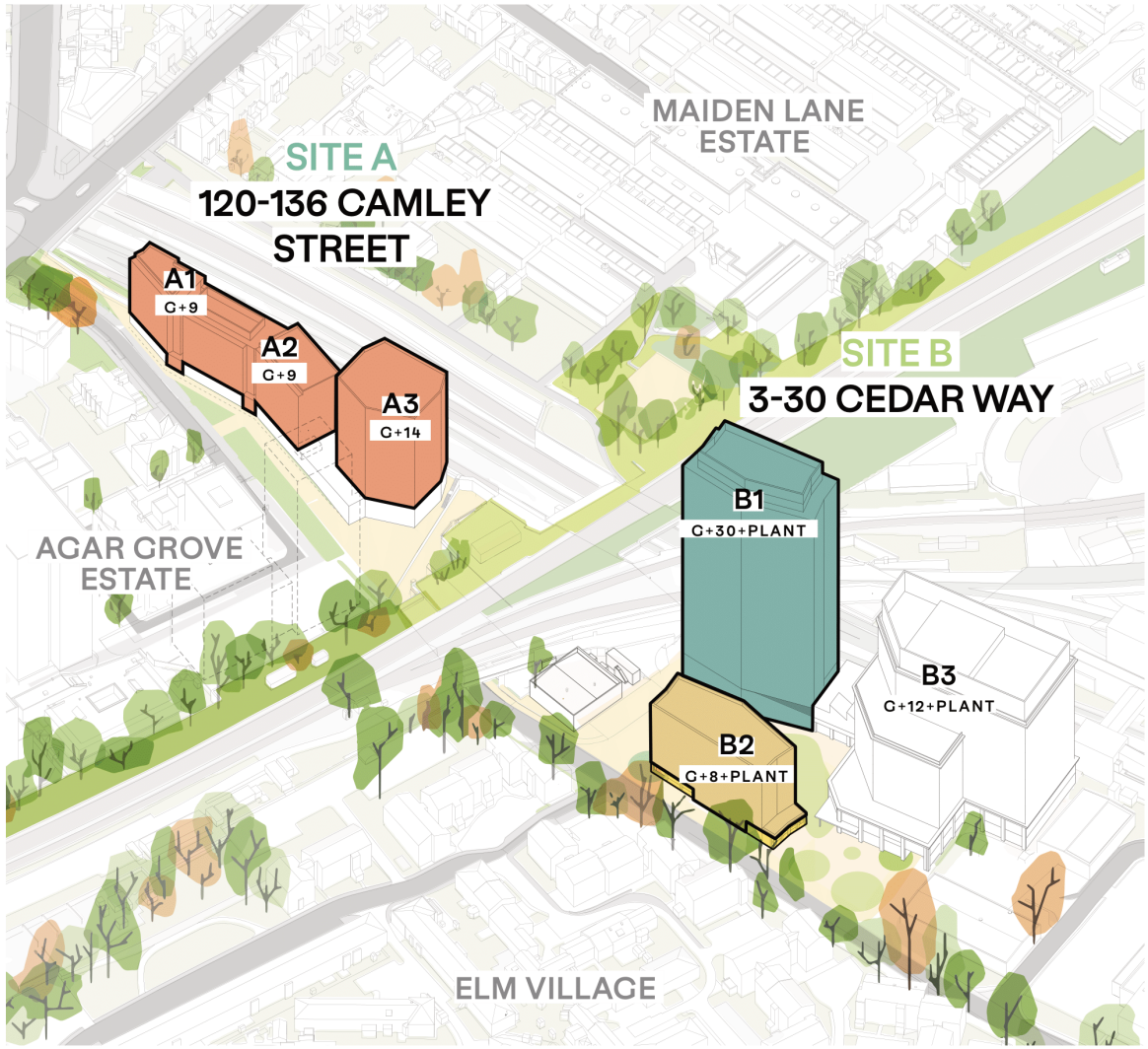
Of which,

- → 60% Social Rent (by area)
- → 40% Intermediate (by area)

Site A
119 Social Rent Homes

Site B
86 Intermediate Homes

Site B
198 Private Sale Homes



CAMLEY STREET - NEW EMPLOYMENT

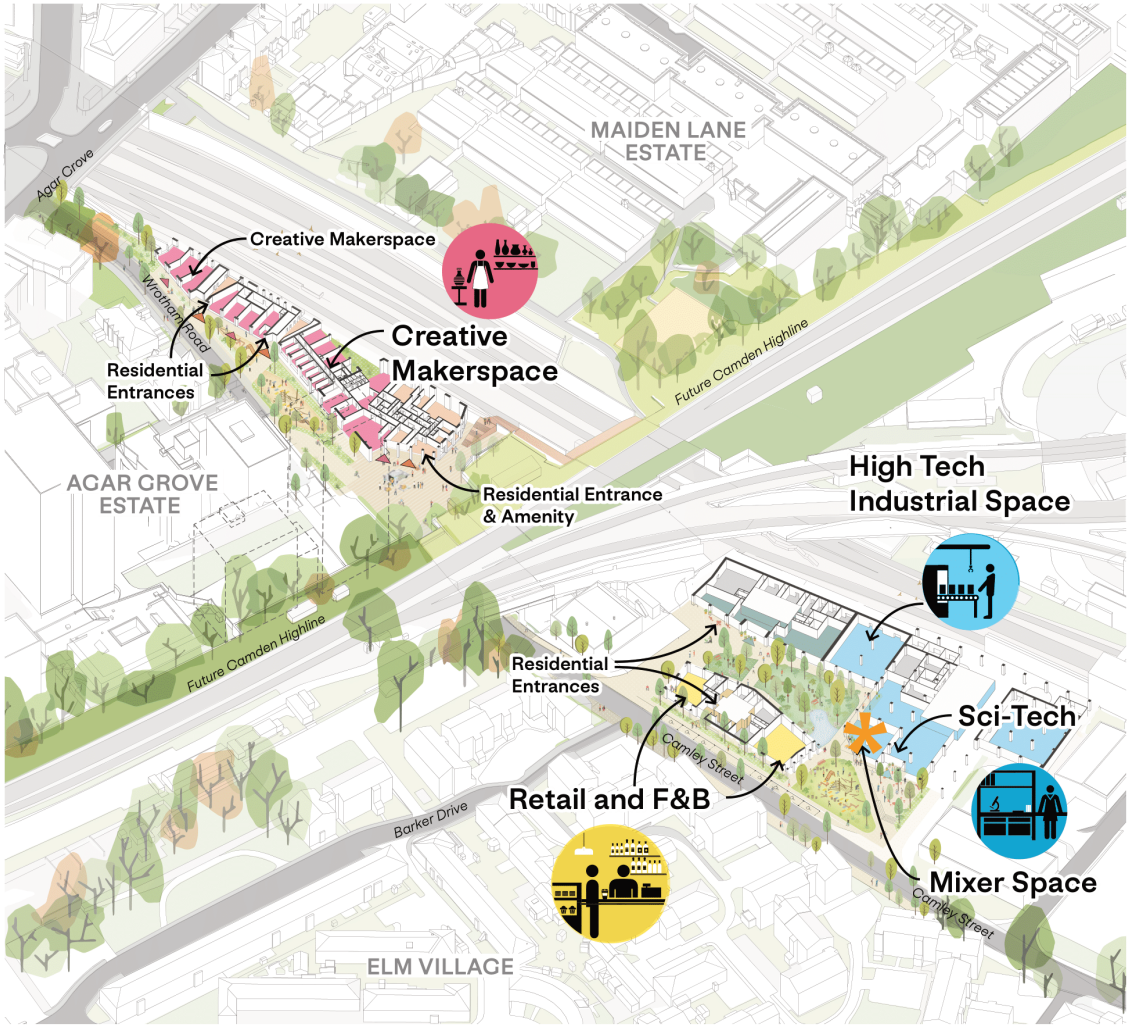
Creative Maker Space

Science + Technology inc. High Tech Industrial Space

+

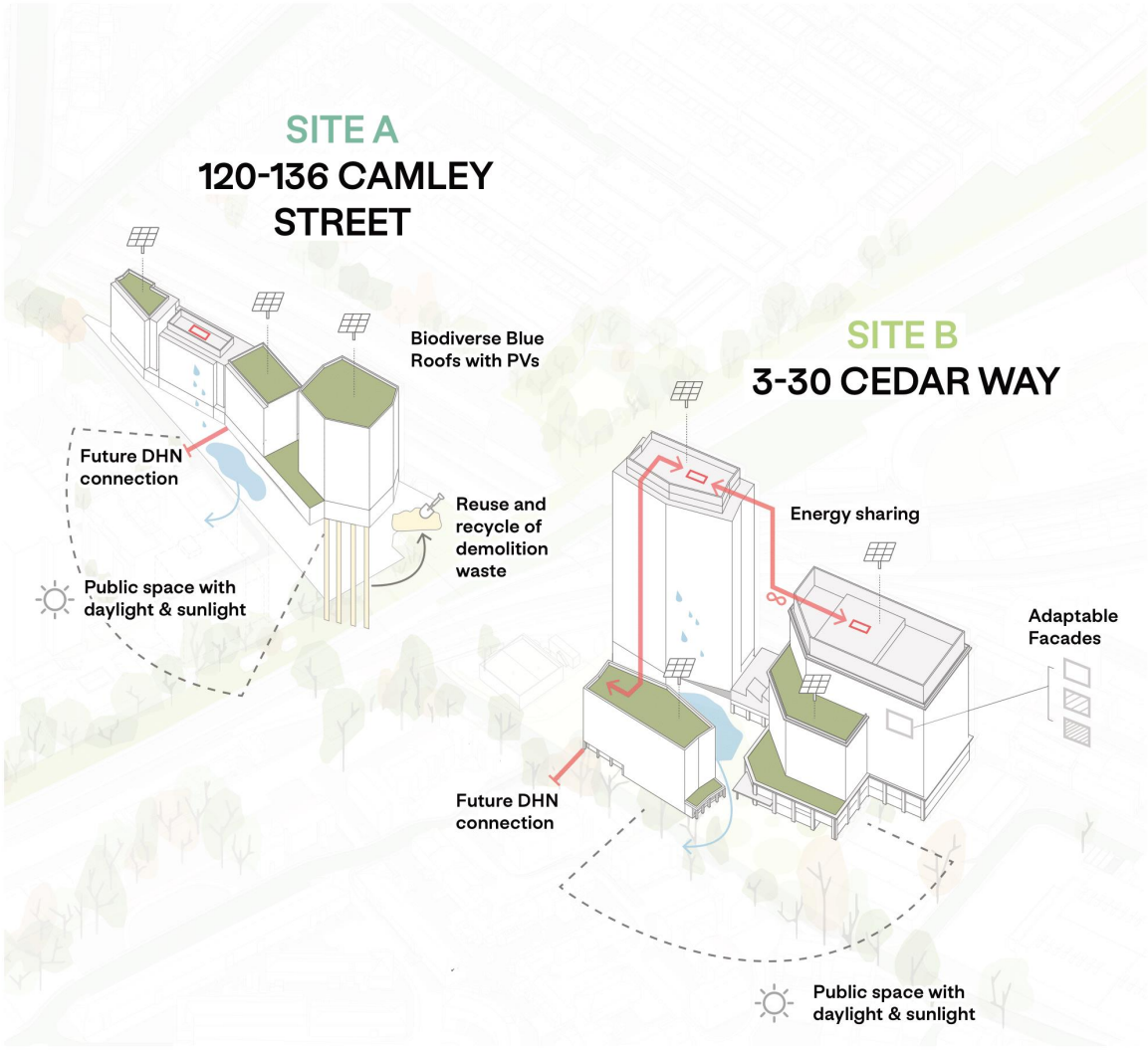
Mixer Space

Retail & F&B



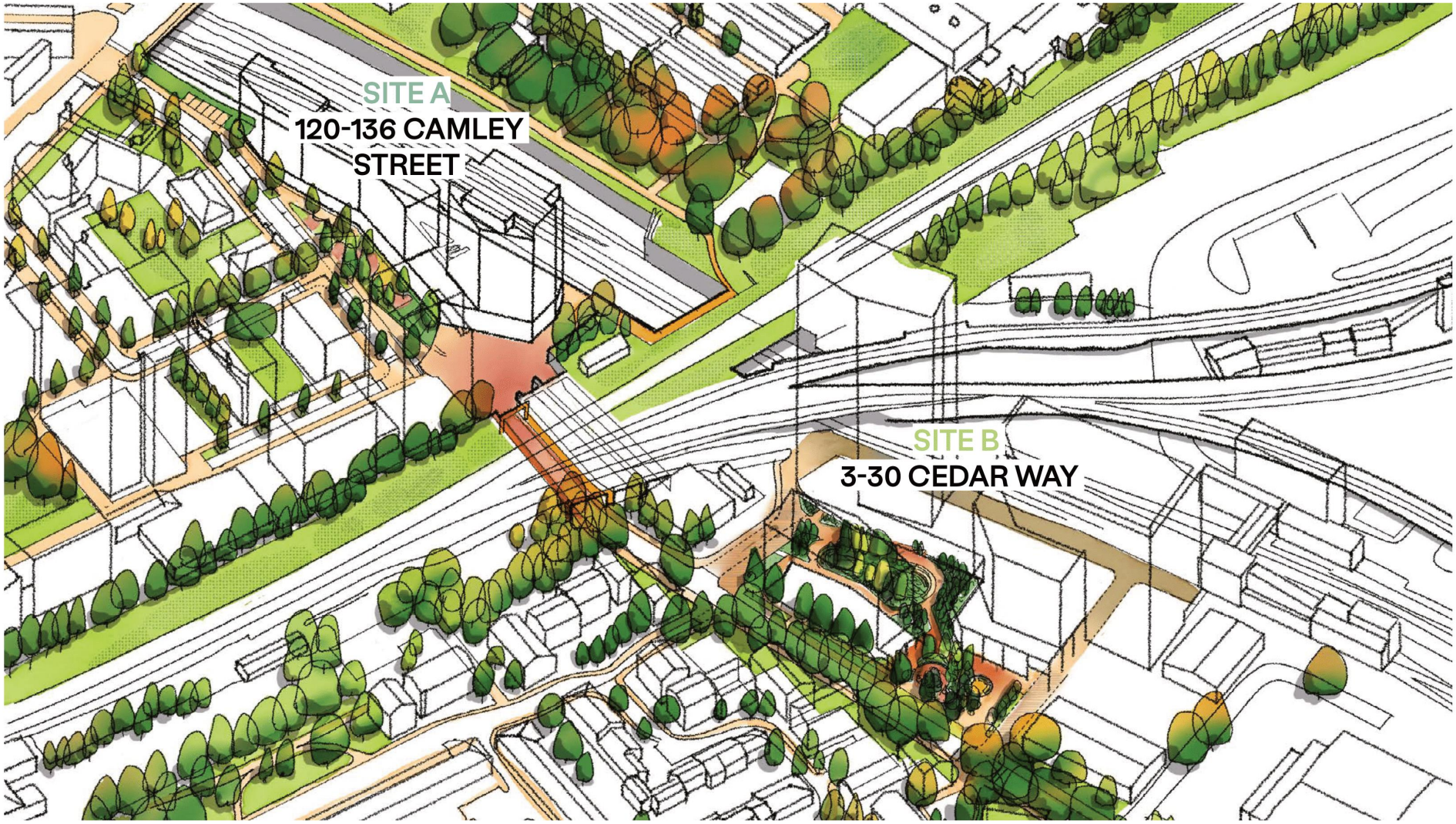
CAMLEY STREET
SUSTAINABILITY

- → Site & Environment
- → Biodiversity
- → Water
- → Building Fabric
- → Materials & Sourcing
- → Reuse & Demolition
- → Efficent Energy & Heating



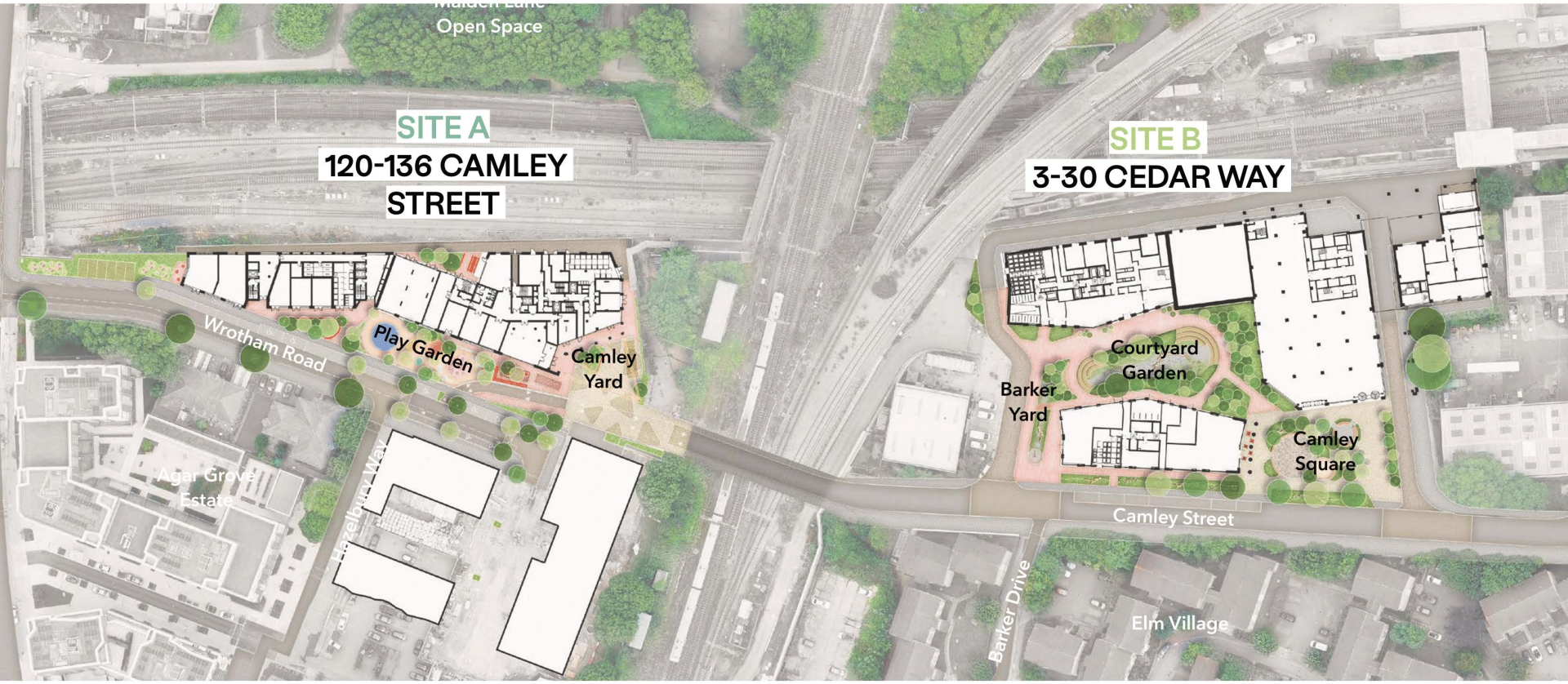
CAMLEY STREET

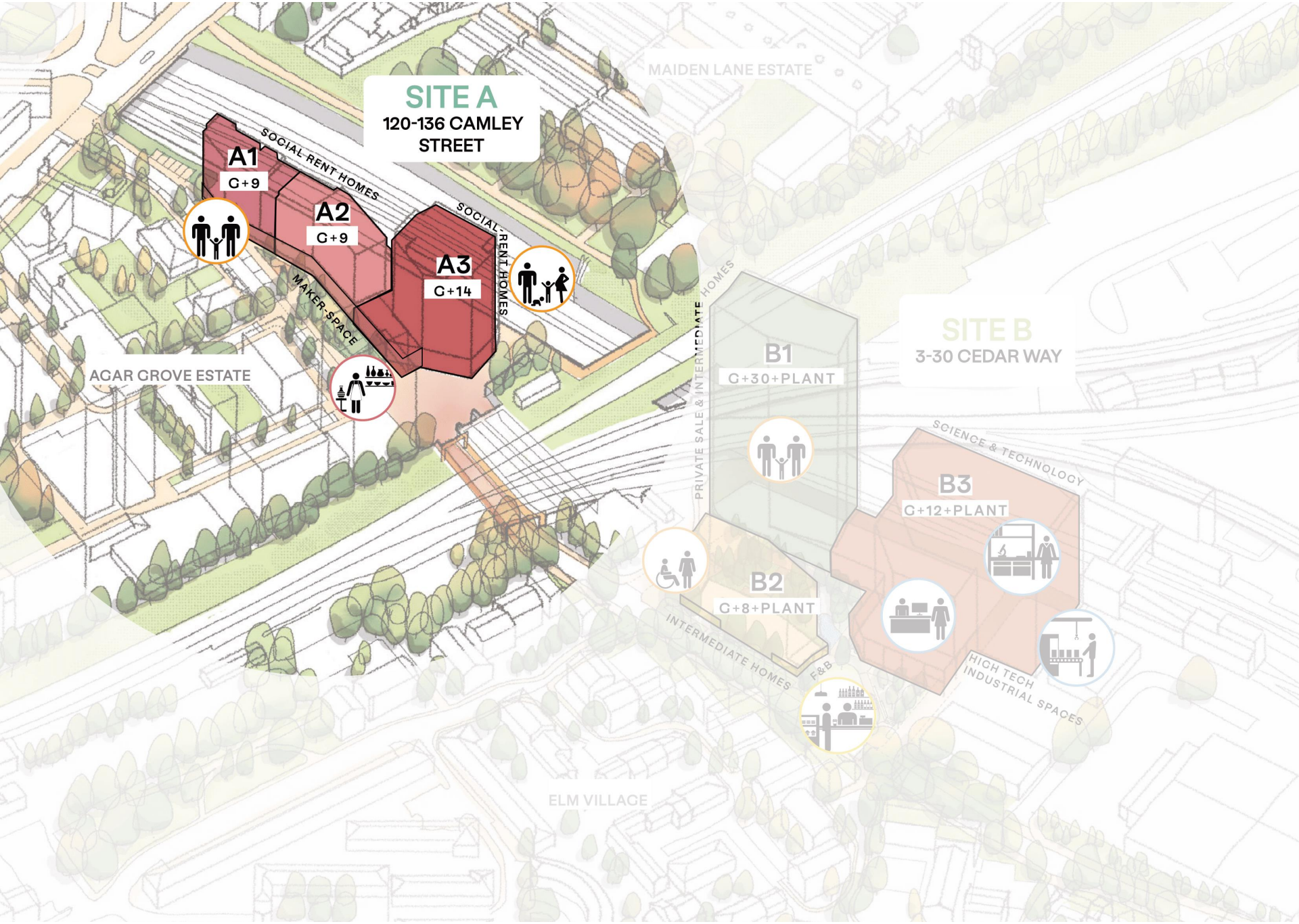
NEW LANDSCAPE PROPOSALS



CAMLEY STREET

NEW LANDSCAPE PROPOSALS




SITE A
120-136 CAMLEY STREET
A1
G+9
A2
G+9
A3
G+14
SOCIAL RENT HOMES
SOCIAL RENT HOMES
MAKER SPACE
AGAR GROVE ESTATE
MAIDEN LANE ESTATE
SITE B
3-30 CEDAR WAY
B1
G+30+PLANT
PRIVATE SALE & INTERMEDIATE HOMES
B2
G+8+PLANT
INTERMEDIATE HOMES
F&B
B3
G+12+PLANT
SCIENCE & TECHNOLOGY
HIGH TECH INDUSTRIAL SPACES
ELM VILLAGE

CAMLEY STREET SITE A

SUMMARY

Plinth - Ground & Upper Ground

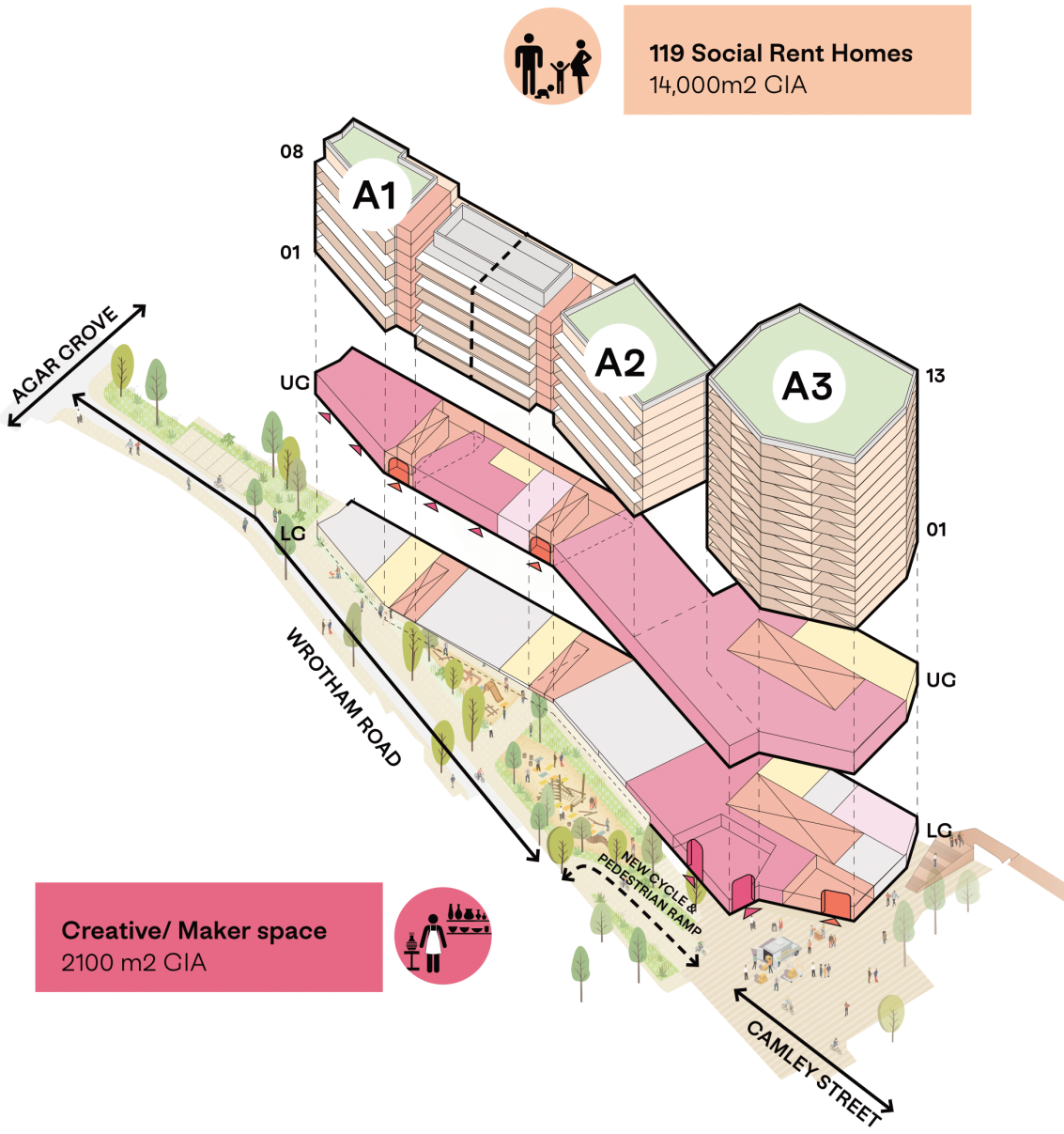
- Residential Entrances, Cycles, Bins
- Two storey Creative Makerspace - 4.5m floor to floor

Block A1 & A2 - 42 homes

- Gallery Access Typology
- LC+UC + 8 Residential Storeys
- Ground Floor Creative Makerspaces
- Two Residential Cores
- 9-11 homes per floor (max 6 per core)
- 30.80m ground to top habitable floor

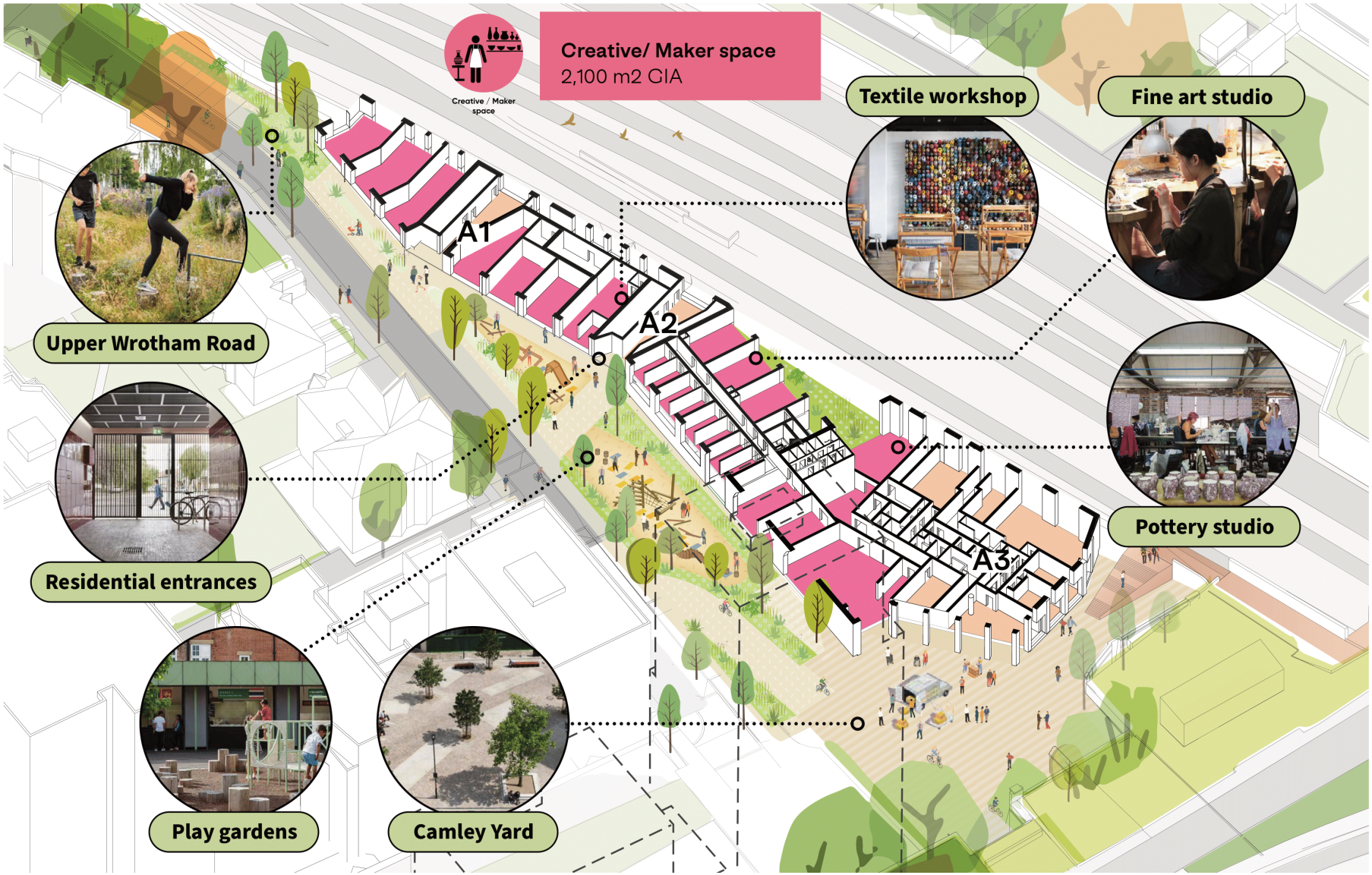
Block A3 - 77 homes

- 15 Storey Point Block
- LC+UC + 13 Residential Storeys
- Ground Floor Creative Makerspaces
- Two Staircases
- 6 homes per core
- 47.10m ground to top habitable floor



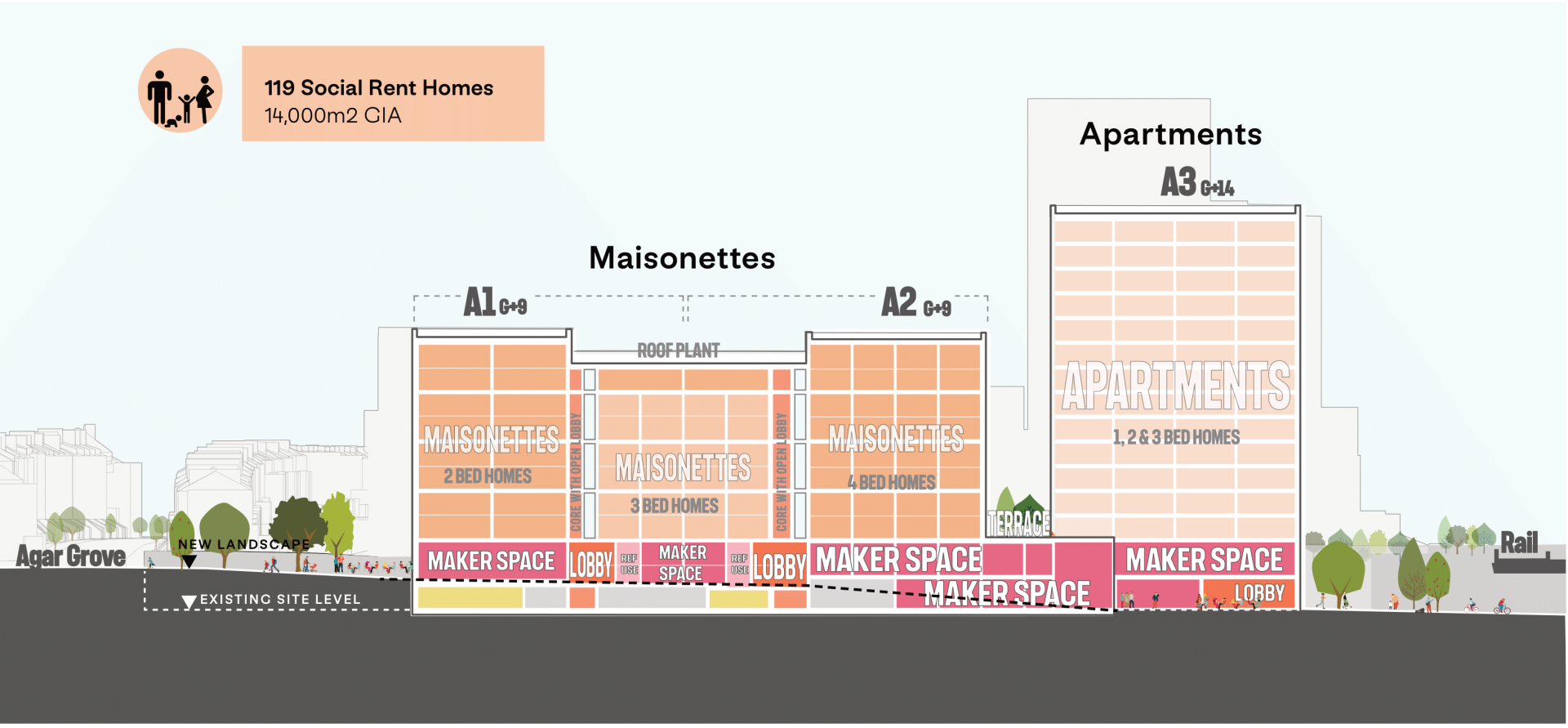
CAMLEY STREET SITE A

GROUND FLOOR USES



CAMLEY STREET SITE A

NEW AFFORDABLE HOMES

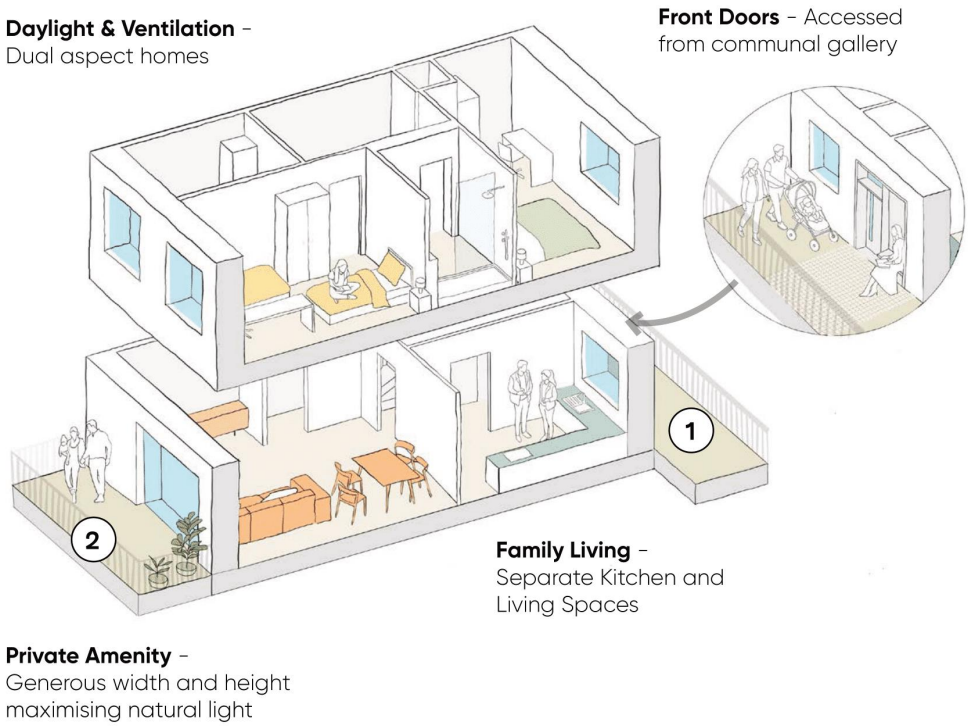


CAMLEY STREET SITE A

NEW MAISONETTE HOMES

View of gallery access along the railway

View of maisonette balconies facing towards Wrotham Road



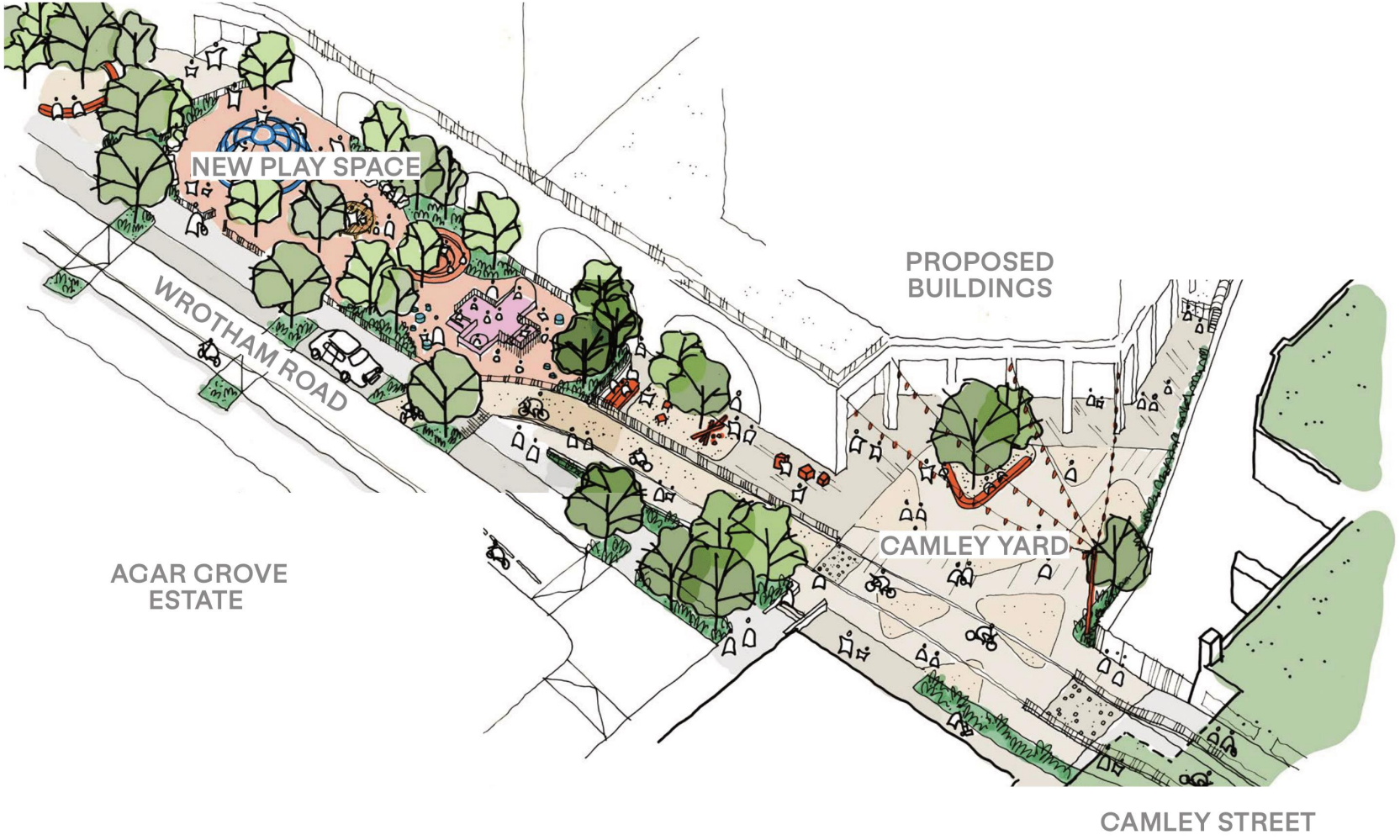
Illustrative view of typical maisonettes - two storey family homes

CAMLEY STREET SITE A

LANDSCAPE SUMMARY

CAMLEY STREET SITE A

CHARACTER & APPEARANCE - LANDSCAPE



CAMLEY STREET SITE A

CHARACTER & APPEARANCE - WROTHAM ROAD / AGAR GROVE

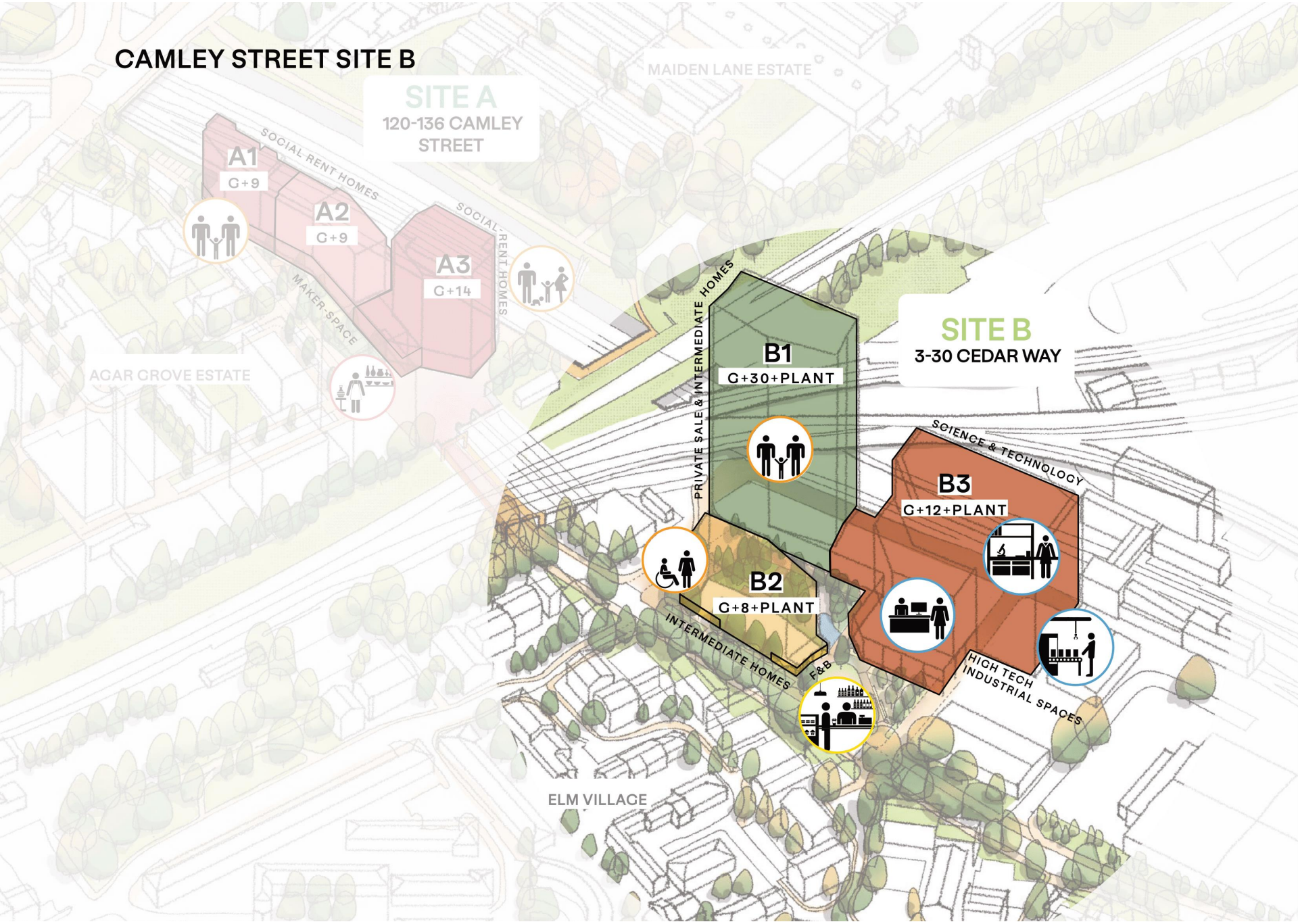
View from Agar Grove looking south

New residential entrances on Wrotham Road

CAMLEY STREET SITE A

CHARACTER & APPEARANCE - CAMLEY YARD

CAMLEY STREET SITE B

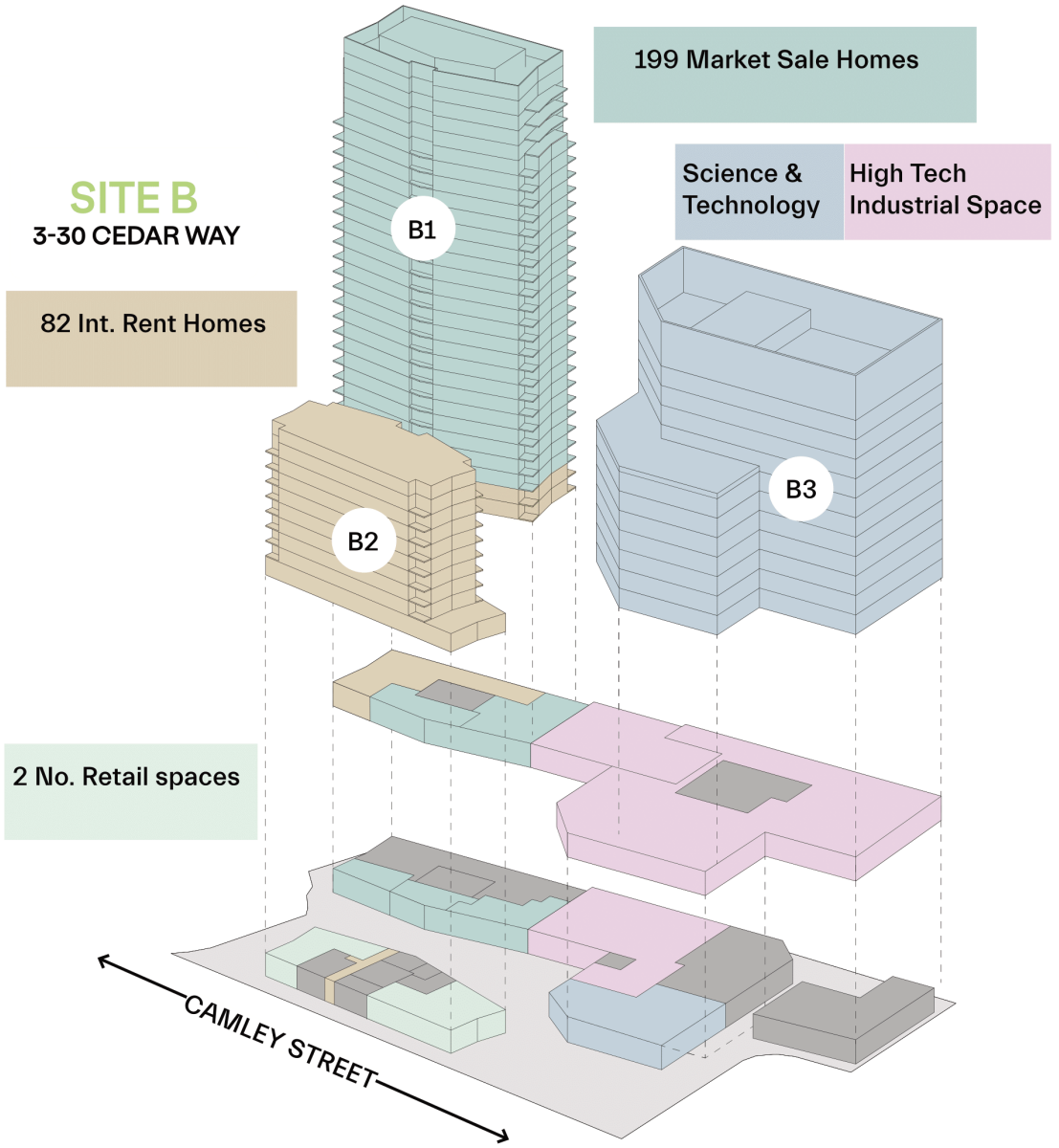


CAMLEY STREET SITE B
SUMMARY

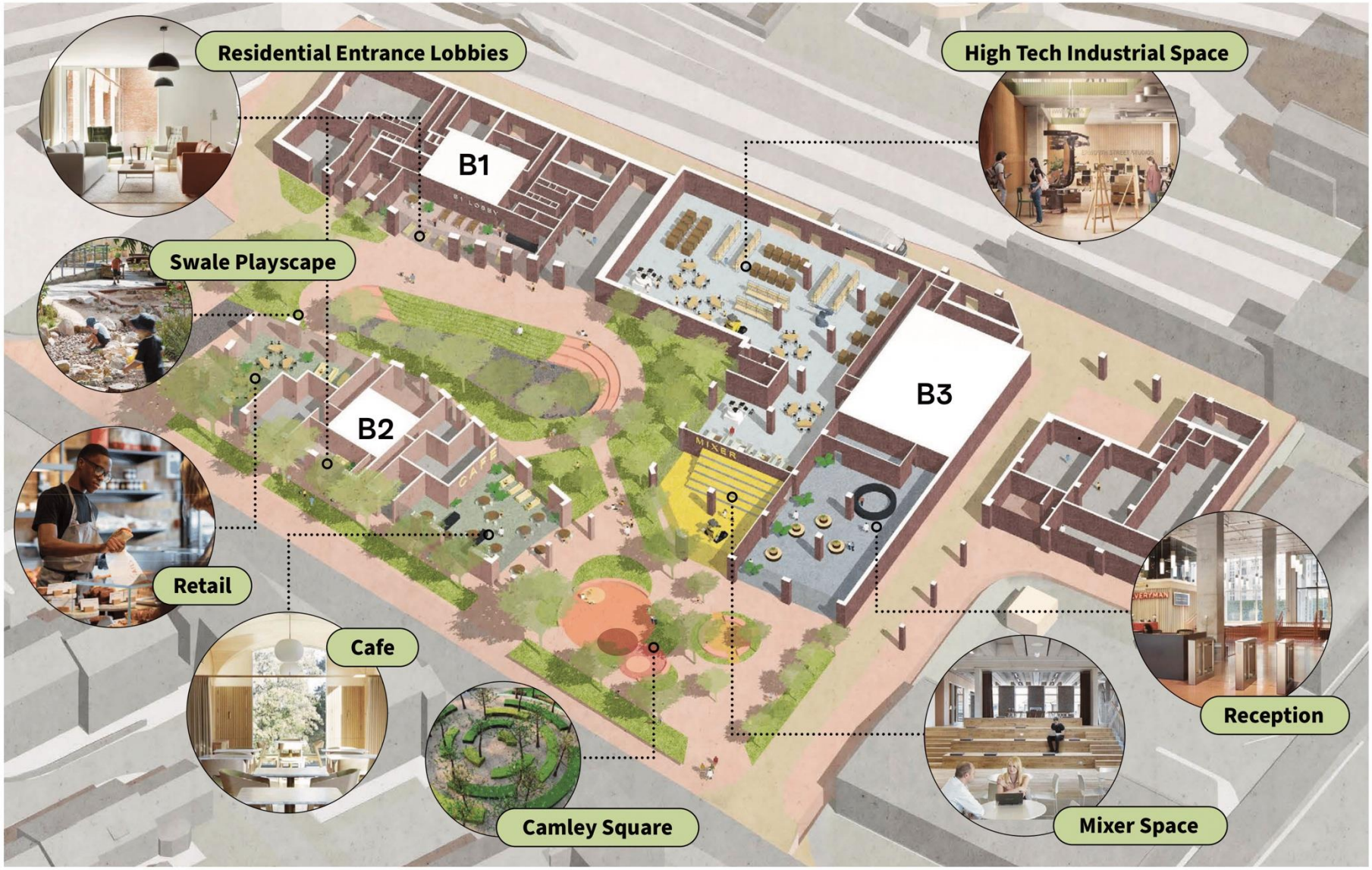
Buildings B1 - Tower - 219 homes
+ G+30+Plant
+ 23,403m² GIA
+ 8 homes per floor, two residential cores
+ 199 Market sale + 20 Intermediate Rent homes
+ Ground + First Floor Residential Amenity
+ 98.5m from ground to top habitable room

Building B2 - 62 homes
+ G+8
+ 5,786m² GIA
+ 8 homes per floor, two residential cores
+ 62 Intermediate Rent homes
+ 368m² Retail uses at Ground Floor
+ 27m from ground to top habitable room
+ Fronting onto Camley Street

Building B3 - Science & Technology
+ G+12+Plant
+ 30,5561m² GIA
+ 52.6m from ground to top occupied floor
+ A mix of active frontages exist at Ground Floor level, creating an attractive and vibrant public realm.



CAMLEY STREET SITE B



CAMLEY STREET SITE B

CHARACTER & APPEARANCE

Feilden
Clegg
Bradley
Studios

Camden

ballymore. Lateral

MORRIS+COMPANY

SPACEHUB

Feilden Clegg Bradley Studios
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Tottenham Street
London W1T 4RF
T +44 (0)20 7323 5737

BATH
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Toll Bridge Road
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T +44 (0)1225 852545

MANCHESTER
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T +44 (0)161 883 2544

Job No: 2039 - Camley Street, Camden

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