

## **Appendix 5: Consultation Summary & Report**

### **Summary of Engagement and Consultation**

The Council has taken comprehensive steps to ensure residents of Coniston, Cartmel and Langdale (CCL) and occupants of Stanhope Parade and the Children's Centre are fully informed and consulted on the proposals. In addition, a significant design consultation process is being planned to engage residents of the wider Regents Park Estate and key stakeholders in shaping the design parameters and priorities for the Regeneration Strategy. Key communications and consultations are outlined below:

#### **1. Settlement Agreement**

- 1.1. In late 2022, before accepting the Settlement Agreement with HS2, the Council commissioned 'The Camden HS2 Housing Deal' feedback gathering process. An independent survey was carried out with CCL residents, who were facing noise and dust issues due to the adjacent HS2 construction site, to understand their preferences regarding relocation.
- 1.2. Most households said they would accept the HS2 Housing Deal if it was formally offered (70% were in favour, 23% were unsure and 7% said they would not accept the deal).
- 1.3. The Camden HS2 Feedback Report, (20 December 2022) detailing the Findings from the feedback is contained in [Appendix 14e](#) of the Settlement and Indemnity Agreement with HS2 Ltd. for mitigating impacts of HS2 works on Cartmel, Coniston and Langdale (SC/2023/08).
- 1.4. The Council's on-site re-housing team are in regular contact with many of the remaining 33 residents, supporting voluntary moves to alternative accommodation. This is in line with the agreed local lettings policy and the Council's Leaseholder Regeneration Policy 2009 (amended 2014) which covers the leaseholder offer, including compensation.

#### **2. Regents Park Estate North Options Appraisal**

- 2.1. In October 2024 as part of an Options Appraisal, the remaining residents and owners in Coniston, Cartmel and Langdale were invited to one-to-one meetings to discuss three potential options (maintain, refurbish or redevelop) for the future of their blocks.

- 2.2. The response rate was high, with 71% of the target audience responding. While there was a wide mix of opinions about the options, there was consistent support for the option of building new homes.
- 2.3. Of the residents who responded, 50% were positive about redevelopment (full or part) and 21% were neutral. Key concerns were fair property valuations for leaseholders and the right to return for tenants. Most residents welcomed the opportunity to move to higher quality homes.
- 2.4. In contrast, 25% of respondents were positive about the 'Do minimum' option and 71% were neutral. Investor leaseholders preferred the low impact on their business. Residential tenants noted the benefits of this option in not requiring relocation, but also recognised it meant minimal changes would be made to the condition of current properties.
- 2.5. For the 'Refurbish' option, 17% were positive and 50% neutral. Leaseholders were concerned about the potentially higher financial contributions (compared to 'Do Minimum'). Tenants appreciated the improved quality but feared disruption and inferior outcomes compared to new builds.
- 2.6. Resident feedback was considered when scoring the Options Appraisal. Detailed consultation responses are summarised in [Appendix 3 of the Redevelopment of Regents Park Estate North: Cartmel, Coniston and Langdale \(CCL\) Blocks, Harrington Street, NW1 3SE; Stanhope Parade, Stanhope Street, NW1 3RD; and Regents Park Children's Centre, Augustus St, NW1 3TJ](#) Officer decision report.
- 2.7. Following the Options Appraisal, in May 2025, the Executive Director for Supporting Communities agreed to pursue the recommended option to redevelop the site, subject to Cabinet approval and further consultation with all affected residents.

### **3. Draft Euston Area Plan (EAP) Update 2023**

- 3.1. Extensive consultation has taken place with residents and stakeholders across the wider Euston area over the past few years. A Regulation 18 consultation on proposed updates to the EAP was held in early 2023 and a supplementary consultation was held on the EAP "direction of travel" in September 2024. The EAP Update consultation (which considers the potential redevelopment of CCL, Stanhope Parade and the Children's Centre), is detailed in [Share Your Views On Euston Area Plan Review - Commonplace](#).

- 3.2. The long-term and complex nature of the Euston station development, involving multiple organisations, created a challenging environment for community engagement. Residents experiencing negative impacts from HS2 construction are less inclined to engage in discussions about future benefits, whilst seeing limited progress on previously identified priorities.
- 3.3. Residents expressed a need for Council homes free from damp and mould, and accessible housing for disabled residents, including wheelchair users. Feedback emphasised maintaining or reproviding open spaces and avoiding excessive housing density on the Regent's Park Estate.
- 3.4. The January 2023 consultation to inform the draft EAP is summarised in the report of the Cabinet Member for New Homes, Jobs and Community Investment to Cabinet Euston Area Plan (EAP) Update (SC/2022/21).

#### **4. Wider discussions around housing**

- 4.1. In September 2024, the Council hosted a Community Conversation with representatives from local community groups to discuss future housing in Euston; sharing what's known about Government plans for housing delivery, explaining how they relate to the Council's vision for delivering new homes, and residents' priorities for housing in Euston.
- 4.2. Although there was limited focus on the Regent's Park Estate, one group suggested the estate was unsuitable for development. Broader feedback highlighted the need for decently sized, accessible, affordable and social homes to address existing overcrowding and displacement issues.
- 4.3. Feedback and discussions from the event were collated into an independent report of findings, detailed in [Have Your Say Today - Euston Community Conversation - Commonplace](#)
- 4.4. The Council are working with the Euston Housing Delivery Group, set up by the Ministry of Housing, Local Government and Communities, and local community organisations, including Old Diorama Arts Centre, to build on previous community conversations around housing development in Euston.
- 4.5. This community engagement is ongoing through the Housing Delivery Group and the Council, working closely with the community to develop a framework which sets out guiding principles for future housing delivery in the area.

## **5. Latest consultation events**

- 5.1. In May 2025 the Council sent tailored letters to stakeholder groups (CCL residents, resident and commercial occupiers of Stanhope Parade and the Children's Centre), to communicate the outcome of the Options Appraisal, confirming that redevelopment was the Council's preferred option, subject to further consultation. At the same time, the Council contacted Bow Arts to inform them and asked them to pass on this information to their tenants who are the daytime meanwhile users of the majority of the space.
- 5.2. A targeted engagement programme was delivered to CCL residents, resident and commercial occupiers of Stanhope Parade, the Children's Centre and neighbouring properties between June and July 2025 to gather feedback on the Council's preferred option of redevelopment. Activities included a walk and talk, two drop-in events, targeted door knocking and an online survey.
- 5.3. Activities were promoted via posters, flyers, email updates and a printed project update. 56% of CCL and Stanhope households were reached and 37 people attended at least one event. Engagement from neighbouring households was lower, with responses from only 7%. Three meanwhile users (Bow Arts) also attended an event. A detailed engagement summary is set out in the following report.

## **6. Further planned consultation**

- 6.1. The GLA has confirmed this redevelopment is exempt from its ballot requirements due to the unique circumstances. However, the Council remains committed to following the Mayor of London's best practice guidance by engaging and consulting residents on these redevelopment proposals as they progress.
- 6.2. Extensive pre application resident engagement is planned on the proposals as they emerge, prior to a planning submission, and residents will also be able to submit their views during the formal planning application process. In addition, Section 105 consultation will take place as appropriate with Council tenants.



# Engagement Summary June - July 2025

## Regents Park Estate North





# Revision history

**Proposed by**      **Checked by**

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Revision	Revision date	Details	Authorised	Position
<b>01</b>	<b>11.08.25</b>	<b>2<sup>nd</sup> Draft</b>	<b>Catherine Greig</b>	<b>make:good Director</b>
<b>02</b>	<b>22.08.25</b>	<b>Final Draft</b>	<b>Catherine Greig</b>	<b>make:good Director</b>

# Contents

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<b>1.0 Executive summary</b>	<b>4</b>
1.2 Overview	6
<b>2.0 Introduction and aims</b>	<b>8</b>
2.1 Context	9
2.2 Context & Aims	11
<b>3.0 Reach and involvement</b>	<b>12</b>
3.1 Intended audiences	13
<b>4.0 Engagement activities</b>	<b>15</b>
4.1 Activities to promote participation	16
<b>5.0 Engagement reach</b>	<b>18</b>
5.1 Overall participation from impacted blocks	19
5.2 Participation from neighbouring blocks & stakeholders	20
5.3 Estate Demographics	21
<b>6.0 Feedback gathered</b>	<b>22</b>
6.1 Mapped feedback	23
6.2 Summary of sentiment	24
<b>7.0 Conclusion</b>	<b>28</b>
<b>8.0 Appendix</b>	<b>34</b>



# 1.0

# Executive Summary





# 1.0 Executive summary

## 1.1 Overview

This report sets out the engagement activities and findings carried on Regents Park Estate North from June - July 2025.

### Context

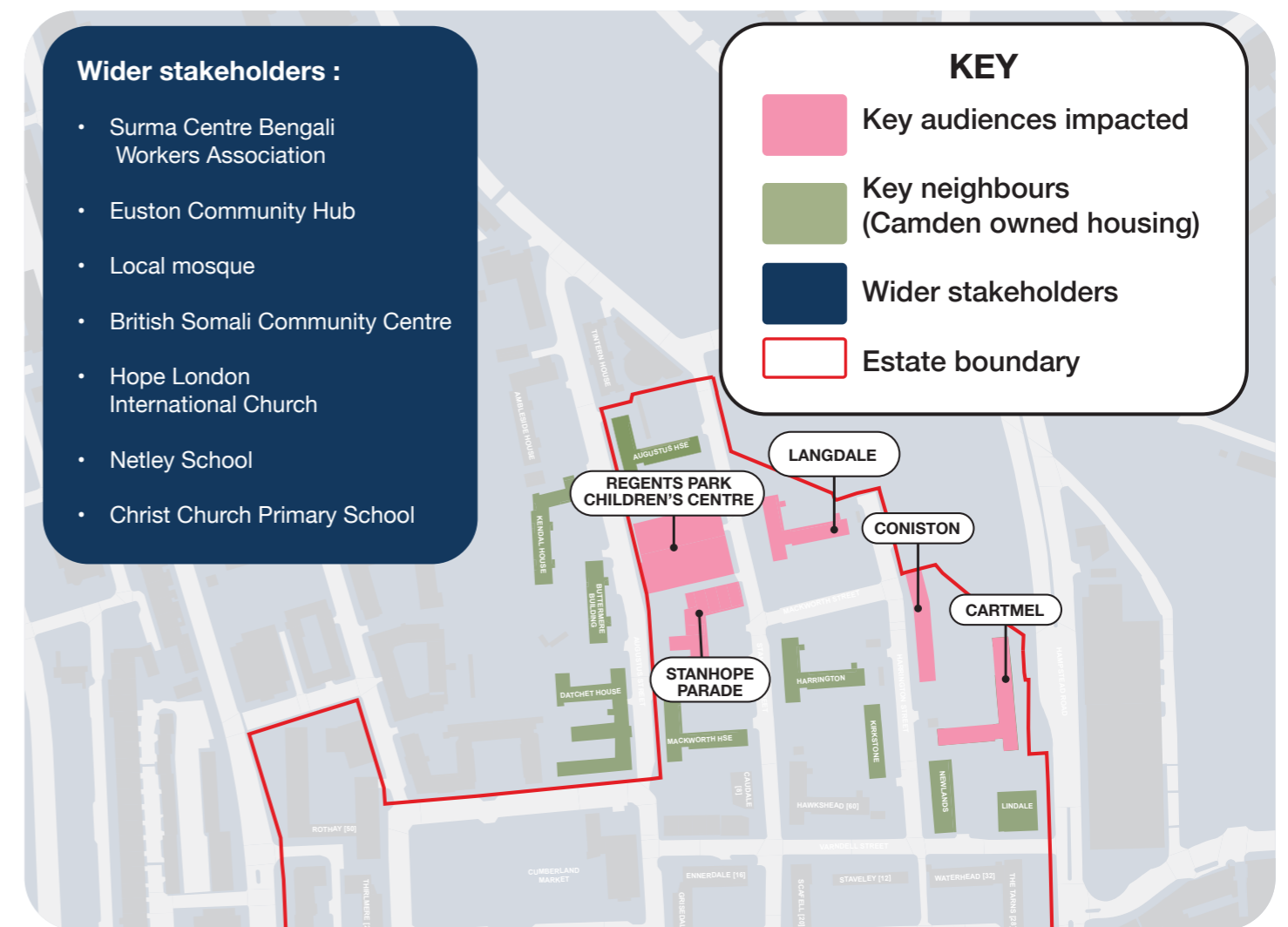
Camden has been looking closely at the three options of repair, refurbish or build new homes to better understand the financial implications of each. Our preferred option is to redevelop the outlined site below to build new homes.

### Aim

An engagement programme was designed and delivered between June and July 2025 with the aims to gather feedback from engagement audiences on their opportunities and concerns about the idea of redevelopment on Regents Park Estate North.

### Audiences

The engagement audience was clearly defined as the following blocks:



# 1.0 Executive summary

## 1.1 Overview

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### Activities

#### Promotional activities

- Printed project update in June 2025
- Posters in June 2025
- Email updates via the Council mailing list
- Flyers in July 2025

#### Engagement activities delivered

- 1 walk and talk
- 2 drop-in events
- Targeted door knocking
- Online survey

#### In addition:

- The Children's Centre manager was sent a briefing email and information which they shared with their team on the ground.
- 4 Bow Arts artists attend one of the drop in events and provided feedback.
- 8 local organisations were emailed about the project and posters shared. 1 responded confirming receipt and committing to sharing the content with their community.

### Reach

Across three events we had a total of **37 attendees** (two residents attended two events).

We spoke to **48%** of households from Coniston, Cartmel, Langdale and Stanhope Parade.

When we add in the 3 households who did not wish to sign in but we can confirm attended and spoke to the team at events this brings our reach of impacted blocks to **56%**.

We spoke to or received feedback from **7%** of neighbouring households.

# 1.0 Executive summary

## 1.1 Overview

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### Feedback

Reception was nuanced to the Council's preferred option of building new homes depending on where people lived and how familiar they are with the project. It can be summarised as:

- Some residents of Coniston, Cartmel and Langdale were reticent to participate due to consultation fatigue.
- Some residents perceived that the current HS2 Settlement Agreement was not financially strong enough to allow them to stay in the area and therefore they were uncertain whether they would be staying on the estate.
- Tenants in Stanhope Parade were positive about the idea of new homes due to the poor condition of their current homes
- Residents of neighbouring blocks were overall positive about potential new green open spaces but wanted reassurance on construction impact and whether necessary repairs will be made to their blocks
- Those with an interest in the Children's Centre were reassured that it would remain operational until a new centre is completed

### Conclusion:

- Some residents and neighbours see this project as having the potential to improve open spaces in their immediate area
- Residents of Coniston, Cartmel and Langdale are fatigued from consultation and will be increasingly challenging to engage this group without a change in the HS2 Settlement Offer and a clearer timeline

### Next Steps:

- Following the cabinet decision in autumn, setting out a clearer indicative timeline for the design, planning and construction stage so residents can understand the immediate and longer term impacts
- Refining the engagement approach to have more focused conversations where people can have influence
- Broadening out the engagement audience to allow for a wider and more diverse participation including children and young people



# 2.0

# Introduction & Aims





# 2.0 Introduction and aims

## 2.1 Context

This engagement programme launched following a Non Key Executive Decision (NKED) that the preferred option is to build new homes on Regents Park Estate North.

This decision was followed by tailored letters sent to all tenants, leaseholders and non resident leaseholders in Coniston, Cartmel, Langdale and Stanhope Parade as well as all existing business tenants of Stanhope Parade.





# 2.0 Introduction and aims

## 2.1 Context

This report looks at Regents Park Estate North which is part of the Regents Park Estate most impacted by proximity to the HS2 construction.

Due to the proximity of homes in Coniston, Cartmel and Langdale to the HS2 construction, it was considered that residents were living in unacceptable conditions, affected by dust, noise, and daily disruption. We ran a consultation in 2022 on a draft HS2 Settlement Agreement and in January 2023 we informed residents that 70% had stated that they wanted to accept the Settlement Agreement and we agreed that we would start voluntarily moving people; this has led to a large number of homes being vacant in the blocks.

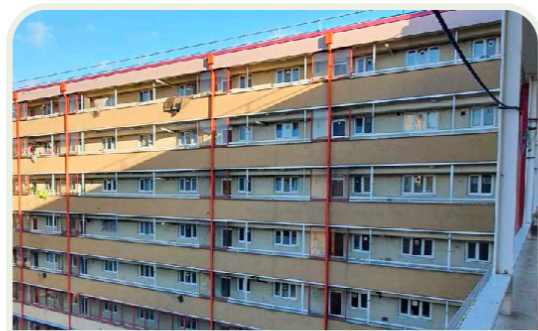
As part of Camden’s Community Investment Programme, we have been looking closely at options for the future of Coniston, Cartmel and Langdale blocks on Regents Park Estate North alongside Stanhope Parade and Regents Park Children’s Centre and our preferred option is to redevelop the site to build new homes.

Regents Park Children’s Centre will continue to deliver services and programmes in the existing building until a new building is ready to move into. This could be a building on the same site or in the surrounding area.

At this stage we spoke to residents and neighbours about their thoughts and ideas for the project before a cabinet decision is taken in Autumn 2025 on the next steps towards commissioning early design ideas for rebuilding homes.



Langdale



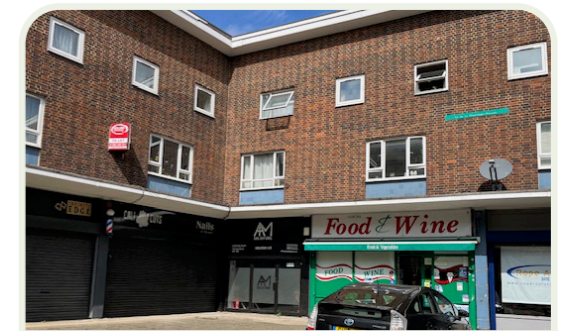
Cartmel



The Children’s Centre



Coniston



Stanhope Parade



# 2.0 Introduction and aims

## 2.2 Context & Aims

**An engagement programme was designed and delivered between June and July 2025 with the aims to:**

- Engage and gather feedback from engagement audiences on their opportunities and concerns about the idea of redevelopment on RPEN
- Deliver an engagement programme that informs and involves people so that we can capture where they can have influence over the project
- Initiate conversations with Children's Services and Property Services around the idea of redevelopment
- Adjust engagement approach accordingly to ensure inclusive participation
- Use feedback on opportunities and concerns to shape messaging and ideas for the next design stage
- Use feedback gathered and data analysis to set lessons learned for future engagement





# 3.0

# Reach and involvement





# 3.0 Reach and involvement

## 3.1 Intended audiences

### The key audiences for this engagement were:

- Residents in Coniston, Cartmel, Langdale and Stanhope Parade
- Businesses in Stanhope Parade and Children's Centre site
- Non resident leaseholders in Coniston, Cartmel, Langdale
- Neighbouring properties
- Regents Park Children's Centre (staff and management)
- Regents Park Children's Centre (parents)

### Secondary awareness raising audiences for this engagement were:

- Whole estate (through notification only)
- Groups and organisations locally to help us enhance our reach (see on map)



# 3.0 Reach and involvement

## 3.1 Intended audiences

We gathered responses from residents and neighbours from the following blocks on the Regents Park Estate North:

- Cartmel
- Coniston
- Langdale
- Stanhope Parade
- Augustus House
- Harrington House
- Datchet House
- Kirkstone
- Newlands
- Lindale
- Buttermere
- Kendal House
- Mackworth House

In addition the following internal stakeholders were made aware of the engagement programme:

- Ward Councillors
- Cabinet Member
- Internal Camden Departments e.g Property Services, Housing Management





# 4.0

# Engagement Activities





# 4.0 Engagement Activities

## 4.1 Activities to promote participation

We delivered the following activities to raise awareness and make sure people knew about opportunities to participate:



Tailored letters to inform of Non-executive Key Decision (for CCLS residents and businesses)



Emails from Camden's database to 272 people



June update newsletter to 435 households



CCL email and WhatsApp group via Independent Advisor



July flyers to 435 households



Emails and posters to 6 local groups and organisations



Posters



Email briefing to share with Children's Centre staff






\*CCL = Coniston, Cartmel and Langdale

\*\*CCLS = Coniston, Cartmel, Langdale and Stanhope



# 4.0 Engagement Activities

## 4.1 Activities to promote participation

-  **1** Briefing with Children's Centre Manager
-  **9** Walk and talk
-  **30** 2 drop in sessions
-  **3** Door knocking
-  **9** Online Survey



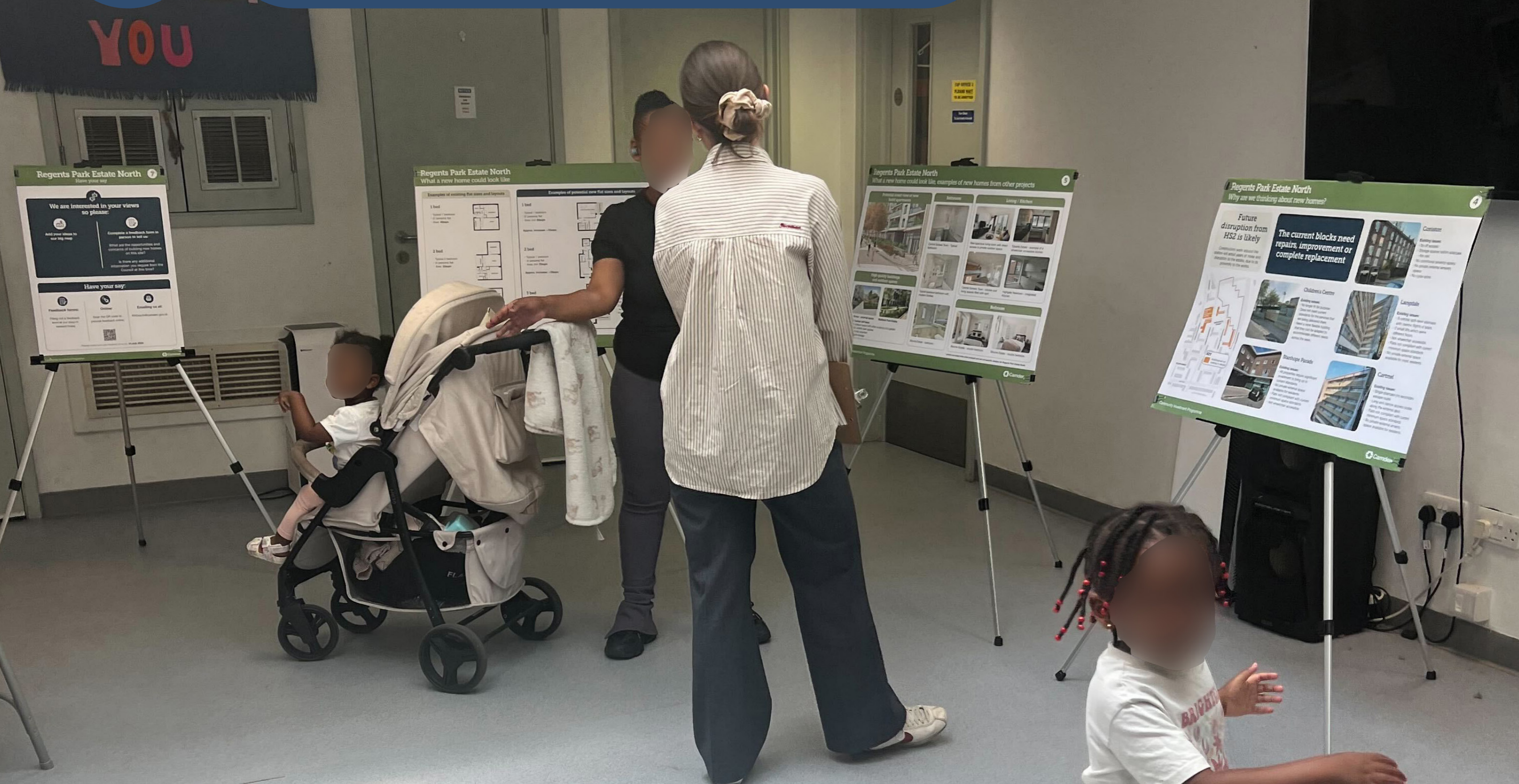
 Number of attendees / participants

In addition, copies of the presentation materials and feedback forms were made available in the housing hub for people to view in their own time.



# 5.0

# Engagement Reach





# 5.0 Engagement Reach

## 5.1 Overall participation from impacted blocks

Across three events we had a total of **37 attendees** (two residents attended two events).

We spoke to **48%** of households from Coniston, Cartmel, Langdale and Stanhope Parade.

When we add in the 3 households who did not wish to sign in but we can confirm attended and spoke to the team at events this brings our reach of impacted blocks to **56%**.

### Breakdown of participation:

16 residents of impacted blocks attended in person events representing:

### Residents of blocks impacted:

- 8 residents of Coniston
- 2 residents of Cartmel
- 4 residents of Langdale
- 2 residents of Stanhope Parade
- 2 children

4 people representing 3 additional households attended but did not wish to sign in or complete feedback forms as they were not happy with the current HS2 Settlement agreement.

### From door knocking we reached a further:

- 1 resident from Stanhope Parade
- 3 residents of Cartmel

# 5.0 Engagement Reach

## 5.2 Participation from neighbouring blocks & stakeholders

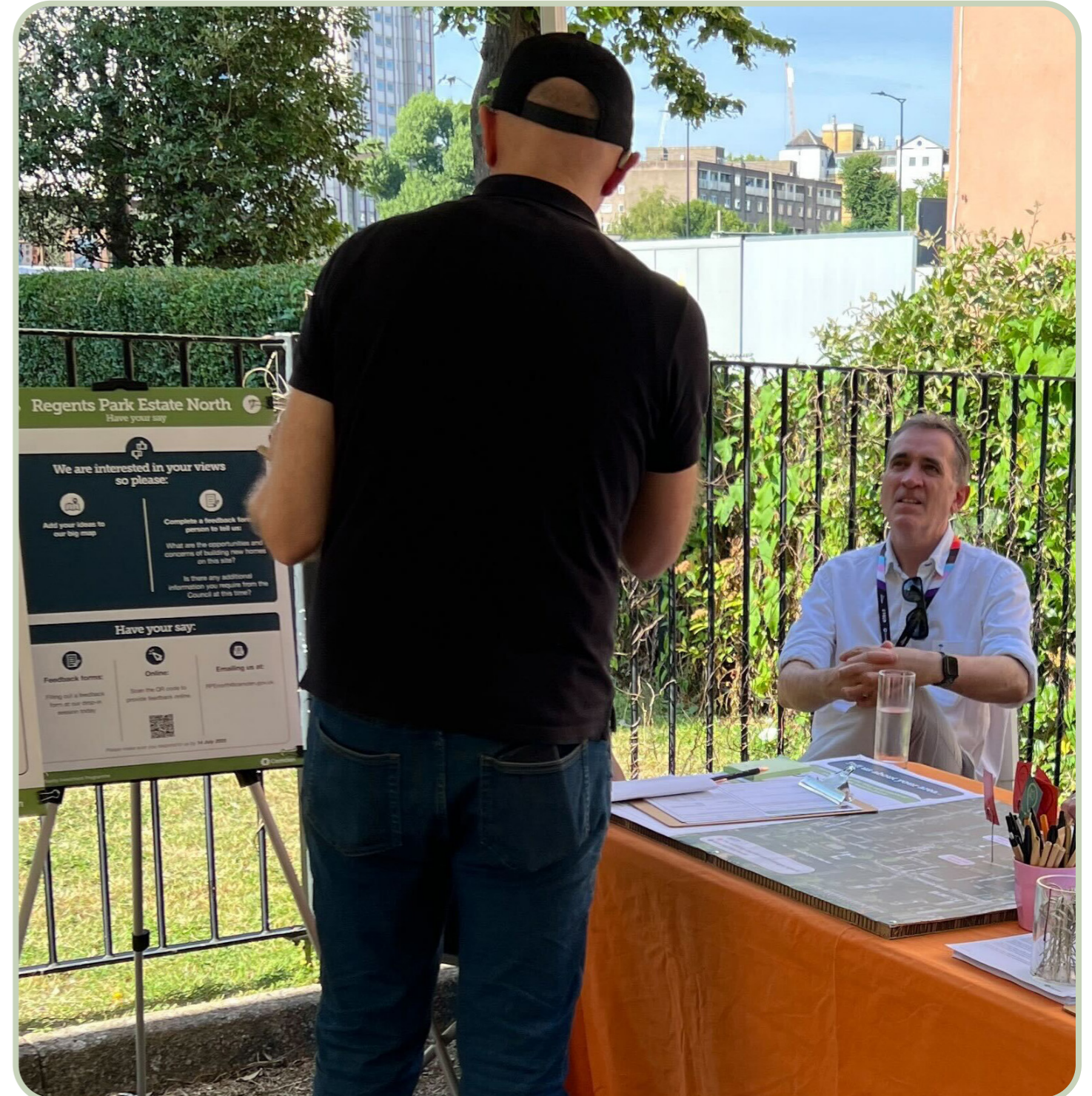
### Breakdown of participation:

We spoke to or received feedback from **7%** of neighbouring households.

- 17 neighbours attended in person events
- 2 neighbours sent email enquiries relating to the project
- 9 neighbours participated in the online survey

### Participation from other stakeholders:

- The Children's Centre manager was sent a briefing email and information which they shared with their team on the ground.
- 4 Bow Arts artists attended one of the drop in events and provided feedback.
- 8 local organisations were emailed about the project and posters shared. 1 responded confirming receipt and committing to sharing the content with their community.





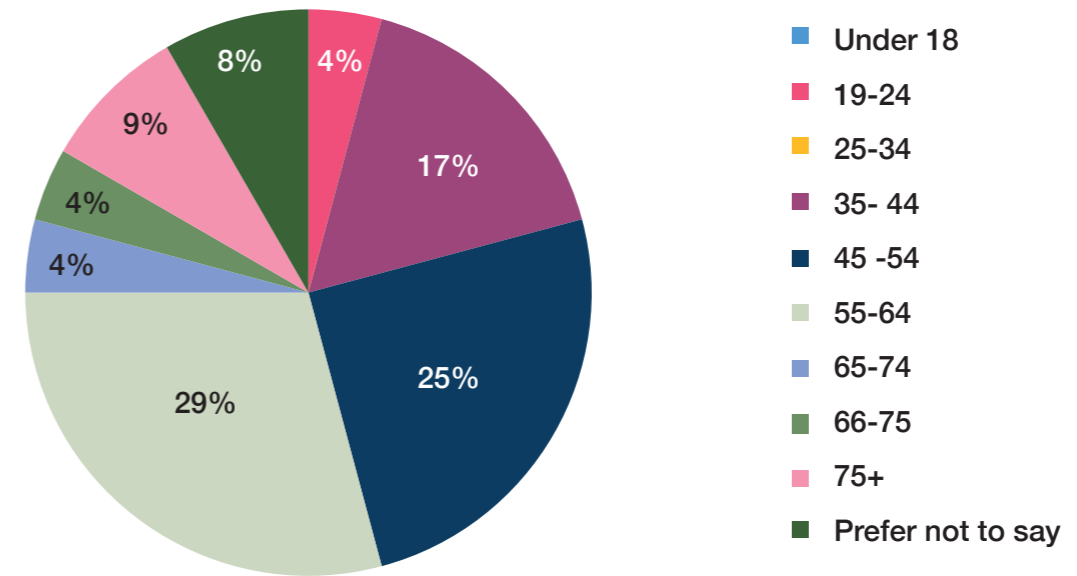
# 5.0 Project Reach

## 5.3 Estate Demographics

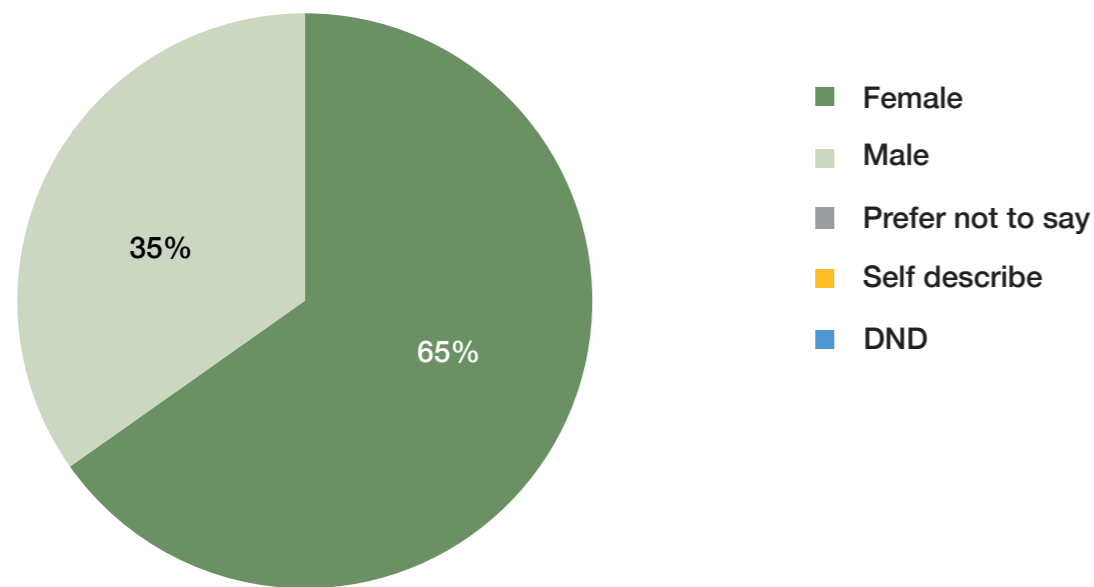
We reached 48% of households from Coniston, Cartmel, Langdale and Stanhope Parade, and 7% of neighbours from the surrounding households through the drop-in events, door knocking, email and online survey.

We received the highest number of responses from people aged 45-64 (54%) followed by 35-44 (17%). We received significantly more feedback from Women (65%) than Men (35%). When it comes to ethnicity, we received almost half of the feedback from the White British / White Other groups (49%) followed by Asian/Asian British and Black/Black British groups (both 17%) and Mixed/Multiple ethnic groups (9%)

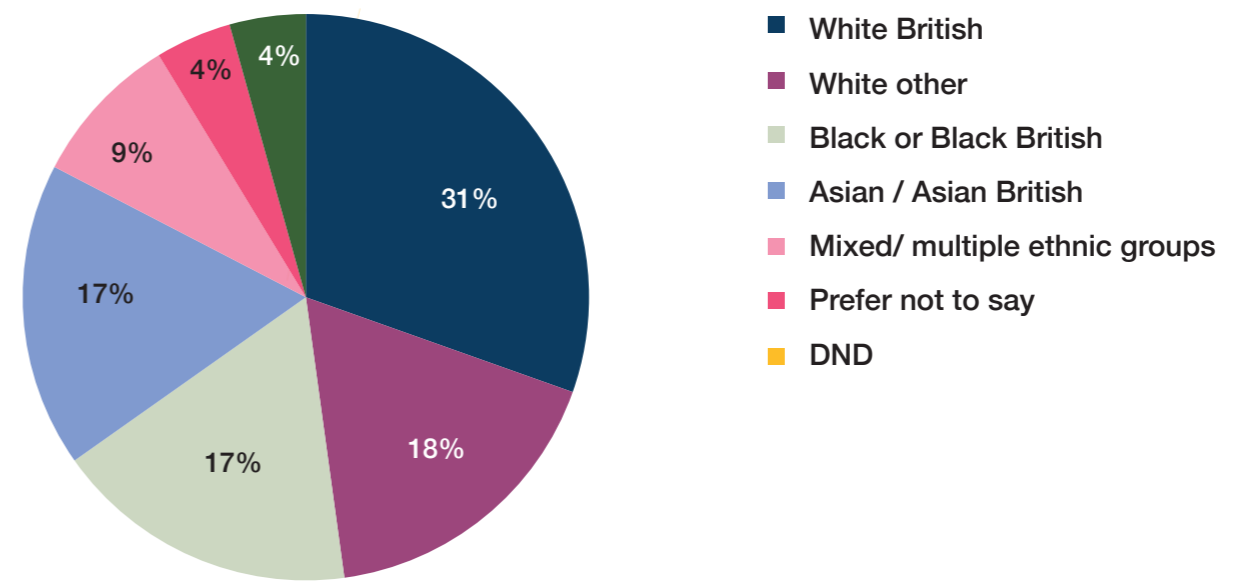
**Age**



**Gender**



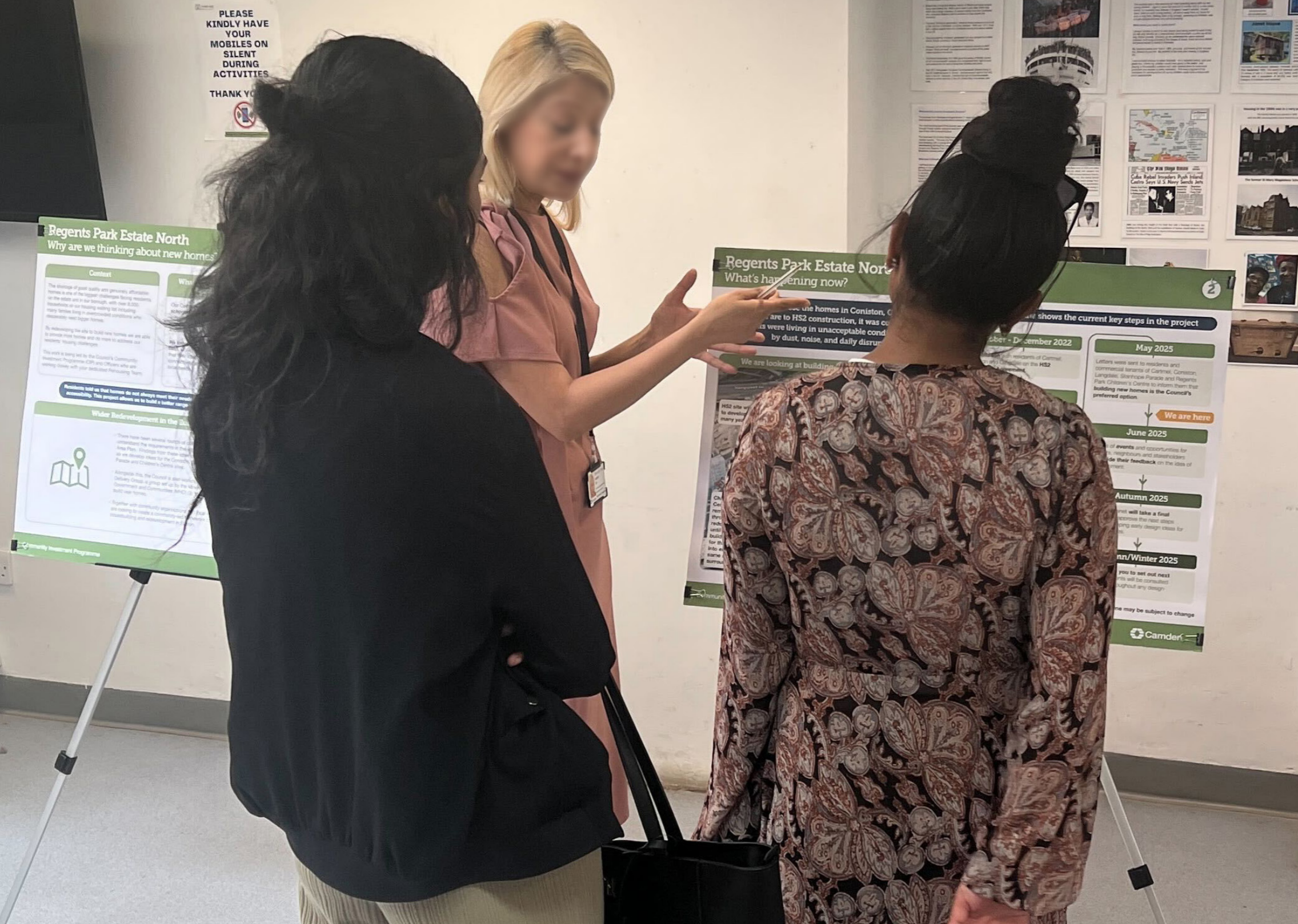
**Ethnicity**





6.0

# Feedback gathered



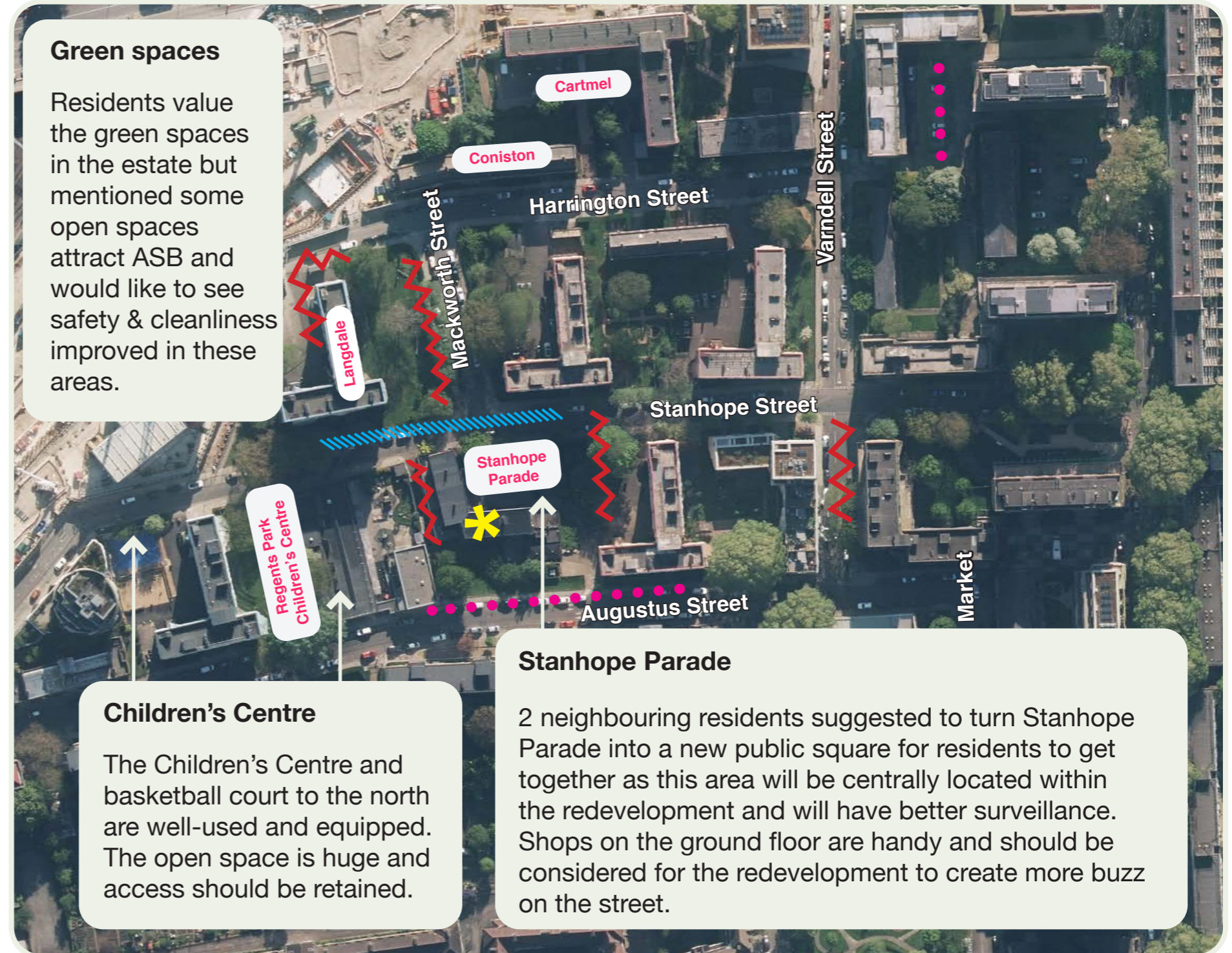


# 6.0 Feedback gathered

## 6.1 Mapped feedback

We asked people to use a map to tell us what works, what does not work and what could be improved about the current estate.

We collected **28** comments on our map and talked to **9** residents and neighbours at our estate walk & talk.



### Green spaces

Residents value the green spaces in the estate but mentioned some open spaces attract ASB and would like to see safety & cleanliness improved in these areas.

Cartmel

Coniston

Harrington Street

Varndell Street

Langdale

Mackworth Street

Stanhope Street

Stanhope Parade

Regents Park Children's Centre

Augustus Street

Market

### Children's Centre

The Children's Centre and basketball court to the north are well-used and equipped. The open space is huge and access should be retained.

### Stanhope Parade

2 neighbouring residents suggested to turn Stanhope Parade into a new public square for residents to get together as this area will be centrally located within the redevelopment and will have better surveillance. Shops on the ground floor are handy and should be considered for the redevelopment to create more buzz on the street.



Speeding cars in this area. Speed humps were suggested.



Areas identified as hot spots for anti-social behaviour (eg. dog fouling, drug taking, noise and littering)



Bikes and cars parked on pavement causing obstruction for pedestrians



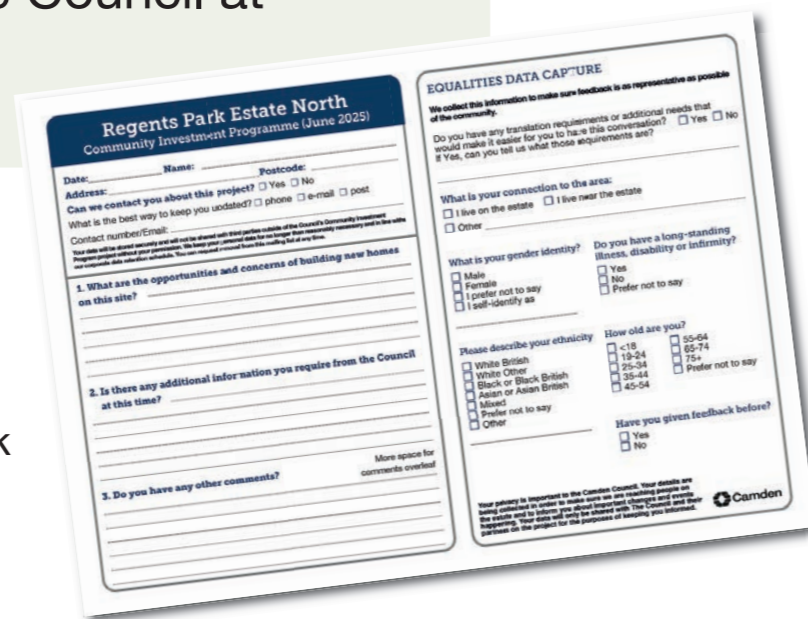
Bonzai Restaurant generates too much noise during business hours and roof repair is an eye-sore

# 6.0 Feedback gathered

## 6.2 Summary of sentiment

### We asked 2 questions of participants:

- What are the opportunities and concerns of building new homes on this site?
- Is there any additional information you require from the Council at this time?



### Note:

- Some attendees did not want to sign in or complete feedback forms but spoke to the team at events.
- Each individual event had its own audience and therefore sentiment has been grouped for each event.

### Feedback collected:



16 feedback forms



9 detailed conversations during walk & talk



9 online survey responses



3 e-mails received from 2 neighbouring households



# 6.0 Feedback gathered

## 6.2 Summary of sentiment

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### Sentiment from 18th June walk & talk:

- Some neighbours welcomed the idea of redevelopment and could see the potential of the development to improve some open spaces
- There were some concerns about trees being taken down and a reduction in green space; overall people would like to see more green spaces for the estate.
- People wanted reassurance that any new homes would not create overshadowing / overlooking into their homes
- Some expressed concerns about more potential dust and noise from construction following their experience with the HS2 project

### Sentiment from 25th June drop-in

- Some residents are positive about the redevelopment and see this is an opportunity to improve the buildings & open spaces
- However, potential dust & noise pollution and scale & height of the new buildings were raised as potential concerns
- Some leaseholders (Cartmel & Coniston) consider the offer from housing as not enough for them to move elsewhere but are interested in buying into new homes and right to return
- Dog fouling, littering and drug-taking were raised as current issues around the estate particularly in green / open spaces

# 6.0 Feedback gathered

## 6.2 Summary of sentiment

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### Sentiment from 2nd July drop-in

- Bow Arts artists are concerned about loss of studios (need to ensure Bow Arts have been clear with people)
- Neighbours concerned about height and impact of new builds
- Request for ongoing updates and communication
- Resident leaseholders concerned that the current package doesn't allow them to buy in the local area and they want to stay in the area so this is frustrating

### Responses from wider stakeholders:

Tailored letters were sent to all tenants, leaseholders and non resident leaseholders in Coniston, Cartmel, Langdale and Stanhope Parade as well as all existing business tenants of Stanhope Parade.

- One wrote back to say they had received the information and wish to be kept informed as the project develops
- All existing business tenants were written to following the NKED and regarding the engagement programme

# 6.0 Feedback gathered

## 6.2 Summary of sentiment

### Sentiment from online responses:

- All online responses came from the surrounding blocks including Augustus, Datchet House, Buttermere, Harrington, Mackworth House and Kendal House
- Neighbours generally saw the redevelopment as an opportunity to improve the green / open spaces, access and routes around the estate with one neighbour mentioned that it will have a negative impact on existing blocks, congestion and value of properties
- Neighbours also mentioned that the much needed repairs, maintenance and upkeep of their blocks should be addressed alongside this project
- Potential more dust and noise and how these will be managed were raised as a main concern based on their experience with the HS2 project
- Noise from the Bonzai restaurant at Stanhope Parade was also mentioned as a concern

### Key information people want:

- Timelines for moving out
- Clarity on shared equity offers for existing leaseholders
- Clarity on when early buyback offer will come to an end
- Timelines of the project and designs when ready by the surrounding blocks

### Questions from email enquiries



- What will happen to the Children's Centre and Stanhope Parade and shops?
- What will be the impact on open Spaces/ garden spaces for Harrington House?
- Will the Council be purchasing any flats in Harrington House?

All emails were responded to and reference was made to the public facing FAQs where appropriate.



7.0

# Conclusion





# 7.0 Conclusion

Analysing the feedback has shown that sentiment was varied and nuanced across different audiences and can be summarised as:



## For remaining residents for Coniston, Cartmel and Langdale:

- Resident leaseholders were concerned that the current financial offer to them is insufficient for them to find a suitable alternative home to buy locally.
- They also would need more clarity on how a shared equity offer would work for them and the timeline to move back before they could discuss the merits of redevelopment and the quality of the new homes etc.
- Tenants would like to see more information on the decant offer and whether it differed from the current voluntary re-housing offer, including the right to return and timelines before engaging properly in the design process.



## For the tenants of Stanhope parade who participated:

- Residents were very positive about the idea of demolishing their buildings as they feel they are poor quality and they look forward to being moved as a result of redevelopment either away or into one of the new flats.
- Bonzai restaurant is causing distress to some residents and neighbours due to late night noise particularly in the semi covered outdoor area.

# 7.0 Conclusion

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## For those with an interest in the Children's Centre:

- People wanted confirmation that the centre would remain open during construction and that they would have access to a replacement centre without a break in service.



## For residents of neighbouring blocks:

- People in neighbouring blocks have concerns and construction noise, dust and such like but overall they could see the attraction of improved green spaces, new facilities and traffic calming.
- Some people also wondered about the potential of the new development to allow for improvements in their blocks.

\* We did not receive any feedback from the existing business tenants.

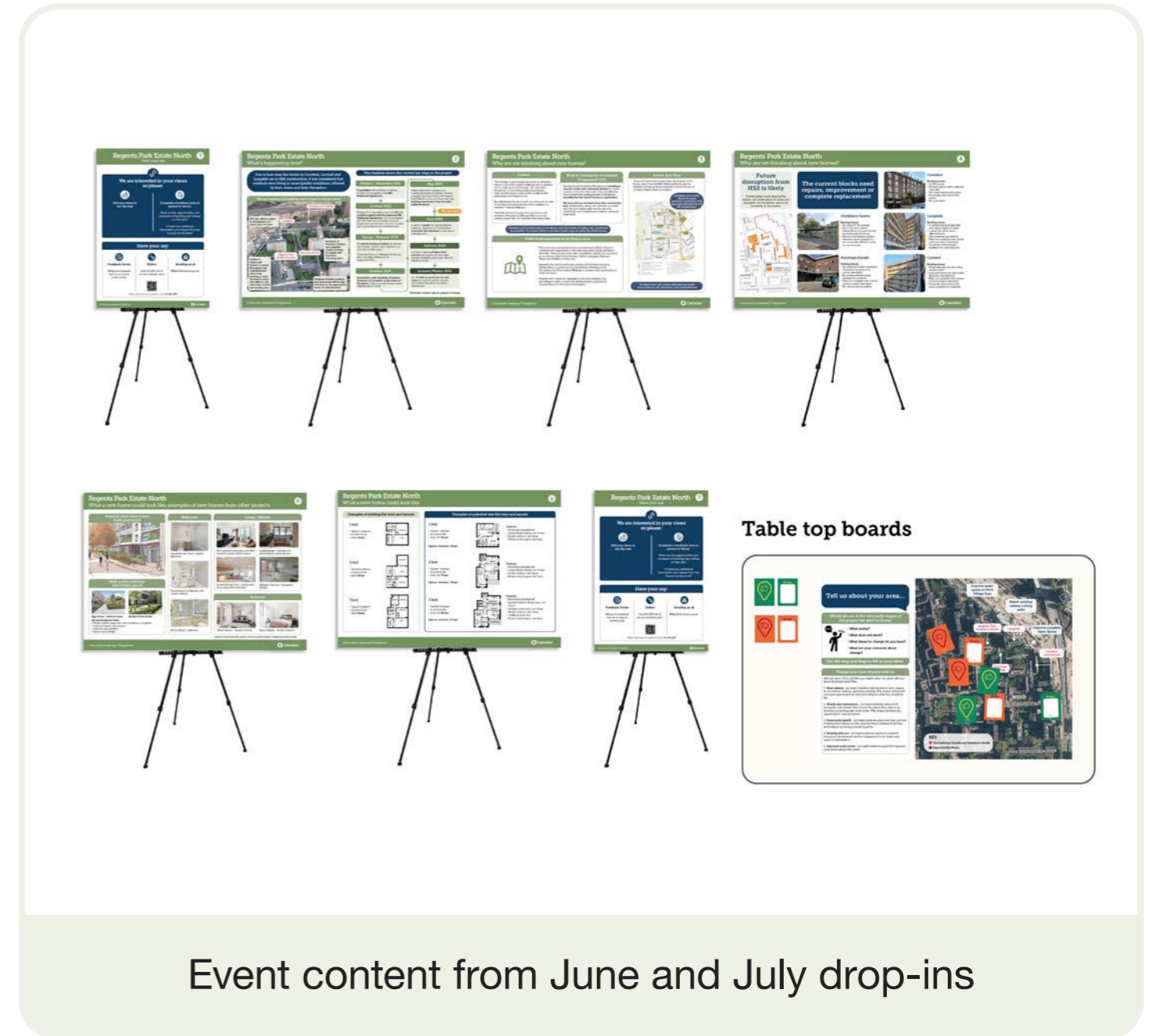
# 7.0 Conclusion

## Increasing engagement in the next stages:

The next stages of engagement will need to address the overall fatigue felt by residents of Cartmel, Coniston and Langdale as well as being aware that some residents are not invested in this project as their concern is whether the current HS2 Housing Deal will impact their financial security.

This audience have so many opportunities to participate and engage, including access to the team in the Housing Office on site two days a week, showing us that the lack of participation is not about awareness of the proposal but it is more connected to:

1. Dissatisfaction with the financial offer in the HS2 Settlement Agreement as it does not allow leaseholders to stay locally
2. Mental capacity to participate due to other pressures or mental health issues
3. Non residents leaseholders who wish to hold on to the last moment before selling



# 7.0 Conclusion

## Future focus on design engagement

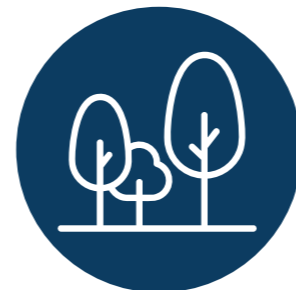
Next engagement should launch when a design team is in place that people can meet, a future walkabout could be held as this was one of the more insightful activities we ran.

Identifying what people can influence and collecting insight around this. The general mapping is useful insight but identifying areas where people could have more detailed input would be positive for maintaining motivation to participate. Specific themed projects also support the participation of children and young people.

## For example



Identify if there is a possibility for a project focused on play provision



Identify if there is a possibility for a project focused on improving green space



Will the design team be delivering social value opportunities for residents that can help broaden participation.

**Note:** Online engagement was impactful for neighbouring blocks with an immediate uptake in completing the survey on the days after the leaflet drop



# 7.0 Conclusion

## Local organisations

While initial contact was made with local organisations in the next stages specific one-to-one conversations should be set up to understand the best way to engage and involve these communities to broaden the participation. The possibility of tagging on to their activities or setting up specific workshops should be explored.

## Immediate actions

In the immediate future it would be prudent to confirm that the licensing agreement with Bonzai restaurant is being adhered to as improving the noise and disruption from this establishment would show the immediate impact of engagement and build trust in the process.

## Clarity on timeline

When the cabinet decision is taken in the autumn all stakeholders are keen to understand a clearer indicative timeline on:



Design work commencing



Planning application submission



Construction start date and duration



# 8.0 Appendix


## June 2025 newsletter

### Regents Park Estate North Update, June 2025


#### What's happening on Regents Park Estate North?

The council has been looking closely at the three options of repair, refurbish or build new homes to better understand the financial implications of each. The council's preferred option is to redevelop the site to build new homes.

**Read more background to the project on the back of this update.**



The area the Council are looking at building new affordable homes.



#### Drop-in event

Come along to one of our drop-ins, talk to the team and find out more about the quality of new homes this project could provide.

	<b>25 June 2025</b>
	<b>Outside Cartmel under a gazebo</b>
	<b>4pm - 7.30pm</b>
	<b>2 July 2025</b>
	<b>Third Age Project, Cumberland Market, NW1 3RH (TBC)</b>
	<b>3.30pm - 6.30pm</b>


#### Walk and talk


Join us for a walk about the area and tell us what you think works and does not work at the moment.

	<b>18 June 2025</b>
	<b>Meet outside Stanhope Parade</b>
	<b>5pm - 6.30pm</b>

#### Get in touch and find out more

Find out more about the Community Infrastructure Programme [cip.camden.gov.uk](http://cip.camden.gov.uk)



Regents Park Estate North 

### Regents Park Estate North Update, June 2025

#### Timeline\*

This timeline shows the key steps in the project. Things may change and we will keep you up to date if it does.

October - December 2022	Consultation with residents of Cartmel, Coniston and Langdale on the HS2 Settlement Agreement.
January 2023	Findings from consultation show that 70% of residents agreed with the proposed HS2 Settlement Agreement. The Council agreed with HS2 that it would facilitate moves for leaseholders and tenants in Cartmel, Coniston and Langdale blocks on a voluntary basis.
Spring/Summer 2024	We started looking at options for the land that Cartmel, Coniston and Langdale sit on once they are fully vacant.
October 2024	Consultation with residents of Cartmel, Coniston and Langdale on 3 options to redeveloping the land they sit on. These options were repair, refurbish or rebuild.
May 2025	Letters were sent to residents and commercial tenants of Cartmel, Coniston, Langdale, Stanhope Parade and Regents Park Children's Centre to inform them that building new homes is the Council's preferred option.
June 2025	<b>We are here</b>
June 2025	A series of events and opportunities for residents, neighbours and stakeholders to gather their feedback on the idea of redevelopment
Autumn 2025	Camden's cabinet will take a final decision and approve the next steps towards commissioning early design ideas for rebuilding homes.

\*Indicative timeline may be subject to change

#### Background

Due to the proximity of homes in Coniston, Cartmel and Langdale to HS2 construction, it was considered that residents were living in unacceptable conditions, affected by dust, noise, and daily disruption.

We ran a consultation in 2022 with residents of Cartmel, Coniston and Langdale on a draft HS2 Settlement Agreement.

In January 2023 we informed residents that 70% had stated they wanted to accept the Settlement Agreement and we agreed with HS2 that we would start voluntarily moving people.

The Settlement Agreement has led to a large number of homes being vacant in the blocks and the Council started exploring options for the blocks.

In October 2024 we held a consultation on three approaches; repair, refurbish or rebuild.

Taking on board your feedback and other factors, such as what is affordable for the Council, our preferred approach is to rebuild.

We wrote to all residents and commercial tenants impacted in May 2025 to notify them on our preferred approach.

#### What's happening now?

We are now asking for your feedback on the opportunities and concerns for this approach until the **14 July 2025**.

See overleaf for details of events.


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**RPEnorth@camden.gov.uk**

Regents Park Estate North 



# 8.0 Appendix

## Exhibition boards for June-July events

### Regents Park Estate North

#### What's happening now?

Due to how close the homes in Coniston, Cartmel and Langdale are to HS2 construction, it was considered that residents were living in unacceptable conditions, affected by dust, noise, and daily disruption.

We are looking at building new homes in these areas

HS2 site will be subject to development for many years to come

Residents of Coniston, Cartmel and Langdale should continue to engage with Camden's rehousing team

Children's Centre will remain in service throughout any redevelopment until a new building is ready for them to move into either on the same site or in the surrounding area

Stanhope Parade residents and businesses will be kept informed on our approach in event of redevelopment

#### This timeline shows the current key steps in the project

- October - December 2022**  
Consultation with residents of Cartmel, Coniston and Langdale on the **HS2 Settlement Agreement**.
- January 2023**  
Findings from consultation show that **70% of residents agreed with the proposed HS2 Settlement Agreement**. The Council agreed with HS2 that it would facilitate moves for leaseholders and tenants in Cartmel, Coniston and Langdale blocks on a voluntary basis.
- Spring - Summer 2024**  
We **started looking at options** for the land that Cartmel, Coniston and Langdale sit on once they are fully vacant. At the same time our colleagues in planning were consulting residents on the Euston Area Plan.
- October 2024**  
Consultation with residents of Cartmel, Coniston and Langdale on the **future of the blocks**. Options considered were repair, refurbishment or rebuild.
- May 2025**  
Letters were sent to residents and commercial tenants of Cartmel, Coniston, Langdale, Stanhope Parade and Regents Park Children's Centre to inform them that **building new homes is the Council's preferred option**.
- June 2025**  
A series of **events and opportunities** for residents, neighbours and stakeholders to **provide their feedback** on the idea of redevelopment. **We are here**
- Autumn 2025**  
Camden's cabinet **will take a final decision** and approve the next steps towards developing early design ideas for rebuilding homes.
- Autumn/Winter 2025**  
We will **write to you to set out next steps** but residents will be consulted and involved throughout any design development.

*\*Indicative timeline may be subject to change*

### Regents Park Estate North

#### Why are we thinking about new homes?

#### Context

The shortage of good quality and genuinely affordable homes is one of the biggest challenges facing residents on the estate and in our borough, with over 8,000 households on our housing waiting list including many families living in overcrowded conditions who desperately need bigger homes.

By redeveloping the site to build new homes we are able to provide more homes and do more to address our residents' housing challenges.

This work is being led by the Council's Community Investment Programme (CIP) and Officers who are working closely with your dedicated Rehousing Team.

#### What is Community Investment Programme? (CIP)

Our Community Investment Programme is investing in **schools, homes and community facilities** to ensure everyone in Camden has a place they can call home. We're proud to be **building homes of all tenures including the first council homes in a generation**.

**We know that our residents know their communities best.** Collaborating closely with residents, we ensure that their input shapes safer streets, improved connectivity, and increased green spaces, catering to local needs.

#### Euston Area Plan

This is our framework to guide future development in the Euston area. It has identified Stanhope Parade and the Children's Centre as having potential for redevelopment so we have included these in our plans.

Residents told us they wanted to repair east-west connections that have been disrupted by the HS2 development.

Residents have told us they want improved public spaces that are safe and reduce anti-social behaviour

#### Wider Redevelopment in the Euston Area

- There have been several rounds of consultation by the Euston Team to understand the requirements in the wider area and to update the Euston Area Plan. Findings from these other consultations will also be considered as we develop ideas for the Coniston, Cartmel, Langdale, Stanhope Parade and Children's Centre sites.
- Alongside this, the Council is also working with the Euston Housing Delivery Group, a group set up by the Ministry of Housing, Local Government and Communities (MHCLG), to explore wider opportunities to build new homes.
- Together with community organisations and local residents, they are looking to create a community-led framework to guide future housebuilding and redevelopment in Euston.



# 8.0 Appendix

## Exhibition boards for June-July events

### Regents Park Estate North

Why are we thinking about new homes?

4

**Future disruption from HS2 is likely**

Construction work around the station will entail years of noise and disruption to the estate, due to its proximity to the works.

**KEY**  
Buildings we are looking to rebuild

**The current blocks need repairs, improvement or complete replacement**

**Coniston**

**Existing issues:**

- No lift access;
- Storage spaces within staircase – fire risk;
- No communal amenity space;
- No private external amenity space;
- No cycle store.

**Langdale**

**Existing issues:**

- A central split-level staircase, with narrow flights of stairs.
- 2 small lifts which serve different floors.
- Not wheelchair accessible.
- Flats not compliant with current minimum space standards.
- No private external space available for most residents.

**Children's Centre**

**Existing issues:**

- No longer fit for purpose.
- Does not meet current standards for the services that are being delivered there.
- Need a more flexible building that they can be adapted to accommodate different needs across the week.

**Stanhope Parade**

**Existing issues:**

- All properties require significant investment to bring up to current standards.
- No private external space available for residents.
- Flats not compliant with current minimum space standards
- Not wheelchair accessible.

**Cartmel**

**Existing issues:**

- Single staircase (no secondary escape route)
- Long and narrow access routes along the external deck.
- Flats not compliant with current minimum space standards.
- No private external amenity space available for residents.

Community Investment Programme

### Regents Park Estate North

What a new home could look like, examples of new homes from other projects

5

**Potential street view of new build apartments**

**Bathroom**

Central Somers Town – Typical Bathroom

Bourne Estate - bathroom

**Living / Kitchen**

New spacious living room with direct access to private outdoor space

Tybalds Estate - example of a wheelchair accessible kitchen

Central Somers Town - kitchen and living spaces filled with light

Highgate Newtown - integrated Kitchen

**High quality buildings and outdoor spaces**

Agar Grove - external space

Maitland Park Estate

**All new homes will have:**

- Private outdoor space with either a balcony or a garden
- Improved shared open spaces
- Improved play provision
- Secure cycle storage

**Bedroom**

Bourne Estate - double bedroom

Bourne Estate - double bedroom

Community Investment Programme

\* photos are taken from other projects and are not specific designs for Regents Park Estate North



# 8.0 Appendix


## Exhibition boards for June-July events

Regents Park Estate North  
What a new home could look like
6

### Examples of existing flat sizes and layouts


**1 bed**

- Typical 1 bedroom
- (2 persons) flat
- Area: 40sqm




**2 bed**

- Typical 2 bedroom
- (4 persons) flat
- Area: 52sqm



**3 bed**

- Typical 3 bedroom
- (5 persons) flat
- Area: 65sqm




### Examples of potential new flat sizes and layouts

**1 bed**

- Typical 1 bedroom
- (2 persons) flat
- Area: min 50sqm

Approx. increase: +10sqm




**Features:**

- Wheelchair adaptable flat
- Living/ Kitchen/ Dining: min 21sqm
- Double bedroom: min 12sqm
- Private outdoor space: min 5sqm

**2 bed**

- Typical 1 bedroom
- (4 persons) flat
- Area: min 70sqm

Approx. increase: +18sqm



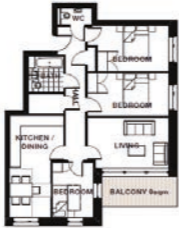
**Features:**

- Wheelchair adaptable flat
- Living/ Kitchen/ Dining: min 27sqm
- Double bedroom: min 12sqm
- Private outdoor space: min 7sqm

**3 bed**


- Typical 3 bedroom
- (5 persons) flat
- Area: min 86sqm

Approx. increase: +21sqm



**Features:**

- Wheelchair adaptable flat
- Separate Kitchen/ Dining room: min 14sqm
- Separate Living room: min 15sqm
- Double bedroom: min 12sqm
- Additional guest WC
- Private outdoor space: min 9sqm

Community Investment Programme




# 8.0 Appendix

## July 2025 flyer

### Regents Park North Estate July 2025

**Thank you to everyone who came to our walkabout and drop-in events in June.**

We are still in the early stage of the project and we don't have any designs yet. However, it was an opportunity for the residents of the estate to meet the team and find out more about the quality of new homes this project could provide. We also collected some of your thoughts on the proposed redevelopments and ideas on what works or does not work on the Regents Park North Estate from the events.



**Scan  
this QR  
code**

If you could not make it to these events and would like to share your thoughts, we are extending the deadline for the online survey until **31 July 2025**.



Community Investment Programme



### What's happening on Regents Park Estate North?

The council has been looking closely at the three options of repair, refurbish or build new homes to better understand the financial implications of each. The council's preferred option is to redevelop the site to build new homes.



The area where the Council is looking at building new affordable homes.

**Get in  
touch &  
find out  
more**

To view the exhibition materials and leave your feedback by **31 July 2025**, please scan the QR code.



You can also email us at **RPEnorth@camden.gov.uk**

You can also complete the survey via: **bit.ly/RPENSURVEY**

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**Large print?**

For any other alternative formats or if you have any questions, please get in touch.

Community Investment Programme





# 8.0 Appendix

## Public facing FAQs

### Regents Park Estate North Frequently Asked Questions

#### BACKGROUND

##### Q: What is happening on Regents Park Estate North?

Having explored the options it is the council's preference to replace the current buildings at Cartmel, Coniston and Langdale, Stanhope Parade and the Children's Centre with brand-new, high-quality homes, more much-needed affordable homes and a new space for the Children's Centre.

Redevelopment would also mean bigger and better-quality homes for our residents and improved open spaces around the buildings.

It will give us a greater opportunity to address issues that residents have said concern them including better open spaces and reducing anti-social behaviour.

##### Q: Why are you looking to build new homes on Regents Park Estate North?

Due to the proximity of homes in Coniston, Cartmel and Langdale to HS2 construction, it was considered that residents were living in unacceptable conditions, affected by dust, noise, and daily disruption.

Following a consultation residents accepted the HS2 Settlement Agreement and 78% of homes in Cartmel, Coniston and Langdale are now empty.

After the decision was taken to move people out of Cartmel, Coniston and Langdale the Council has looked at the future of this site and our preferred approach is to rebuild new affordable homes. The Council believes that redevelopment of Cartmel, Coniston, Stanhope Parade and the Children's Centre site is the best option as it provides the most additional homes, gives an opportunity to upgrade community facilities and shops and is the most affordable option for the council compared to refurbishment to modern standards.

Camden Council's Draft Euston Area Plan (EAP) Review 2023, which is our framework to guide future development in the Euston, has identified Stanhope Parade and the Children's Centre as having potential for redevelopment so we have included these in our plans.

The shortage of good quality and genuinely affordable homes is one of the biggest challenges facing residents on the estate and in our borough, with over 8,000 households on our housing waiting list including many families living in overcrowded conditions who desperately need bigger homes.

Delivering high-quality, affordable homes is a shared priority for both the Government and Camden Council. Across the Euston area, a range of opportunities are being explored to meet this goal.

June 2025



##### Q: Has the final decision been made to demolish and rebuild the blocks?

Rebuilding is the council's preference, but a final decision will be made by councillors at a Cabinet meeting in late 2025. The feedback from this consultation will be taken into account when that decision is made, along with the potential positive and negative impacts and costs of the redevelopment of the blocks.

In addition a full planning application would need to be submitted and approved before any demolition and rebuild work can take place.

#### HOUSING ISSUES

##### Q: What is the rehousing offer for residents of Coniston, Cartmel and Langdale?

Due to the intensity and extended duration of the HS2 construction works, the Council is currently offering a voluntary scheme to relocate tenants in the Cartmel, Coniston, and Langdale (CCL) blocks. Residents are encouraged to stay in contact with Camden's rehousing team, located at 30B Cartmel (Ground Floor), to discuss their voluntary rehousing options. The team is on-site every week Tuesday's and Wednesday' from 10:00am - 5:00pm.

##### Q: What is the rehousing offer for residents of Stanhope Parade?

If the redevelopment of Stanhope Parade is confirmed in the autumn, secure council tenants will be assisted in moving to suitable alternative council accommodation in line with the programme of works.

##### Q: Will council tenants have the right to return?

If redevelopment is confirmed in the autumn, all secure council tenants will have the right to return to one of the new social rent flats when they are built. This means that if we need secure tenants to move from your existing home to allow for the building works to take place these secure tenants will have a right to move into one of the new social rent flats once the buildings works complete.

##### Q: Will resident leaseholders be able to move into one of the new flats?

If the redevelopment is confirmed in the autumn, resident leaseholders will have the opportunity to purchase one of the new properties, and receive a personalised offer that is tailored to their individual needs and financial circumstances.

June 2025



##### Q: I live in a block that is not being redeveloped, what will happen to my block?

The Council are looking at the best way to meet its housing need, this includes periodic reviews of our housing stock to see what works are needed and what the best way to deliver improvements to living conditions are. In some cases this will be retrofit and improvements in others this may involve redevelopment.

The current proposals only include the following blocks:

- Coniston
- Cartmel
- Langdale
- Stanhope Parade

And Regents Park Children's Centre

In the meantime, the surrounding blocks continue to be part of the ongoing investment in housing stock across Camden.

##### Q: I live in one of the neighbouring council blocks that is not being redeveloped, will I get one of the new flats?

The Council will work on a Local Lettings Plan with the local community that will operate alongside our social housing allocation policy and give council tenants currently living on the Regents Park Estate priority for the additional social rented homes when they are complete. Secure tenants in Coniston, Cartmel, Langdale and Stanhope Parade will also get priority with a "right to return".

#### BUSINESSES AND COMMUNITY FACILITIES

##### Q: What will happen to the existing shops businesses and commercial units?

Each business and commercial unit has an individual lease with the Council's property team and these leases will form the basis of our discussions with businesses on when and how they will move from their current units. We are encouraging businesses to discuss their individual circumstances with their Property Manager.

It is likely that any designs for new buildings will include some commercial space at ground floor, however, at this stage in the design process we do not know where or what this will look like.

##### Q: How do you decide what type of retail to have in the new proposals?

Any new designs for redevelopment around Stanhope Parade and Coniston, Cartmel and Langdale would require a planning application. As part of this process, the council's planning team will consider what new retail spaces are needed as part of the development. Residents and neighbours would be consulted as part of the planning process.

##### Q: Will you be closing the Children's Centre?

No, the Children's Centre will continue to deliver its services and programmes in the existing building until a new building is ready for them to move into. This could be a building on the same site or in the surrounding area.

June 2025





# 8.0 Appendix

## Public facing FAQs

### TIMELINE

#### Q: When will this happen?

While rebuilding the site and creating new homes on Regents Park Estate North is the Council's preferred approach, we are currently working towards a final decision on whether to proceed with designing new homes in autumn 2025. If the decision is made to go ahead, we would look to appoint a design team and prepare a clearer timeline for residents.

We know that residents are keen for exact dates and a timeline on the redevelopment. While we can't provide this at this stage, we would like to reassure you we are in an early stage in the design process, a design will need to be developed, submitted for planning and approval sought before any works can start on site. This will take several years.

### DESIGN

#### Q: What will the new buildings look like?

We do not know yet because we do not have a design team in place. At this stage we want to make sure residents and neighbours are aware of the proposals to build new homes and understand what people think the opportunities and concerns are about this idea.

At this stage we are showing examples of some of the new homes we have built recently to give you a chance to see the type of quality of homes we are building. These are not designs for Regents Park Estate North.

#### Q: Will there be a planning application?

Yes. Any new buildings will need planning permission and we would carry out a consultation process as the application material is prepared. Once submitted there will be a formal consultation by the planning department.

#### Q: Will we have more opportunities to comment on the proposals before the planning application is submitted?

Yes, we are committed to working with residents throughout design development. In autumn 2025 Camden's cabinet will take a final decision and approve the next steps towards commissioning early design ideas for rebuilding homes. We will write to you to set out next steps, but residents will be consulted and involved throughout any design development.

#### Q: What will we be able to influence in the designs?

When we enter the design development stage and once a design team has been appointed, we will set out clearer "areas of influence" and how they relate to important planning policy. It is likely that residents will be able to influence a range of themes including:

- Landscape and open spaces: including public realm and opportunities for improving safety
- Routes and movement: including making the area more accessible for all and wayfinding
- Community facilities: opportunities for improved social spaces

June 2025



#### Q: How will new homes in the same location not be subject to the same HS2 noise issues?

We understand this concern. Our new homes will take several years to design and construct and so will not be occupied until 2029 at the earliest. A noise impact assessment would form part of the planning application. The location, orientation, ventilation, glazing and balcony placement on our new homes will meet modern day standards and this will minimise noise issues.

### CONSTRUCTION

#### Q: What will happen to residents when you are building new blocks right next to us?

A Construction Management Plan (CMP) will form part of the Planning Application. The CMP addresses site set-up, access routes to and around the construction sites, traffic management, health and safety measures, working hours / days, sets out strict noise and dust control / monitoring requirements and any additional measures that might need to be implemented where necessary to address disruption caused by construction, as much as possible.

### WIDER CONSULTATIONS

#### The council has other consultation exercises going on – how does this fit in?

##### Regents Park Safe & Healthy Streets

At the end of the Summer, we are planning on consulting on the first phase of the Regents Park Safe & Healthy Streets project. Our colleagues in Transport Planning have put together designs for improving road safety, walking, cycling and public spaces on the streets.

The proposals in the consultation will focus on streets in the area of Regent's Park Estate south of Robert Street, as well as Osnaburgh Street between Robert Street and Cumberland Market.

Please look out for more details and an opportunity to comment in consultations held in August/ September.

##### The Euston Area Plan

There have been several rounds of consultation by the Euston Team to understand the requirements in the wider area and to update the Euston Area Plan. Findings from these other consultations will also be considered as we develop ideas for the Coniston, Cartmel, Langdale, Stanhope Parade and Children's Centre sites.

June 2025



#### The Euston Housing Delivery Group and future wider consultations

The Euston Housing Delivery Group has been set up by the Ministry of Housing, Local Government and Communities (MHCLG) and is supported by Camden Council. It is looking at a wider area around Euston Station – but not the station site itself - exploring the potential to build many more homes for local people.

The Euston Housing Delivery Group and Camden Council are working with community organisations and local residents to develop a community-led framework, for housing development in Euston, which will be drafted by a representative group of local residents and will set out guiding principles to shape future housing development.

As part of this you will be consulted on your views on the wider housing issues in the Euston area. This will be in addition to consultation on the specific idea of the redevelopment of Coniston, Cartmel, Langdale, Stanhope Parade and the Children's Centre, as these sites have the potential to be delivered early to fulfil the urgent need for modern, family-sized affordable homes.

June 2025



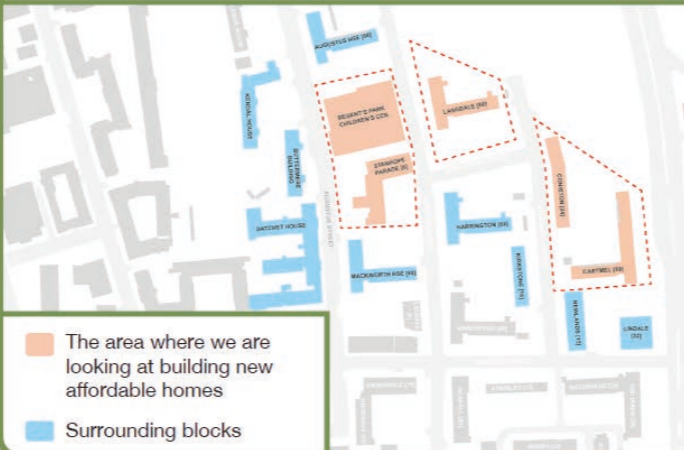


# 8.0 Appendix

## Poster shared with local groups

### What's happening on Regents Park Estate North?

Camden has been looking closely at the three options of repair, refurbish or build new homes to better understand the financial implications of each. Our preferred option is to redevelop the **outlined site below** to build new homes.



Do you currently live in **Langdale / Coniston / Cartmel** or **Stanhope Parade** of the Regents Park North Estate? Or the **surrounding blocks** in the estate?

**Then we want to hear from you!**


### Get in touch

We are still in the early stage of the project and we don't have any designs yet. If you missed our events in June 2025 and would like to share your thoughts, please scan the QR code to view the latest information on the project and complete the online survey by **31 July 2025**.

You can also complete the survey via:  
**[bit.ly/RPENsurvey](https://bit.ly/RPENsurvey)**

You can email us at:  
**[RPENorth@camden.gov.uk](mailto:RPENorth@camden.gov.uk)**

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Community Investment Programme

