



HELLO AND WELCOME!

Welcome to today's exhibition event!
We hope you are well!



We are here today to build on the vision for the future Juniper Crescent with you.

Following the last event in January 2024, where we explored the new open spaces and home layouts, today we will present your feedback and more detailed information on building elevations, landscape and open spaces.

WHAT WILL BE DISCUSSED AT TODAY'S EVENT?



Your key priorities and feedback from previous events



The shared vision



Your new open spaces



Building elevations



How to get involved and future events



Next steps



MEET THE TEAM...

ONE HOUSING (part of Riverside)
Registered Housing Provider

A housing association and not-for-profit organisation with a strong social purpose. One Housing is a part of Riverside Group Limited and offers a wide range of housing options including homes for social rent in partnership with local authorities.

COUNTRYSIDE
Development Partner

UK's leading mixed-tenure developer, bringing together modern and efficient delivery methods to create sustainable communities where people love to live.

PRP
Architecture, Masterplanning & Landscape Architecture

Design led team with 60 years experience in community led housing regeneration developments in the UK and across London.

CONNECT
Public and Stakeholder Engagement

Community and stakeholder consultation experts to deliver our wider public and stakeholder engagement.

COMMUNITIES FIRST
Independent Tenant Advisor (ITA)

Selected by tenants representatives at the start of the redevelopment process to help improve discussions between residents and One Housing, and provide confidential advice and support tenants.





YOUR VIEWS



THE COLLABORATIVE JOURNEY

Following the last exhibition events in September 2023, where residents were able to **discuss with the design team the evolved masterplan** for Juniper Crescent, we invited residents to attend Workshop Events in January 2024.

The purpose of the **'January Workshop Events'** was for residents to share their thoughts about the **proposed home layouts and landscape & open spaces**. In addition to setting out the next steps in the process, moving and rehousing support was discussed, as well as future events and how residents can get involved in this journey.



FEEDBACK FROM THE JANUARY WORKSHOP EVENTS

YOUR KEY PRIORITIES

- Housing needs
- Bright and spacious homes
- Safety and security of open spaces
- Growing spaces
- Adaptability of homes
- Community hub
- Low maintenance planting
- Separation of dogs in open spaces

YOUR FEEDBACK ON LANDSCAPE & OPEN SPACES

Which types of planting do you like?

These were the most popular images:



6 Green Stickers
0 Red Stickers



5 Green Stickers
0 Red Stickers



4 Green Stickers
0 Red Stickers

Which types of street furniture do you like?

These were the most popular images:



3 Green Stickers
0 Red Stickers



3 Green Stickers
0 Red Stickers



3 Green Stickers
1 Red Stickers



3 Green Stickers
1 Red Stickers

Which types of play features do you like?

These were the most popular images:



6 Green Stickers
0 Red Stickers



5 Green Stickers
0 Red Stickers



3 Green Stickers
0 Red Stickers



3 Green Stickers
0 Red Stickers

YOUR FEEDBACK ON THE HOME LAYOUTS

- I like the dual aspect living room
- Very happy with the entrance portico
- I like the idea of an entrance porch which is shaded by the balcony above
- I would like to have views of the Roundhouse as my current home does
- Like the amount of desk space in the kitchen and living room
- Home layouts need to be adaptable for change in needs
- I like living-kitchen-dining facing the terrace
- I prefer movable panels between the kitchen/dining or to have no wall at all
- Queried about having the two bedrooms on either side of the living room



A SHARED VISION

The vision for the new Juniper Crescent neighbourhood is a shared one. You have helped us to understand what type of place Juniper Crescent should become and what it needs to achieve to be a success. You have told us that this shared vision should consider Juniper Crescent as a neighbourhood in its own right. A corner of Camden that is sheltered from the hustle and bustle but has its own distinctive feel.

The shared vision presented to you today is about building high-quality modern homes set in a vibrant green neighbourhood with beautiful spaces designed to provide a variety of vibrant spaces for people to socialise and relax.

THE MASTERPLAN



AERIAL VIEW OF THE MASTERPLAN VISION





PLANTING STRATEGY

Residents said back in January 2024, that they would like the planting to be low maintenance with edible landscaping and amenity lawns. Following this, the proposals are low maintenance and drought tolerant with lawns in communal gardens. The soft landscape spaces, including defensible planting, will be maintained by the Estate Management and residents will have the opportunity to maintain, plant and shape their own outdoor environment.

The planting proposals will include some growing beds and plantation of edible species including fruit trees, herbs and shrubs with berries.

LOW MAINTENANCE PLANTING



Hedge planting

Robust and resilient shrub planting.

Maintenance: low level



Mixed borders - sunny

Suitable for sunny areas - native and edible species, small shrub, grasses and perennial.

Maintenance: low level



Mixed borders - shade

Suitable for shade - native and edible species, small shrub, grasses and perennial.

Maintenance: low level



Planted banks

Grasses and perennials, tree planting.

Maintenance: limited regime



Biodiverse planting

Hedgerow and native species, tree planting.

Maintenance: limited regime



Lawn

Hard-wearing grass seed mixture.

Maintenance: low level



Informal Lawn - meadow

Resilient shrub planting and native species.

Maintenance: very low level



Informal Lawn - shrubs

Resilient shrub planting and native species.

Maintenance: very low level



YOUR NEW OPEN SPACES

There are three key landscape character areas which the proposals aim to bring together within the development. These comprise communal spaces close to the entrance of the site and residential areas integrated within the site. They are described below:

Stephenson Street & Stephenson Walk:

Public realm spaces with paved and planted areas linking the site with its surrounding.

Roundhouse Way:

Main communal spaces with play, sport, planting and gathering areas.

Communal Courtyards:

Communal courtyards with play, seating and planted areas.



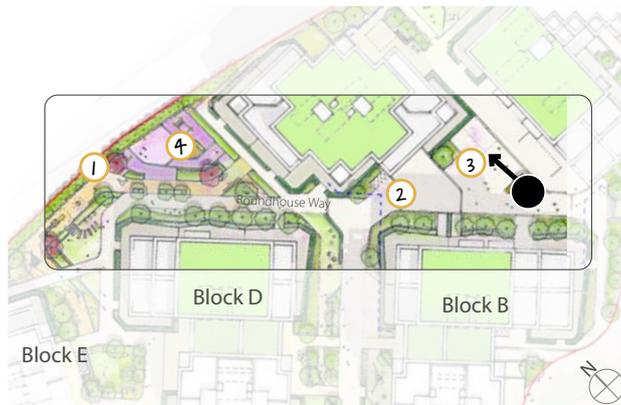
EMERGING PLAN OF STEPHENSON STREET/WALK



INSPIRATION IMAGES



EMERGING PLAN OF ROUNDHOUSE WAY



INSPIRATION IMAGES



ARTIST'S IMPRESSION OF JUNIPER PLAZA





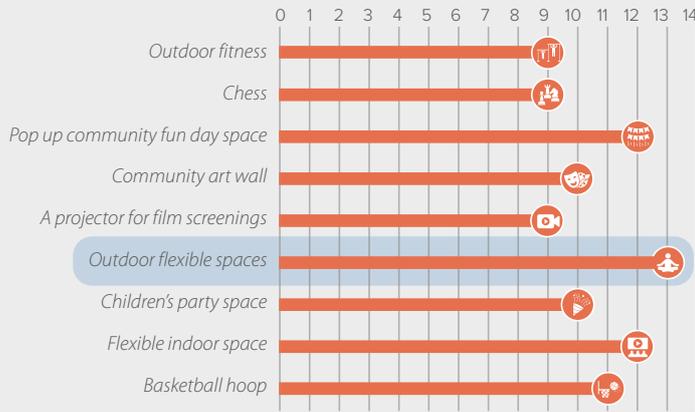
COMMUNITY USES



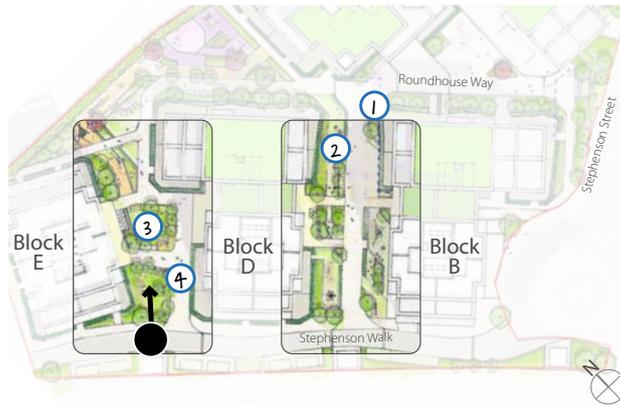
WHAT YOU TOLD US

In July 2023, we asked residents which community activities they would like to see on Juniper Crescent. This feedback has directly influenced the emerging proposals and is shown below:

Which activities would you and your household enjoy?



EMERGING PLAN OF COMMUNAL COURTYARDS



INSPIRATION IMAGES



ARTIST'S IMPRESSION OF COMMUNAL COURTYARDS





ELEVATION PRINCIPLES

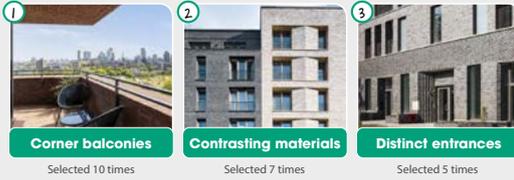


WHAT YOU TOLD US

Residents were presented a variety of precedent images and word stickers which were categorised by: Appearance Ideas, History and Heritage Inspiration, Building Materials and Special Features. The 3 most popular precedent images for each category are presented below.

How would you like your buildings to look?

These were the most popular images:



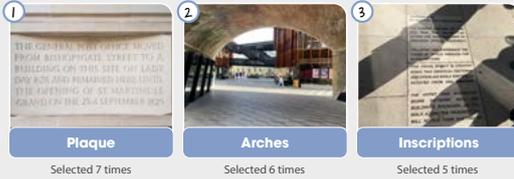
Which building materials do you like?

These were the most popular images:



How would you like history to be represented?

These were the most popular images:



Which special features do you like?

These were the most popular images:



EMERGING MATERIALS PALETTE

The emerging materials palette has been informed by residents' feedback and consists of neutral tones of brick with grey and bronze/brass metal used as special features. The palette has also been influenced by the local character of the surrounding area.

LIGHT BUFF



Example Building: 089 Heidestrasse



MULTI GREY-LIGHT BROWN BRICK



Example Building: Maja Graddnos residential building



DARK GREY BRICK



Example Building: Zabriskie Studio residential building



GREY METAL BRONZE/BRASS METAL



Example Building: Stiff+Trevillion residential building



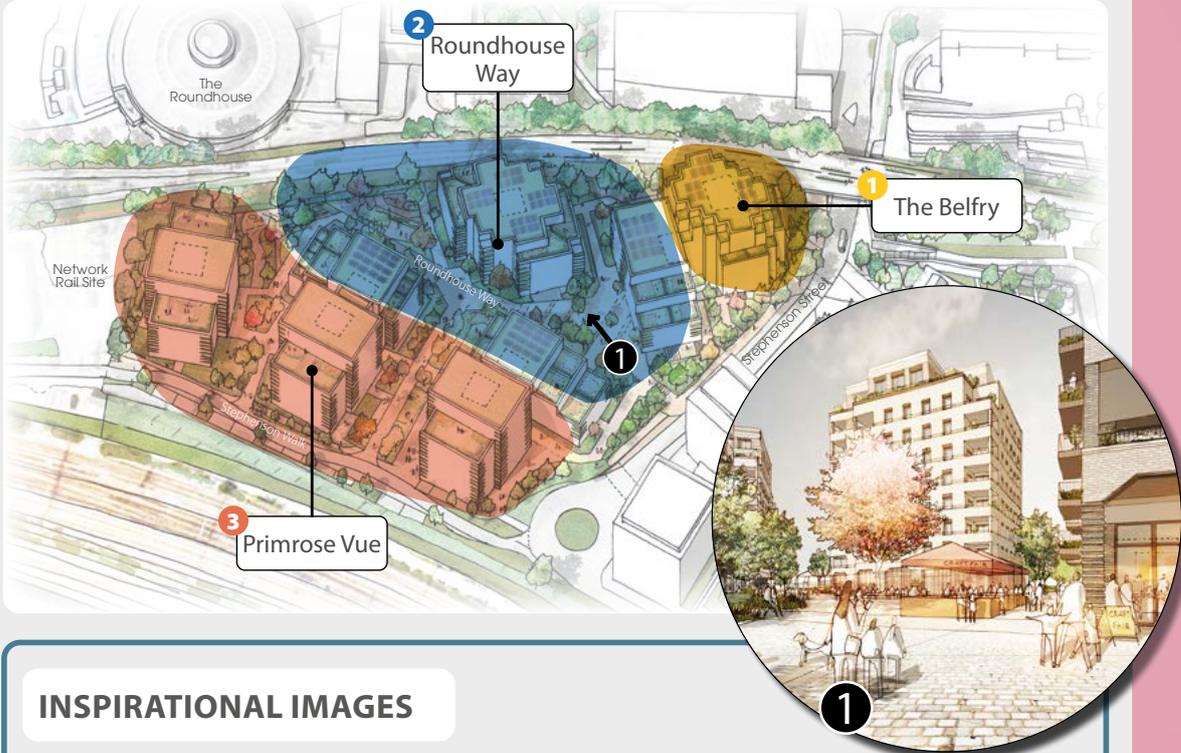


ARCHITECTURAL CHARACTER AREAS

Three character areas are being proposed which will offer distinction in appearance through different materiality, details and textures. The character areas have been informed by the residents' feedback, the local area and the history of Juniper Crescent.

The Belfry announces your arrival at Juniper Crescent and will be seen from a long distance. Roundhouse Way is the central character area and will frame the main communal space while residents walk through the site. Primrose Vue overlooks Stephenson Walk and references the architecture and materials palette of Primrose Hill.

CHARACTER AREAS



INSPIRATIONAL IMAGES

1 THE BELFRY

The Belfry will be a sculptural building announcing the entrance to Juniper Crescent and Camden Goods Yard. It will include special details at ground and top levels and will be seen as you enter Juniper Crescent and from far away on long distance views.



Ravensbourne Wharf, PRP



Interchange, Camden



Saxon Court, Kings Cross

2 ROUNDHOUSE WAY

Roundhouse Way is inspired by the new contemporary developments in Camden as well as the heritage buildings. The architectural approach will include distinct detailing expressed at ground floor and street entrances, as well as simple details on the upper levels.



Gilbey's Factory



Hawley Wharf, Camden, AHMM



Agar Grove, Mae Architects

3 PRIMROSE VUE

Primrose Vue has a bold and simple interpretation of the industrial and residential local heritage. The area references the Primrose Hill residential area, its elegant proportions and simple materials palette.



Primrose Hill



Roundhouse



R7 Gallery, Kings Cross, Morris+Company



FUTURE EVENTS AND PROGRAMME

JOIN US TO COLLABORATIVELY DESIGN THE FUTURE OF JUNIPER CRESCENT

A big thank you to everyone who joined us at our previous events, we gained valuable feedback from you and we hope that everyone found these events useful and informative.

As we work our way towards planning submission for Juniper Crescent in Summer 2024, we would like to invite you to the next engagement event to take a look at the final design proposal and all supporting documents for the Full Planning Application. This will take place in the form of drop-in exhibitions.

Below, an indicative programme timeline provides a summary of all of the past and future engagement events.



PROGRAMME



JUNE 2023

INTRO EVENT

What happened since the Ballot and our next steps towards the **Full Planning Application**.

JULY 2023



EVENT 1: Workshops

Come and build the masterplan strategies in collaboration with the design team!
Workshop themes will cover open spaces, community uses and architecture.



SEPTEMBER 2023

EVENT 2: Design updates & feedback

Come along and drop-in the exhibition events!
You will see feedback from earlier workshop events and updated masterplan design and strategies.



DECEMBER 2023

FESTIVE EVENT: Resident-led family fun day

A festive themed event for all Juniper Crescent residents!
Activities such as playing with Reindeers, face painting, festive music and food.

JANUARY 2024



EVENT 3: Workshops

Participate in hands-on workshop activities to design the final masterplan!
Workshop topics will cover architectural and landscape details of the proposal.

SPRING 2024



EVENT 5: Design updates exhibition

Come see the latest design proposals reflecting all design updates tested and key discussions held at earlier events.



SUMMER 2024

FINAL EXHIBITION EVENT

Come along and take a look at the final design proposal and all supporting documents for the Full Planning Application.

WHERE WE ARE TODAY

PLEASE COME AND JOIN US!

NEXT STEPS

WHAT HAPPENS NEXT?

Following this workshop event, we will continue finalising the masterplan and will be communicating with you regarding the upcoming design engagement event.



HOW WOULD YOU LIKE TO BE KEPT INFORMED AND INVOLVED IN THE FUTURE?



-  **Drop-in exhibition events**
-  **Workshop activities**
-  **Newsletters**
-  **Noticeboard posters**
-  **Coffee mornings**
-  **1-2-1 meetings**

-  **Email**
-  **Website**

 **PLEASE USE THE STICKY NOTES PROVIDED TO LET US KNOW HOW YOU WOULD LIKE TO BE INFORMED:**

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WOULD YOU LIKE TO JOIN THE ESTATE BOARD?

As part of the regeneration, we have set up a Juniper Crescent Estate Board for the new development, consisting of residents, One Housing, Countryside and the project team.

-  **AN OPPORTUNITY TO BE INVOLVED IN THE ONGOING MANAGEMENT OF THE ESTATE**
-  **BE PART OF A FORUM AND HELP US DEVELOP THE COMMUNITY CHEST**
-  **ESTABLISH LOCAL PRIORITIES AND DEVELOP IDEAS**
-  **PLAY A KEY ROLE IN MONITORING OUR COMMITMENTS**



The board meets once a month, with flexibility to increase or decrease frequency when needed.

The next meeting is **Tuesday 14th May, 18:30 - 19:30** at Castlehaven Community Association!

SPEAK TO THE TEAM



Dan Heron
Development Manager
Countryside



Paul Handley
Head of Regeneration
One Housing



Raj Mandali
Regeneration Manager
One Housing



Mahbub Khondoker
Development Director
Countryside



Marina Cox
Regeneration Officer
One Housing



Nadine Landes
Urban Designer
PRP Architects



Matthew Marie
Regeneration Officer
One Housing



Roumpini Perakaki
Associate
PRP Architects



Steve Gair
Project Manager
One Housing



Col Bio
Architect
PRP Architects



Alexandra Andone
Associate Director
PRP Architects



Ian Simpson
Resident Adviser
Communities First

If you would like a 1-1 confidential advice, please speak to Ian Simpson and the Communities First team.

Many members of the team are on hand today and are available to answer any questions that you may have.