

# A NEW VISION AND OFFER FOR JUNIPER CRESCENT



In July 2017 the Council adopted the Camden Goods Yard Planning Framework as a Supplementary Planning Document. The framework is designed to help guide development in the area, with the aim of providing a range of new homes and commercial, community and open spaces.

## WHAT HAS HAPPENED SO FAR...

**DESIGN MONTH**  
**SPRING 2022**

Starting with the new homes - we carried out detailed discussions using floorplans and models, gathering feedback that would shape the new designs.



**LAUNCH OF THE NEW VISION AND OFFER**

**SUMMER 2022**

The team have worked to develop new designs and a new offer for Juniper Crescent residents.

We are excited to share this with you today and hear what you think.

**WHERE WE ARE TODAY**

**SPRING AND SUMMER 2022**

Residents said that community spirit was important to them, so we have been carrying out activities to maintain and enhance this across the estate.



**LANDLORD OFFER AND BALLOT**

**AUTUMN 2022**

We aim to hold a new ballot in Autumn once we have spoken to residents and answered all of your questions.

## MEET THE TEAM

**One Housing** Part of Riverside

**ONE HOUSING**  
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**  
Places People Love

**COUNTRYSIDE**  
Development Partner

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

**PRP**

**PRP**  
Architecture, Masterplanning and Landscape Architecture

Design lead team with over 50 years experience in community led housing regeneration developments in the UK and across London.



**SOUNDINGS**  
Engagement Consultant

Independent resident and community engagement consultants advising, curating and facilitating tailored engagement events and materials.



**COMMUNITIES FIRST**  
Independent Tenant Advisor (ITA)

Selected by the TRAs to help mediate discussions between residents and One Housing, and provide confidential advice and support tenants.



**JUNIPER CRESCENT** NEW DESIGNS & OFFER 2022

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**COUNTRYSIDE**  
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# A NEW VISION AND OFFER

## GREAT NEW DESIGNS

### SPACIOUS, BRIGHTER HOMES



The new homes will be **SPACIOUS AND BRIGHT**.

Homes will have views over a **GREENER, LANDSCAPED ESTATE**.

The new homes will have better insulation making them **MORE EFFICIENT**.

Homes will also have better **SOUND PROOFING**.

The new homes will have **MORE EFFICIENT STORAGE**.

You will be provided with **NEW WHITE GOODS** including washer/dryer, fridge and dishwasher.

### HOMES ON A GREENER ESTATE



All the modern benefits of a new home with a range of communal green spaces on your doorstep.

A range of outdoor private spaces, including **BALCONIES, TERRACES AND GARDENS**.

New balconies will be **BIGGER AND MORE SPACIOUS** with views over landscaped spaces.

## A NEW AFFORDABLE OFFER

### 10 YEARS OF SUBSIDISED COSTS



We are committed to keeping your service charge affordable. We will **SUBSIDISE RESIDENTS COSTS FOR 10 YEARS**.

We are committed to ensuring your council tax is affordable. We will **SUBSIDISE RESIDENTS COSTS FOR 10 YEARS**.

We are committed to keeping your energy costs down, now and into the future. You will have **GREENER MORE ENERGY EFFICIENT HOMES**.

Your rent will remain the same unless you move into a larger or smaller property.

### SECURE PARKING



Each household who currently has a parking permit will get one permit on the new estate.

We are currently exploring car clubs and other transport initiatives and would like to hear your views.

We want to work with you on an individual basis to understand your different requirements and needs, and share details on your new home that are specific to you!





# A PLACE SHAPED FOR YOU

## NEW 2022 MASTERPLAN



THE 2022 MASTERPLAN - creates spacious brighter homes and a range of outdoor green areas.

You said...

...you wanted improved sunlight across the estate

...you wanted improved views and decreased overlooking

..you wanted to see more gardens, particularly for residents currently in houses

...you wanted to see less overlooking from flats and houses into gardens and balconies

...you wanted to see more greenery throughout the new designs

We did

The new masterplan maximises daylight into open spaces and homes

The new masterplan provide greater views across Camden

The new masterplan guarantees anyone with a garden a garden or terrace

The new masterplan provides new private gardens and spacious balconies

The new masterplan provides a range of communal green spaces for all ages



New Homes Design Month - March 2022



New Homes Design Month - March 2022



Community Gardening at the resident hub - June 2022



New Homes Design Month - March 2022



Community Fun Day - May 2022



Community Fun Day - April 2022

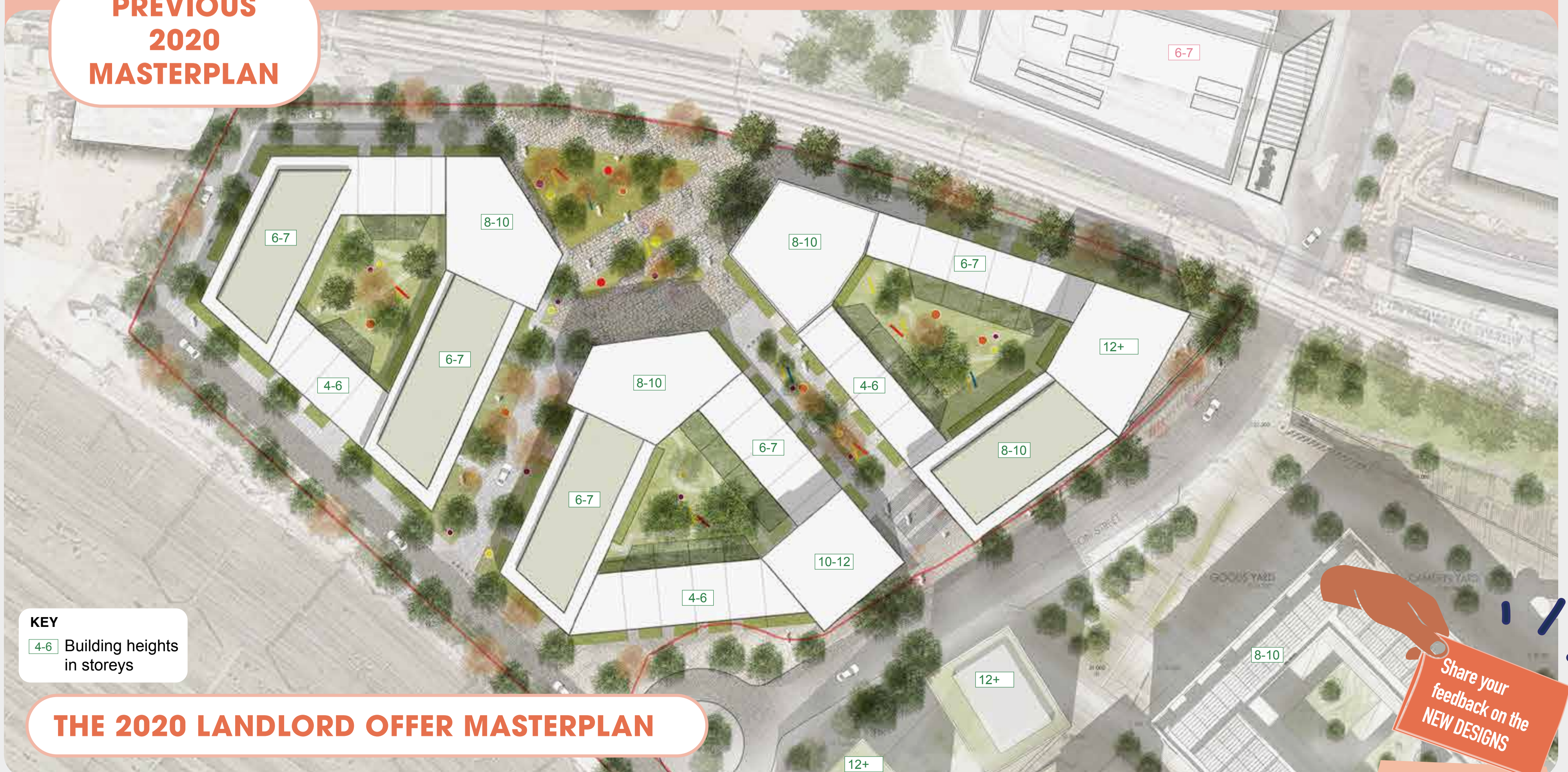


Community Fun Day - May 2022



Community Fun Day - June 2022

## PREVIOUS 2020 MASTERPLAN



KEY  
4-6 Building heights in storeys

THE 2020 LANDLORD OFFER MASTERPLAN

Share your feedback on the NEW DESIGNS



JUNIPER CRESCENT NEW DESIGNS & OFFER 2022

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# NEW HOMES AND A GREENER ESTATE



EXPLORE THE MODELS AND VIDEO TO SEE NEW HOMES IN 3D!

## NEW HOME DESIGNS

### Spacious, brighter homes

We understand that the new homes are the most important part of the regeneration for residents and that we need to get these right.

The new homes will be spacious, brighter, and will have large private outdoor spaces.

The homes will also have better insulation and will be more energy efficient.

## A RANGE OF SPACES

### A range of communal open spaces will allow for different uses and activities

The new masterplan provides a combination of different communal open spaces, which will be able to accommodate lots of different uses and activities.

The outdoor spaces will provide something for everybody and we would love to know what you think!



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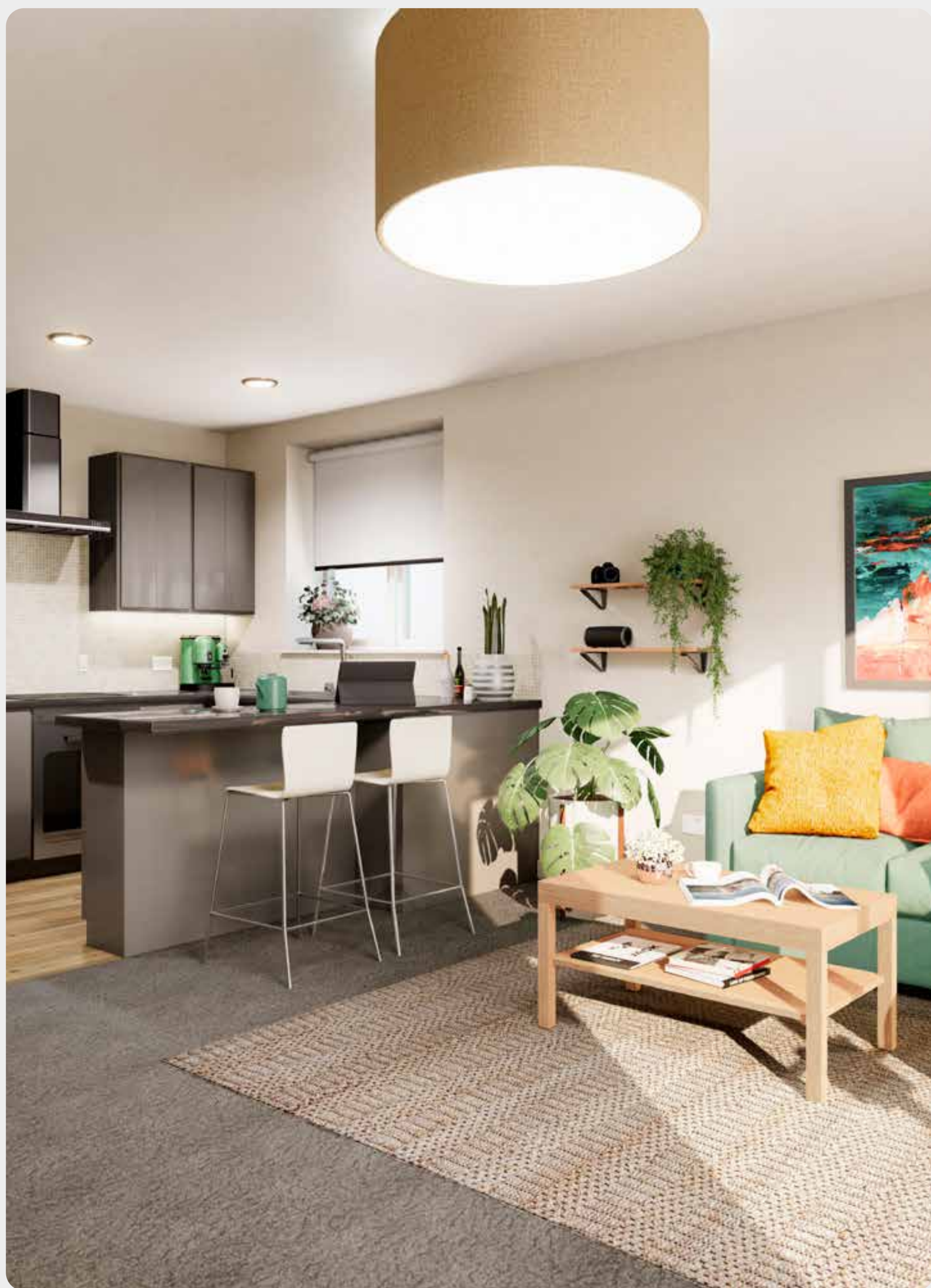
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# YOUR NEW HOME



EXPLORE THE MODELS AND VIDEO TO SEE NEW HOMES IN 3D!

## KEY FEATURES OF YOUR NEW HOME

You told us that you wanted to see homes that are bright, energy efficient, have access to green space and are flexible to changing needs, particularly working from home.



### SPACIOUS HOMES

No new home will be smaller than they are now and all properties will not lose any usable space.

### BETTER INSULATED HOMES

All homes will be better insulated, keeping them warm in the winter and cool in the summer, and improve your sound insulation by up to 20% or 12db.

### MORE EFFECTIVE STORAGE

The new homes have been designed to provide more efficient storage, with dedicated places for specific items.

### BRIGHTER HOMES

The new designs will optimise natural daylight into your home throughout the day.

### OUTDOOR ACCESS

Your kitchen and living room will have easy, direct access to your garden or larger balcony.

### ACCESSIBLE HOMES

All homes will be accessible from ground floor. We will also be creating a number of wheelchair adapted homes for residents with specific needs

## HOW YOU CAN MAKE THE NEW HOME YOURS

When we spoke to you in March, customising and making your new home personal to your needs, lifestyle and taste was a top priority. We have set out a number of ways to allow you to personalise your new home.

### CHOICE OF KITCHEN LAYOUT

You can choose if you would like open plan or separate kitchens.

### WORK FROM HOME OPTIONS

You can choose if you would like space to work from home to be incorporated into your home.

### CHOOSE FINISHES AND DESIGNS

From a range of options, you can choose kitchen and bathroom finishes that are right for you!

### INTERIOR DESIGN SUPPORT

Meet with a member of the design team to talk about your vision for your new home and discuss the various design options.



Separate kitchen

Please ask a member of the team if you would like to see the layout of your new home.

Share your feedback on the NEW DESIGNS



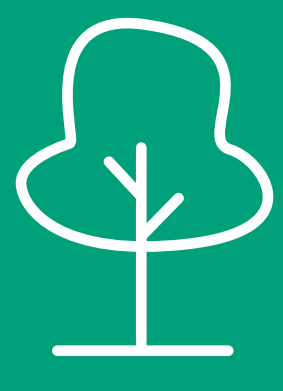
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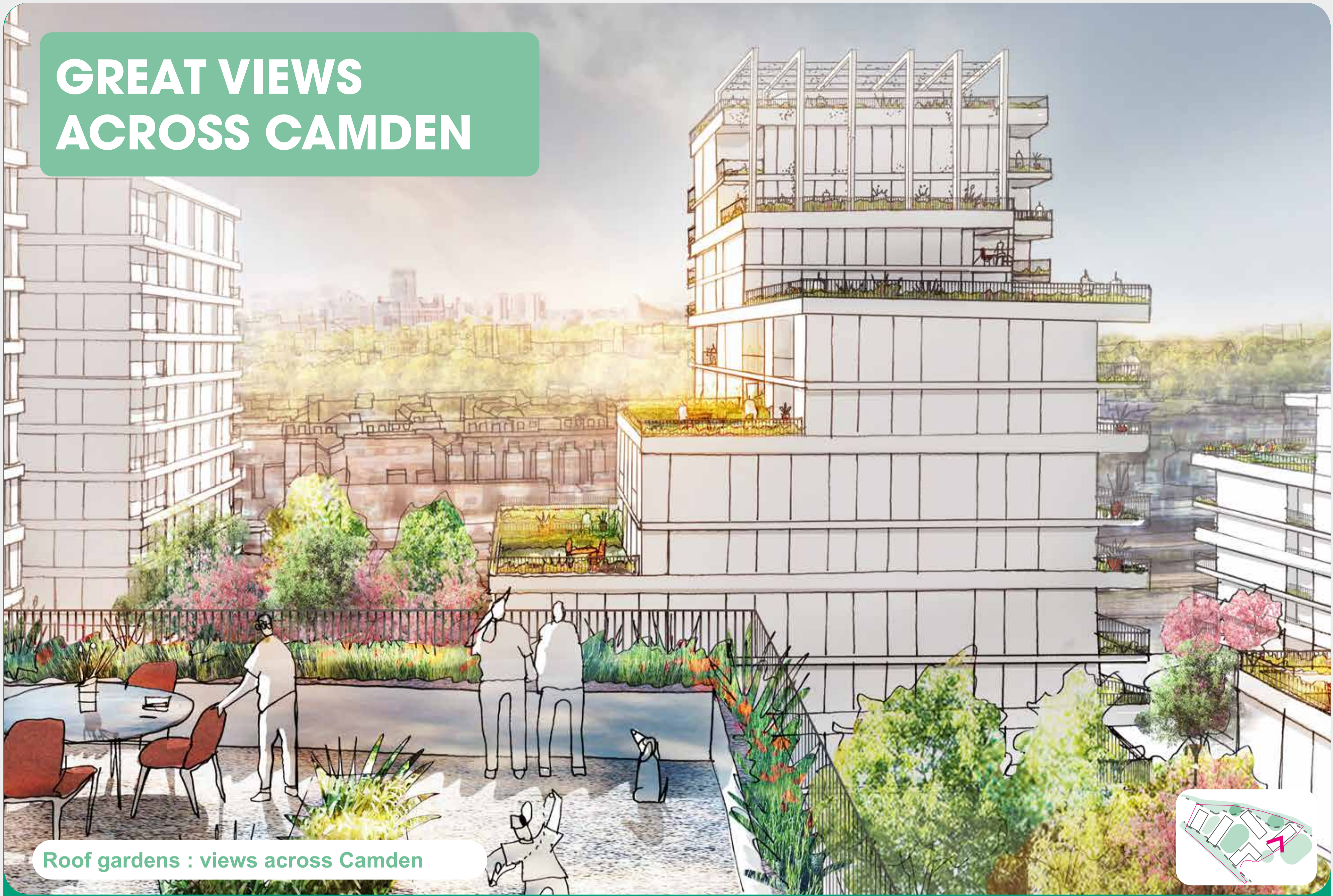
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# YOUR NEW PRIVATE OUTDOOR SPACES

## GREAT VIEWS ACROSS CAMDEN



Roof gardens : views across Camden



**IF YOU LIVE IN A HOUSE WITH A GARDEN...**



**IF YOU LIVE IN A FLAT WITH A GARDEN...**



**IF YOU LIVE IN A FLAT WITH A BALCONY...**

### RESIDENTS IN HOUSES WILL BE OFFERED A NEW GARDEN OR TERRACE

The new masterplan will provide generous and high-quality private outdoor gardens or terraces to those currently living in houses.

### RESIDENTS WITH GARDENS WILL HAVE LARGER AMENITY SPACE

The new masterplan provides larger balconies for residents who currently live in flats with gardens.

### ALL RESIDENTS IN FLATS WILL HAVE LARGER BALCONIES

The majority of existing balconies do not meet current balcony standards. The new masterplan provides spacious balconies for residents living in flats.

ALL RESIDENTS IN HOUSES WILL HAVE GARDENS OR TERRACES IN THE NEW DEVELOPMENT

DIRECT ACCESS FROM YOUR LIVING SPACE TO OUTDOORS

RESIDENTS IN FLATS WITH GARDENS WILL HAVE LARGER PRIVATE OUTDOOR SPACE

BIGGER BALCONIES FOR ALL FLATS

VIEWS ACROSS LONDON AND A GREENER ESTATE

Share your feedback on the NEW DESIGNS



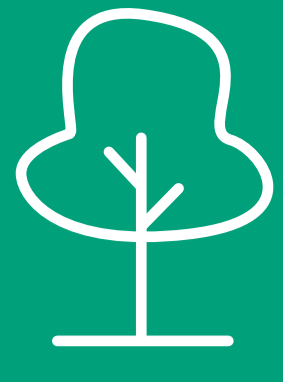
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# NEW COMMUNAL OPEN SPACES



Juniper Crescent Central Green

## A RANGE OF COMMUNAL OPEN SPACES

One of the most important aspects of the new masterplan is creating a range of outdoor spaces that provide something for everybody.

The new designs provide spaces for residents to relax, play and socialise.

The new designs will improve biodiversity, implement greening strategies, improve air quality, promote healthier living and create better connections to the surrounding neighbourhood's open spaces.



Family-friendly spaces with play features



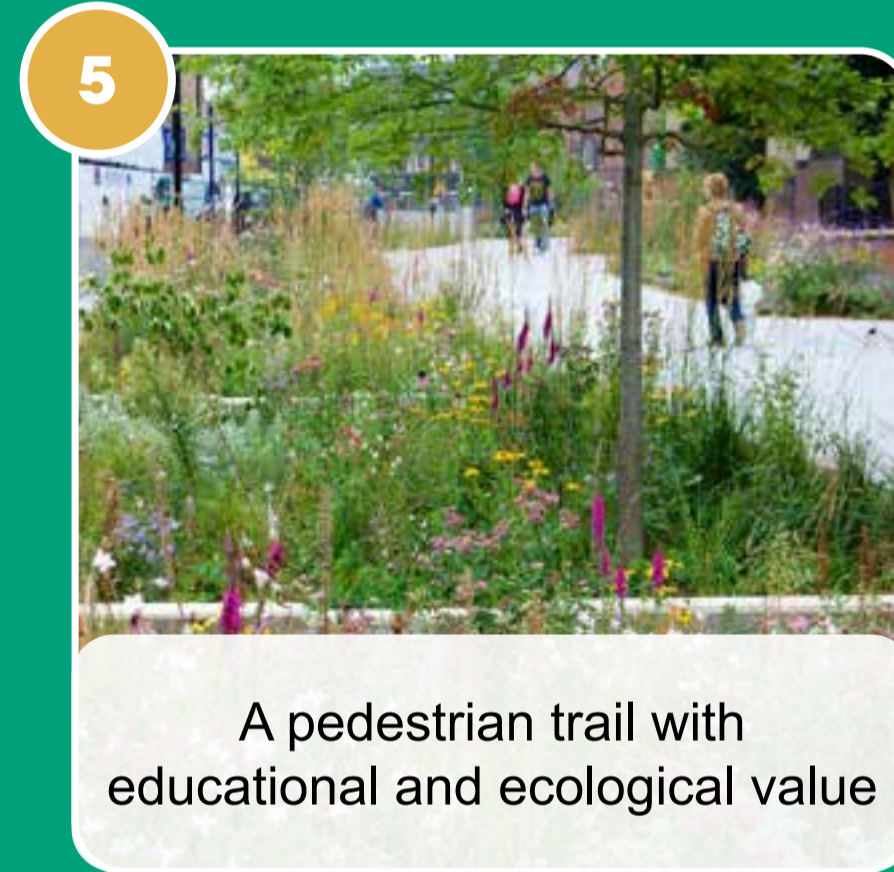
Multifunctional space dedicated to residents of all ages



Communal green spaces providing better opportunities for healthy lifestyles



Spaces to support community spirit and hold events



A pedestrian trail with educational and ecological value



Access to Camden's surrounding open spaces, integrated with the future Camden Highline



### COMMUNAL GREEN AND OPEN SPACES, INCLUDING ROOFTOPS

Share your feedback on the NEW DESIGNS



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# GETTING AROUND AND PARKING



**1: ROUNDHOUSE WAY PEDESTRIAN FOOTPATH**

## PARKING

We understand parking is important to many residents.

- Each household who currently has a parking permit will get one permit on the new estate.
- The majority of the parking spaces will be in a secure basement car park with CCTV and mechanised safety systems
- On street parking will be provided for those that need to be closer to their front doors
- A management plan for parking will be developed together with residents
- The cost for a parking space will remain the same for existing permit holders on the new scheme
- Visitor parking will be provided for family and friends

## ACCESSIBILITY

The whole estate will be **step free and wheelchair accessible** with lifts and level access.

2



## FIRE SAFETY

Designs are based on buildings regulations, which have been adapted to the highest standard.

The designs are checked by qualified fire engineers.

## SAFETY AND SECURITY

There will be **enhanced surveillance** and lighting across the estate

All blocks will have secure **lob access** to residents only

3



## ROUTES AND ACCESS

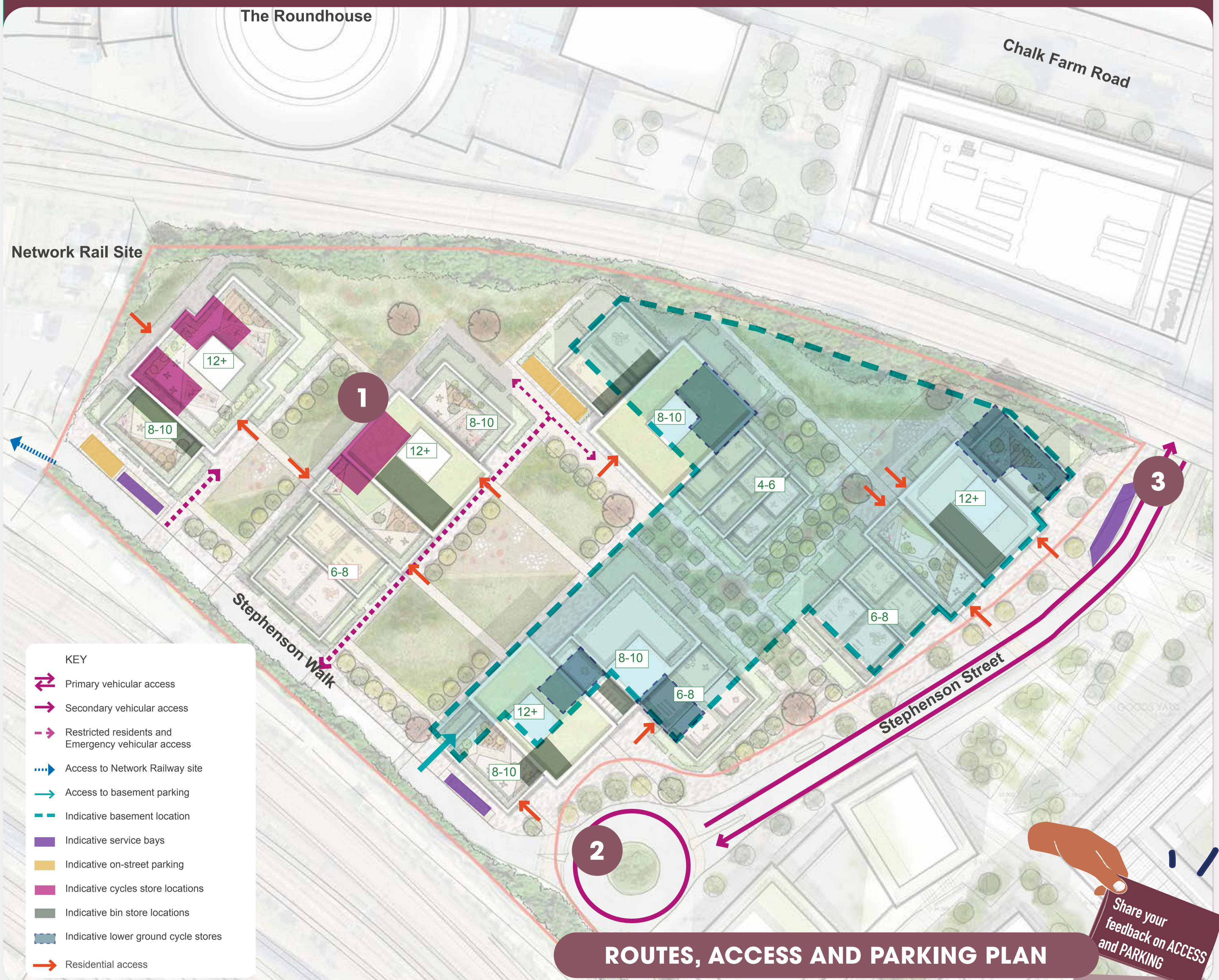
There will be more and better access routes from the estate to Camden and the new Morrisons development on your doorstep

Your **local bus will remain** in service on the new estate along Stephenson Street

## COMMUNAL STORAGE FACILITIES

There will be secure **bike storage** facilities across the estate

Electric car **charging points** will be located at certain parking bays



Share your feedback on ACCESS and PARKING



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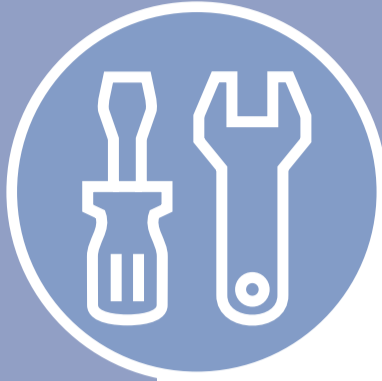




# AFFORDABILITY

## IMPROVED SERVICES FOR AN AFFORDABLE COST

We know that keeping life affordable is important and our top priority will always be to keep costs down for our residents. To help keep things affordable, we have set out a subsidy which will run for 10 years and will be used to keep residents costs down.



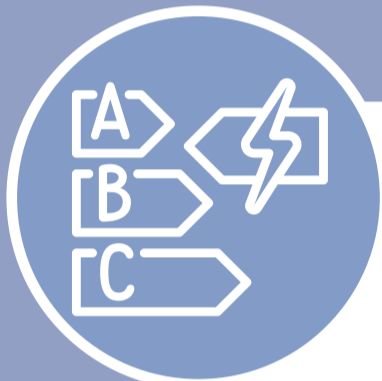
### 10 YEARS SUPPORT WITH YOUR SERVICE CHARGE

We are committed to keeping your service charge down and will subsidise any cost increases for 10 years.



### 10 YEARS SUPPORT WITH YOUR COUNCIL TAX CHARGE

We are committed to keeping your council tax down and will subsidise any cost increases for 10 years.



### A GREENER AND MORE EFFICIENT ENERGY SYSTEM

Your new home will be greener and more efficient, with better insulation.



### A BRAND NEW HOME AT THE SAME RENT

Your rent will remain the same unless you decide to move into a larger or smaller property.



## FIND OUT YOUR NEW COSTS

The change in costs may differ slightly depending on what type of household you currently live in and are moving to.

Speak to a member of the engagement team about the estimated costs for you on the new development and how we will support you financially.



### 10 YEARS OF FINANCIAL SUPPORT

Residents told us that affordability was a primary concern, so we have increased our offer of 3 years financial support to 10 years of support.

From the day you move into your new home, we will subsidise any increase in costs for council tax and service charges for 10 years. This means that you will only see small increases in costs every two years, while enjoying lots more benefits.

### A DEDICATED FUND TO SUPPORT RESIDENTS IN NEED

We want to make sure that residents can always afford to live at Juniper Crescent, so in addition to providing 10 years of support with service charges and council tax, we will set aside a fund to further support residents during and after this period.

From the £600,000 community fund, One Housing and Countryside will set aside **£25,000 A YEAR** for residents who need additional support with their bills. Any remaining money after the 10 years will be carried over and used to further support residents.



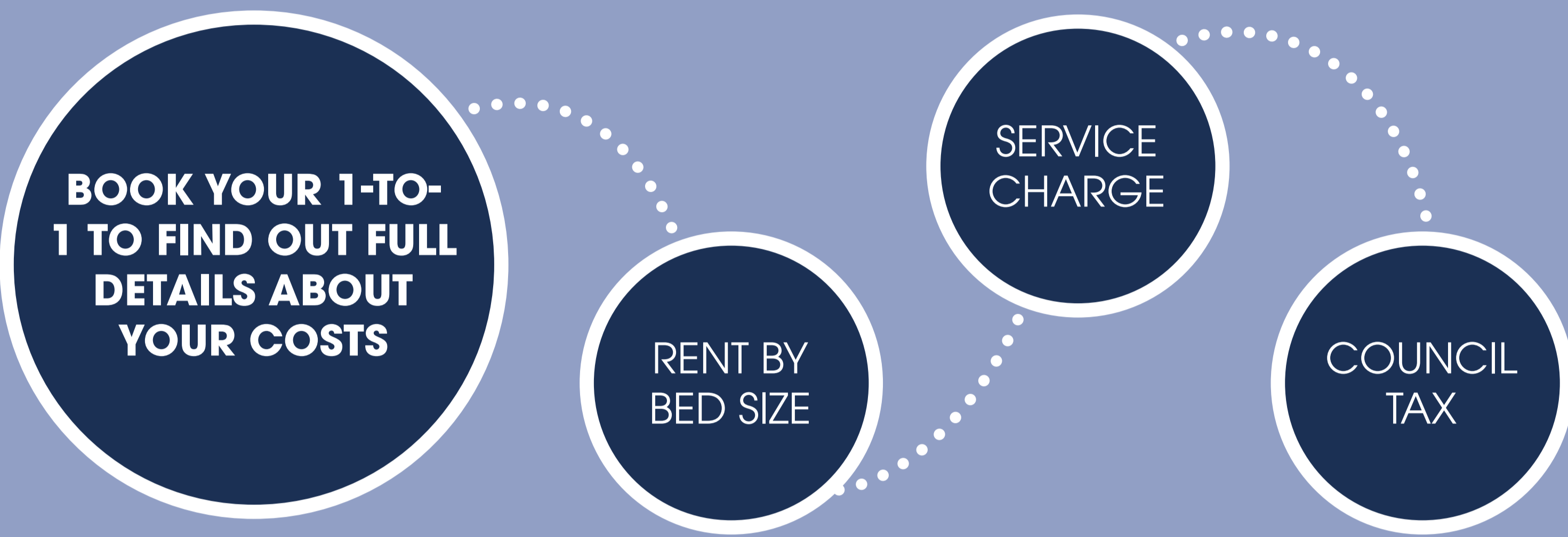


# RESIDENT SUBSIDY

## HOW WE WILL SUPPORT YOU

### FIND OUT YOUR NEW COSTS

To find out how your costs may change and the specific support we will provide you with, please book a 1-to-1 meeting with the team, where we will be able to provide you with full details and address any questions you may have.



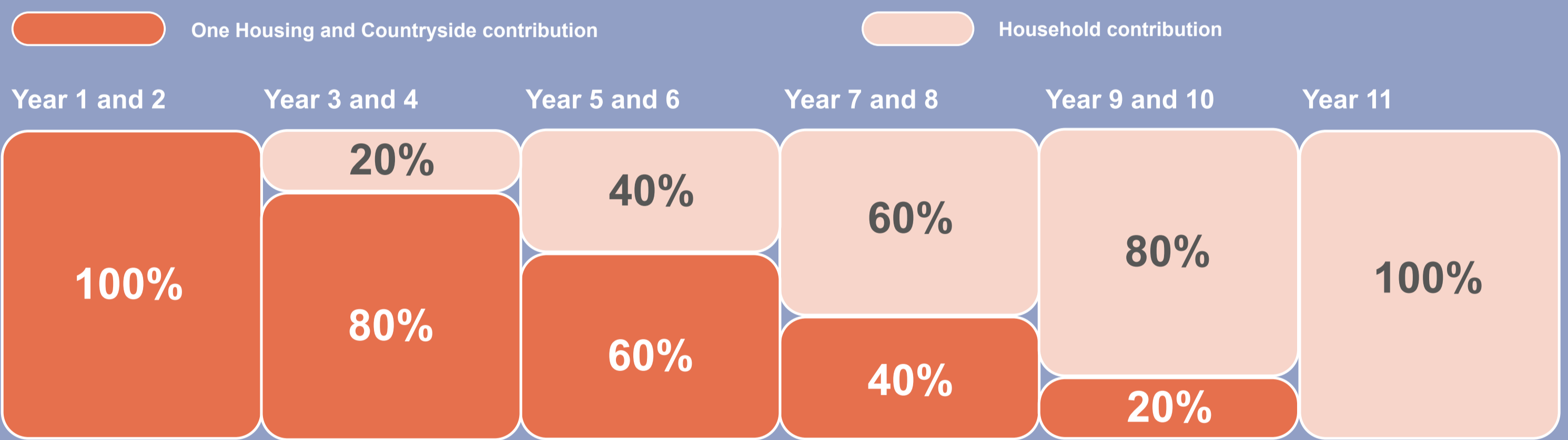
### SERVICE CHARGE SUPPORT

Your service charge may change within the new development.

Throughout a 10 year period, we will support you by subsidising these changes.

This graph indicatively shows how we will support you with changes in costs.

As the change in costs for your service charge may differ from another household, we will offer support that is specific to you.



**BOOK A 1-TO-1 TO FIND OUT THE SPECIFIC COSTS AND SUPPORT FOR YOU AND YOUR HOUSEHOLD**

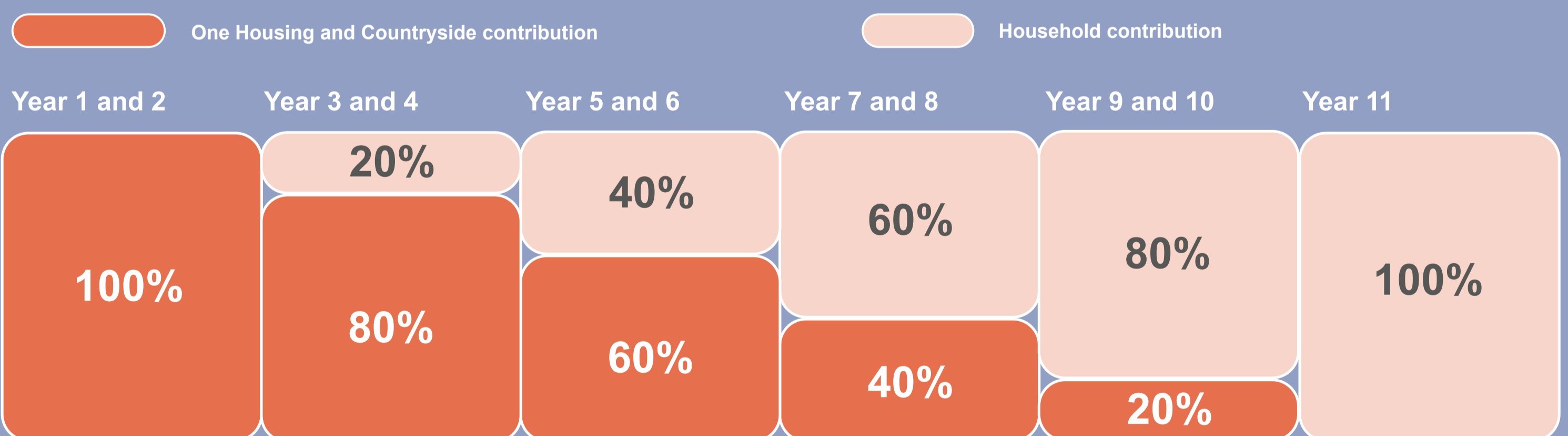
### COUNCIL TAX SUPPORT

Your council tax may change within the new development.

Throughout a 10 year period, we will support you by subsidising these changes.

This graph indicatively shows how we will support you with changes in costs.

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**BOOK A 1-TO-1 TO FIND OUT THE SPECIFIC COSTS AND SUPPORT FOR YOU AND YOUR HOUSEHOLD**

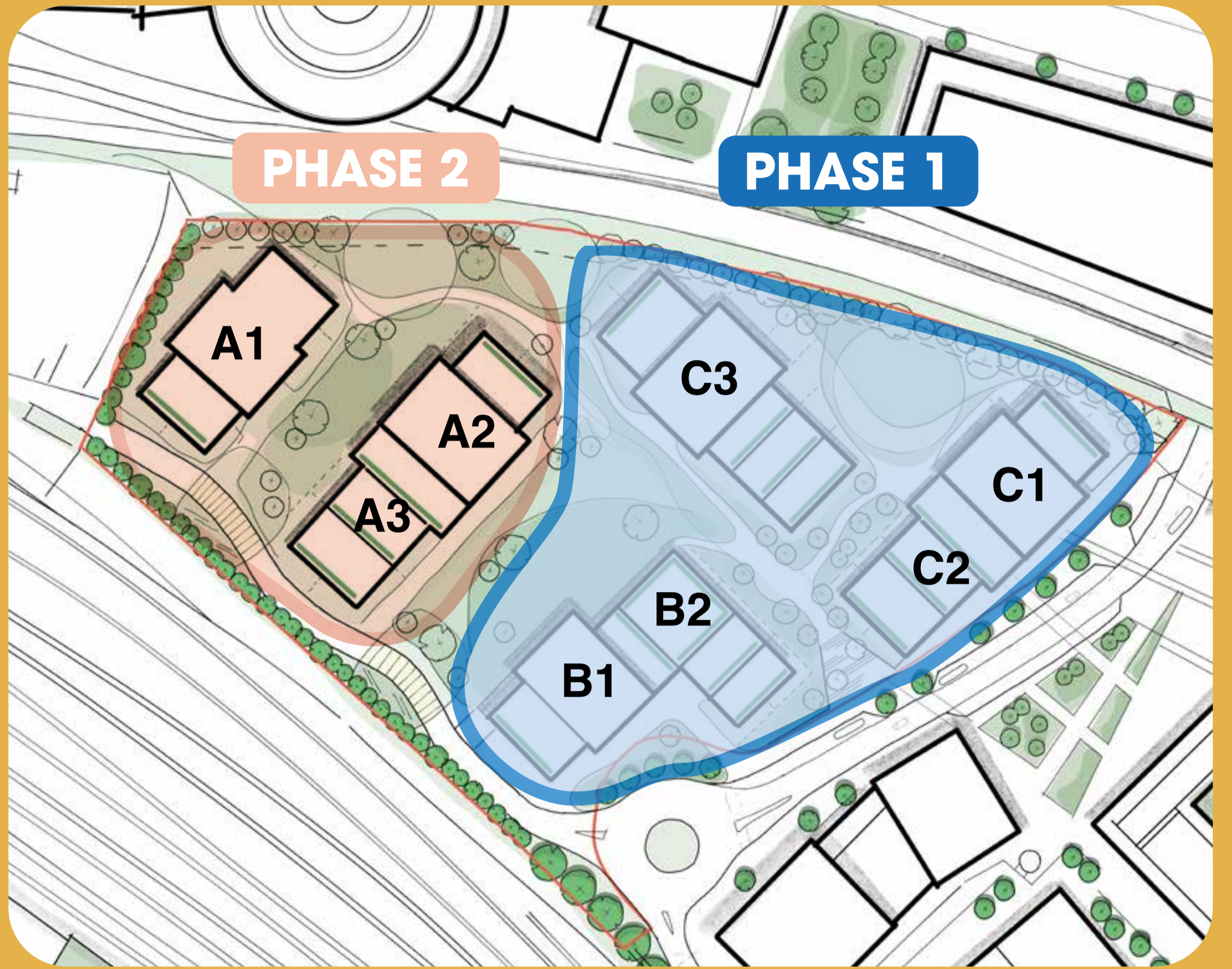




# MOVING TO YOUR NEW HOME

## EVERY RESIDENT IS BEING OFFERED A NEW HOME ON THE NEW ESTATE.

- ✓ All secure tenants have the right to return
- ✓ You will not pay for your moving costs
- ✓ Statutory Home Loss Payment £7,100 for all secure tenants
- ✓ All IMR residents' will be given the option to return to Juniper Crescent
- ✓ You will have a dedicated officer who will support you with all aspects of your move
- ✓ We will cover all costs of permitted home improvements
- ✓ We will find you a suitable property, if you choose to move away permanently
- ✓ Additional developers contribution of £7,100 for phase 1 residents upon returning to Juniper Crescent
- ✓ Adult children are offered a one-bedroom property in Camden



### PHASE 1

45 - 120 Juniper Crescent

Phase 1 residents will be required to move off the estate temporarily.

It will take time to find the right temporary home for each resident. We will work with you individually to ensure your temporary home is suitable for your needs.

EARLIEST  
DECANT DATE  
**AUTUMN**  
2022 - 2025

#### YOUR TEMPORARY HOME

We will work with residents in Phase 1 to find a temporary home that is right for you. The earliest we would ask you to move is autumn 2022, after the ballot



**The right home for you:** We will work with you to find temporary accommodation that's right for you!



**Support:** A dedicated One Housing officer will help arrange everything from packers, movers and handy people.



**Statutory Home Loss Payment:** You will receive **£7,100** home loss payment when you leave your current home

2025 - 2029

#### CONSTRUCTION OF YOUR NEW HOME

During this period new homes will be built on Phase 1.

EARLIEST MOVE  
IN DATE  
2029

#### MOVE BACK TO YOUR NEW HOME

Residents who wish to, can move back to their new home on Juniper Crescent.



**Support:** A dedicated One Housing member of staff will help arrange everything from packers, movers and a handy person.



**Developers Contribution:** You will receive **£7,100** upon returning to Juniper Crescent in recognition of the value you bring to the estate

AFTER  
MOVING

#### CHECKING EVERYTHING IS GOING WELL



**Check-in:** Your moving in support officer will continue to be available throughout the whole process.

### PHASE 2

1 - 44 Juniper Crescent

Phase 2 residents will only move once, straight into the new home.

Phase 2 residents will also have the option to move away temporarily, the priority however, will be to help phase 1 residents move first.

2025 - 2029

#### CONSTRUCTION OF YOUR NEW HOME

During this period new homes will be built on Phase 1.

2029

#### MOVE DIRECTLY INTO YOUR NEW HOME

Phase 2 residents can move into their new home on Juniper Crescent.



**Statutory Home Loss Payment:** You will receive **£7,100** home loss payment when you leave your current home



**Support:** A dedicated One Housing officer will help arrange everything from packers, movers and handy people.

AFTER  
MOVING

#### CHECKING IF EVERYTHING IS GOING WELL



**Check-in:** Your moving support officer will stop by to check you are settled in and if there is anything else we can help with.

2032

#### PHASE 2 COMPLETED



**Support:** In addition to packers, movers, handy people and trades people, we will arrange for all of the smaller but important details such as redirection of mail to your new home, recording of meter readings, and arrange for telephones and other devices to be disconnected and reconnected.

Are you in Phase 1? Speak to a member of the team to find out more about One Housing's properties throughout Camden and beyond.

Share your feedback on MOVING TO YOUR NEW HOME



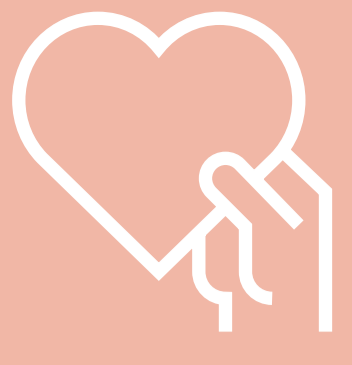
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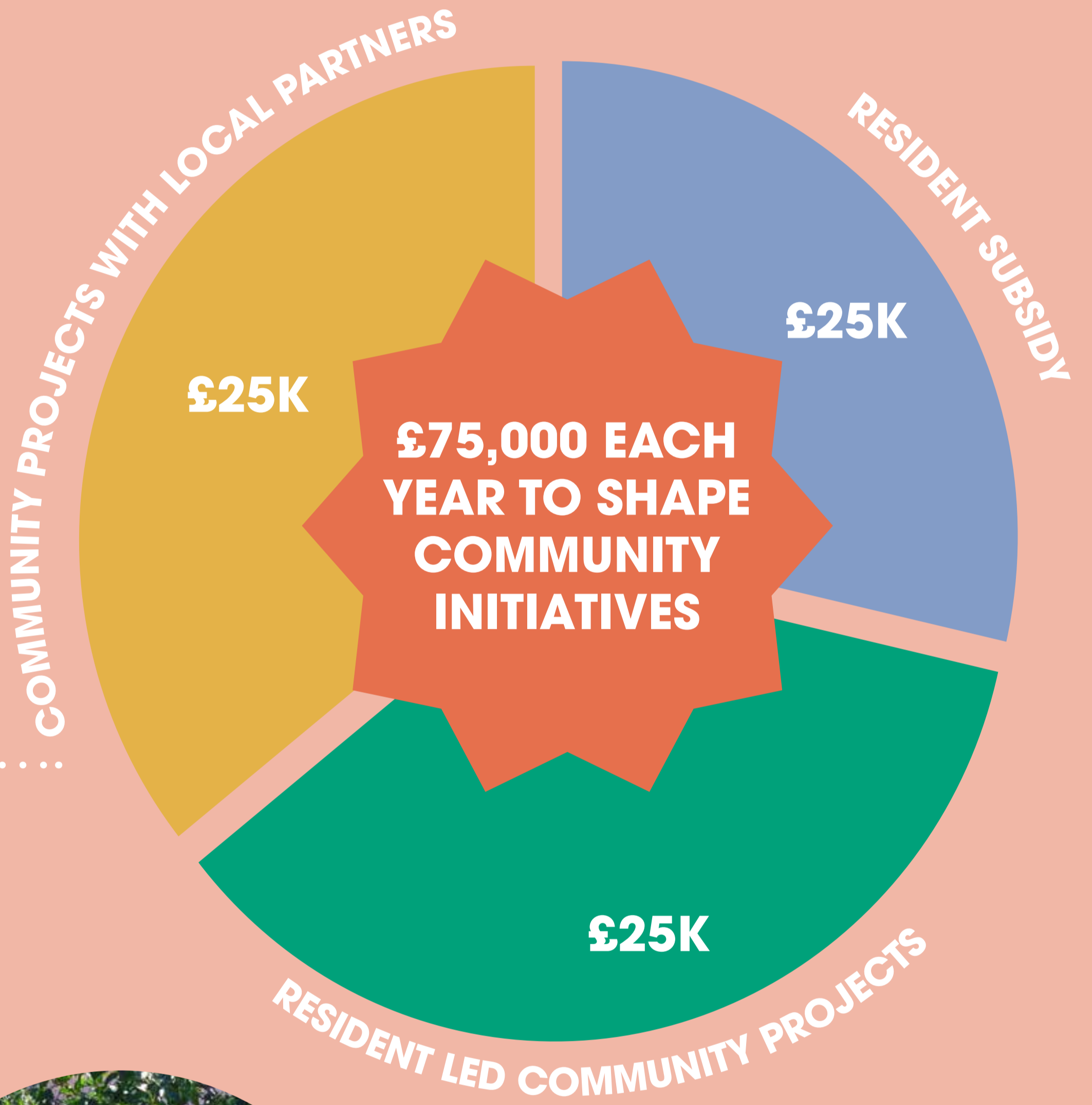


# COMMUNITY SPIRIT



## £600K OVER 8 YEARS TOWARDS RESIDENT-LED COMMUNITY SPIRIT

One Housing and Countryside have committed £600,000 towards a combined community chest that can be used for Juniper Crescent as the new regeneration estate moves forward.



## COMMUNITY PROJECTS WITH LOCAL PARTNERS



EMPLOYMENT AND TRAINING SESSIONS ON CAREER ADVICE, PLACEMENTS AND SKILLS



COMMUNITY GARDEN WITH SESSIONS LED BY CULTIVATE LONDON

READ MORE ABOUT THIS IN THE AFFORDABILITY AND SUBSIDY SECTION OF THE EXHIBITION

## £25K POT FOR RESIDENT-LED COMMUNITY INITIATIVES

## A NEW ESTATE BOARD FOR JUNIPER CRESCENT

As part of the regeneration, we are looking to set up a Juniper Crescent Estate Board for the new development, consisting of residents, members of One Housing from departments such as regeneration, property services, housing management and services charges, and local councillors.

The board would ensure that residents are involved in the ongoing management of the estate, allowing the new development to function more effectively through direct involvement from of the community.

Share your feedback on THE JUNIPER CRESCENT ESTATE BOARD



COMMUNITY-WIDE CELEBRATION EVENTS FOR ALL AGES



£5K GRANT TO SUPPORT COMMUNITY EVENTS ORGANISED BY RESIDENTS



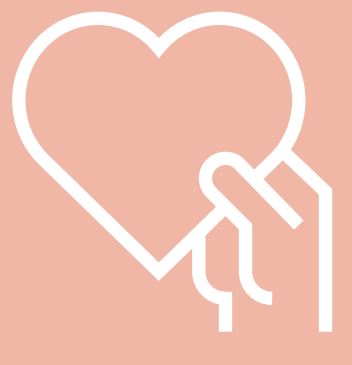
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# WHAT HAPPENS NEXT



## BOOK YOUR 1-TO-1

To find out more about what regeneration will mean to you, come and speak to the team who will have further details on the things that are most important to you, including gardens, private outdoor spaces, the moving process and affordability.

You can find us at the hub 4 days a week and chat to a member of the team.



### EVERY TUESDAY

**12 - 4PM**

**WHO:** The **One Housing engagement team**

**WHAT:** All topics relating to the regeneration or for **general estate queries.**

### EVERY WEDNESDAY

**12 - 3PM**

**WHO:** One Housing team and **development partner, Countryside**

**WHAT:** The new **offer, design proposals, homes** and future **community.**

### EVERY THURSDAY

**12 - 4PM**

**WHO:** The **One Housing engagement team**

**WHAT:** All topics relating to the regeneration or for **general estate queries.**

### EVERY SATURDAY

**10AM - 1PM**

**WHO:** One Housing team and **development partner, Countryside**

**WHAT:** The new **offer, design proposals, homes** and future **community.**

**4 - 8PM**

**WHO:** **Architects (PRP) and Independent Tenant Advisors (ITA), Communities First**

**WHAT:** detail on the **new designs** and **independent advice** about the new offer.

**4 - 8PM**

**WHO:** **Architects (PRP) and Independent Tenant Advisors (ITA), Communities First**

**WHAT:** detail on the **new designs** and **independent advice** about the new offer.



**Bella Chapman**  
Development Manager  
Countryside



**Peter Blake**  
Head of Regeneration  
One Housing



**Leigh Pattison**  
Regeneration Manager  
One Housing



**Amy Murphy**  
Project Lead  
Soundings



**Marina Cox**  
Regeneration Officer  
One Housing

## SPEAK TO THE TEAM



**Iain Glover**  
Director  
Soundings



**Mike Akwei**  
Regeneration Officer  
One Housing



**Sasha Grant**  
Regeneration Officer  
One Housing



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