

C G A R C H I T E C T S

Community Engagement

**Redevelopment
of
13 Bedford Road
London
N22 7AU**

**Engagement Events
Report**

February 2024

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1.0 Context

- 1.1 CG Architects have been instructed by Adelfia Property Ltd to carry out a community engagement events with residents, in relation to the redevelopment of Redevelopment of 13 Bedford Road, London N22 7AU.
- 1.2 The instructed brief was to prepare and deliver a community engagement event in January 2024. The events were targeted at local residents and local community groups. At the time of the engagement the proposed scheme had not been finalised. However, the draft scheme was provided, as follows Demolition of the existing building and the erection of a new mixed-use development up to five storeys high with commercial uses (Use Class E) at ground level, 12 no. self-contained flats (Use Class C3) to upper levels and plant room at basement level. Provision of cycle parking, refuse, recycling and storage, lift overrun and pv panels at roof level. Therefore, the purpose of the engagement was to seek early comments on the principle of development and the draft proposal. These comments would then be considered in finalising the proposed scheme for the planning application process.
- 1.3 To deliver the brief our work involved:
- Analysis and understanding of the site and its constraints.
 - Review of draft scheme.
 - Selecting, defining objectives and programming methods of engagement for the events.
 - Attending and leading events as facilitators for discussions and to encourage understanding of the proposed development and subsequent planning process. The broad purpose of the events was to raise awareness and encourage responses to report back to the client and the development to consider.
- 1.4 In relation to the events our role was:
- (i) To identify the likely resident areas affected by the proposed

development and arrange suitable dates for the event. Circulate details of the event to the local community. This was primarily carried out by means of a letter/flyer drop in the surrounding roads.

- (ii) Introduce the purpose, aims and key stages of the proposed development.
- (iii) Explanation of the key themes and draft proposal in relation to the principle of development.
- (iv) Facilitate a discussion to capture initial feedback on the proposed scheme.
- (v) Advise on next steps and how communities can input into the process.
- (vi) Prepare a report of feedback and issues raised for Adelfia Property Ltd and their development team.

- 1.5 The issues and comments listed within this report are solely those of the attendees who attended the event and do not represent the views of C G Architects or Adelfia Property Ltd. There is a separate report of the Development Team Responses.

2.0 About

- 2.1 C G Architects are an advocate of meaningful community engagement in planning. Through our work, we have sought to raise the knowledge and capacity of communities to engage, but not just in the activity at hand - we seek to enable people to effectively participate in planning activities on an ongoing basis. We aim to encourage people that their views are important considerations to us as a development team.

3.0 Demographic Summary

3.1 As part of the community engagement work it is considered useful to have an understanding of the relevant demographics for an area. Based on the 2021 Census current releases, the headlines figures, obtained from the latest Office for National Statistics (ONS) data, Alexandra Park Area is summarised below

3.2 The population of Alexandra Park MSOA is 7,873 and 3,259 households.

3.3 In relation to a breakdown of population by age:

- 15 years or younger 23%
- 16- 64 years 63.5%
- 65 years+ 13.5 %

3.4 The breakdown of accommodation is.

- House or bungalow 55.6%
- Flats or maisonettes 44.4%

3.5 The breakdown of household composition

- One person household 23.7%
- Single family household 65.7%
- Other household 10.6%

3.6 The breakdown of tenure is.

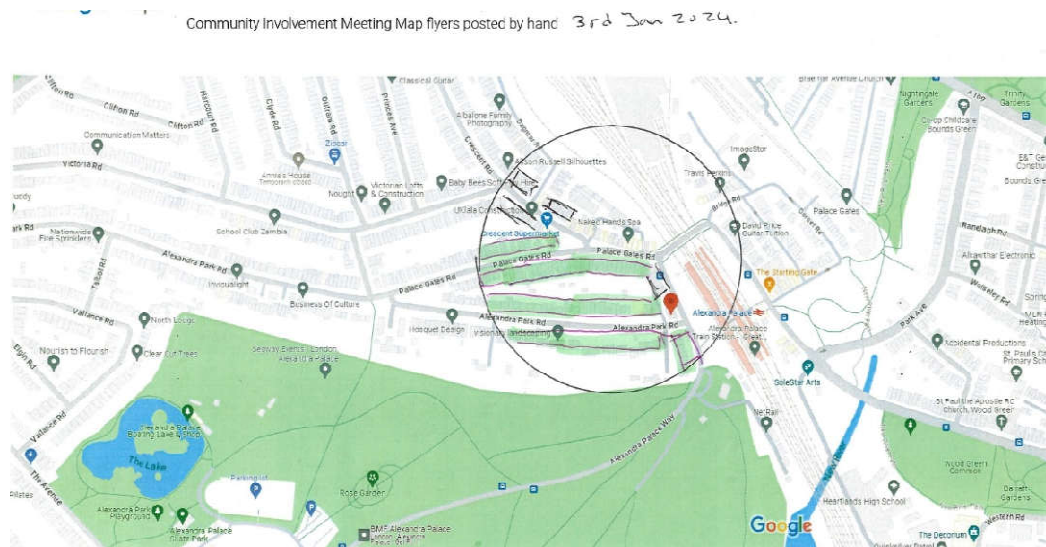
- Owns outright 33.1%
- Owns with a mortgage/loan/shared ownership 35.8%
- Social rented 7.6%
- Private rented or lives rent free 23.5%



4.0 Community Engagement Events

- 4.1 One community event was held and residents were able to attend this meeting. The timing of the event was chosen to allow wide participation i.e. an evening session. The community engagement event was held at Hornsey Parish Church Hall, 140 Cranley Gardens, London, N10 3AH on 19th January 2024.
- 4.2 A letter drop was carried out on 3rd January 2024 and 150 letters were posted advertising the event and inviting residents to attend. In addition, the flyer contained a contact email for any comments to be in addition to attendance. A copy of the flyer and the addresses it was posted is included at Appendix 1.

The map below shows the notice service area



- 4.3 In addition, email correspondence took place local residents and politicians who could not attend the events, as follows:
- Local MP Ms Cathrine West
 - Local Councillors for the Palace Gates area - Ms Alessandra Rossetti and Mr Nick Da Costa
 - Palace Gates Residents Association

4.4 Further comments were received from this approach. However, the local resident's association did not respond to the invitation nor did the 2 local councillors.

4.5 Two local residents emailed us requesting copies of plans, which were promptly supplied.

4.6 17 people attended the engagement event.

Format of events

4.6 The event followed the following format:

Chris Georgiou of CG Architects made a brief presentation and summary of the proposed redevelopment scheme. Copies of the plans were available for attendees to view prior to, during and after the presentation.

4.6 Questions and comments were invited and where possible responded to, the issues raised were also noted for inclusion within this report. CG Architects and the client participated in all the discussions to listen to the issues raised.

4.7 It was emphasised that this was an appropriate time to make meaningful comments for consideration prior to the finalising the proposed scheme for submission.



5.0 Summary of Issues Raised

5.1 Attendees were provided with a response form to provide comments. The topics of the response form were:

- Overall what are your thoughts on the proposed development?
- What aspects of the development do you find most appealing or beneficial to the community?
- Any suggestions for ensuring the shops contribute to positively to the local community.
- How do you envisage the redevelopment impacting the neighbourhoods character and environment?
- Any other comments

The events generated a number of views and identified a number of issues from all participants, and these are listed in Appendix 2 of this report. In summary, the comments were

- **Positive Comments:** Attendees appreciated the sympathetic design of the building and viewed the redevelopment as a positive investment in the local community.
- **Concerns Raised:** Some concerns were expressed about the height of the building, rubbish collection, additional cars, and the use of commercial shops.

Appendix 1

Appendix 2

Seven completed forms were received, and the comments are as follows:

1. Overall what are your thoughts on the proposed development?

Category	No. of response
• Exciting	1
• Positive	4
• Neutral	1
• Concerned	1
• Opposed	

2. What aspect of the redevelopment do you find most appealing or beneficial to the community?

- Commercial units will it be useful to the community? Perhaps a nursery?
- New shops
- New neighbours.
- We will have a smart end to our road. Hopefully the two shop units will be useful.
- Increased amenities for the local population – opportunity to create a critical mass of units and have a destination retail/café hub.
- An extra venue for the migrant Ally Pally event goers to attend.
- Sympathetic/ good overall design with positive aspects of sustainability and like the fact its car free.
- Overall design is appealing and create a statement building in the area.

3. Are there specific concerns or considerations you would like the developers to address in their plans?

- Nursery, butchers, fishmongers, fruit and veg., nice café, a late night wine bar.
- Restrictions on residents parking. How do you prevent visitors parking, and weekend parking put side Monday – Friday 12pm – 2pm.
- Restrictions on construction, roof plant – noise, height, access
- Restriction on overlooking to the west
- Right to light from flats behind.
- Not really other than planning office will oversee environmental etc issues.
- No detracting from existing retail units.
- The Impact of the building work on traffic over a period of years.

- Traffic movement during construction, parking.
 -
4. Any suggestions for ensuring the shops contribute positively to the local community?
- Bringing more life / movement to the community with a shop that is useful to the residents and not taking business away from current shops ideally.
 - Coffee shop/eatery.
 - I would like a chain professional supermarket. We have enough DIY food shops around the corner. We miss the tool/ ironmongery we used to have.
 - Ensuring a community feel – businesses which would attract footfall.
 - Support young families.
 - Something to be used by a wide range of people.
 - Would be nice to have a nice coffee shop and community room to hire.
5. How do you envisage the redevelopment impacting the neighbourhoods character or environment?
- Too Tall.
 - Hopefully positively.
 - Its quite a mix architecturally so it wouldn't be an "eyesore".
 - Positively – especially if it draws the migrant Ally Pally crowds.
 - Hopefully positively.
 - Enhancing the overall area
6. Any other comments?
- Forest Lodge to the west has habitable rooms facing the back of the building.
 - Balconies to Flats 1, 5 and 8 overlooking.
 - Good luck with it all.

Email responses received

We met briefly last week at your presentation on the Bedford Road Mixed use scheme. I am an owner of the building next to the proposed development: Forest Lodge 357 Alexandra Park Road. As discussed, our main concerns about the development are related to the loss of light and privacy issues from the habitable rooms in our building that will be facing your scheme. Rooms in question highlighted below:

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Appendix 3

Response to the salient comments received:

1. Parking provisions

The proposal is will not have an impact on current parking provisions as it is a car free scheme, and the immediate area is covered by an CPZ scheme. Furthermore, the proposal includes for a Zip car membership.

2. Overlooking

The proposed building takes into consideration the immediate neighbouring properties and overlooking issues have been addressed.

Balconies will have privacy screens in all areas facing windows to existing properties.

Similarly, new windows to the proposed building will be obscured and have no openers below 1.7m from the finished floor level.

3. Rights to light

A daylight and sunlight report has been prepared and accompanies the application which shows that the building will have no adverse loss of light to neighbouring properties.

4. Effect of development to existing habitable room windows

As stated in items 2 and 3 above, the building is design to mitigate overlooking and loss of daylight to nearby habitable rooms to neighbouring properties.

5. Noise emissions from roof plant

The roof plant is positioned at roof level and will be screened by acoustic attenuation screens to mitigate noise emissions to neighbouring properties.

6. Encouraging people movement along Bedford Road

The proposed scheme incorporates two commercial units to encourage and promote footfall along Bedford Road.

7. Impact due to construction noise, air pollution and traffic

The submission is accompanied by an outline construction logistics plan and demonstrates that the proposed building can be erected in a managed and considerate fashion which will try to minimise disturbance to local residents.