For the UK to reach international 5%+ market penetration, there would need to be 381,000 additional retirement village apartments available now.

According to polling by Demos, a think tank:

- 25% of over 60s would be interested in buying a retirement property - equating to 3.5 million people nationally.
- 58% of those interested in moving wanted to downsize by at least one bedroom.
- 76% among older people currently occupying three-, four- and five-bedroom homes.

The Demos figures show that 33% of over 60s want to downsize, which equates to 4.6 million over 60s nationally.
**LIFE CARE RESIDENCES’ COMMITMENT TO COMMUNITY**

### LIFECARE BACKGROUND:
LifeCare Residences (LCR) is an international retirement village operator with villages in New Zealand and the United Kingdom.

90% LCR is a family business first established in New Zealand and the Cook family retains a 90% shareholding in the business.

LCR retirement villages provide quality, specialist housing where residents purchase a long term lease for their accommodation. This allows them exclusive use of the resident amenities, and they may purchase extra services including care as needed.

The fundamentals of the retirement village needs are the same worldwide. These include an ageing population and an increasing awareness of the benefits of living in a retirement village.

LCR was a founding member of Associated Retirement Community Operators (ARCO) and LCR currently Chairs the ARCO Board.

**BATTERSEA PLACE, LONDON**

1, 2 & 3 bedroom privately owned, purpose-designed apartments.

Amenity spaces promote independence, sociability, security, enjoyment and well-being:

- Restaurant and Cafe
- Lounge, library, billiards room, arts and crafts room
- Pool and gym
- Treatment room
- Nursing Home

24-hour concierge and staffing

### CARE AND SUPPORT SERVICES:

- Car-free community - driver services and pool car service
- Personal care
- Domiciliary nursing
- Domestic support
- Care beds

### OUR RESIDENTS:

- Are active, independent but seeking reassurance + support of a full-service retirement community.
- At Battersea Place the average age of residents is 80 years.
- Are local people with local connections and local interests.

All aspects of the community are self-managed by LCR, there is no third party reliance.

Tailored, flexible service offering:

- Restaurant and Cafe
- Lounge, library, billiards room, arts and crafts room
- Pool and gym
- Treatment room
- Nursing Home

Battersea Place

Gondar Arches
March 2017
PREVIOUS SITE CONSENTS

2011 RESERVOIR SCHEME (CONSENTED AT APPEAL):

This scheme was designed to occupy the reservoir interior. The reservoir structure was to have its roof removed and the central arch elements largely demolished. The edge retaining walls and elements of the brick arches were to remain and the space designed to accommodate 16 four-bedroomed large houses within the reservoir form. The new buildings were set out in two rows running east-west across the reservoir base and projected approximately half a storey above the existing height of this structure. All of the existing grassland was to be removed with green roofs to be added back over parts of the new buildings. Each of the houses had parking for two private cars which gained access to the lower level via a car lift.

2015 FRONTAGE SCHEME (CONSENTED AT APPEAL):

This scheme was designed to occupy the frontage of the site, stretching east to the same extent as adjacent existing buildings, partly on designated previously developed land and partly on the reservoir area. The reservoir roof and interior was to be completely demolished and a landscape scheme proposed within the space remaining after the removal of the structure.

CURRENT SITE STATUS:

The Neighbourhood Plan Map reflects the area consented for previous development that encompasses the frontage and the previously developed land. The Neighbourhood Plan this is referenced as "CZ". The surrounding land is designated by the Neighbourhood Plan as Local Green Space. The Examiner to the Neighbourhood Plan recommended that the eastern portion of the site be designated as Local Green Space. The scheme proposal seeks to conserve and enhance ecology on this part of the site.

The site contains one of many Victorian reservoirs that require full decommissioning. It is constructed as a water tank with brick piers and vaults. The reservoir was drained in 2002 and cannot be adapted for further industrial use.

The reservoir site is also identified as a SINC (Borough Grade II) which is a local list designation. The biodiversity of the site has been carefully evaluated by a team of ecologists who have been visiting and reporting on the site for the past few years. The site is private and not public visiting and reporting on the site for the past few years. The Neighbourhood Plan as recommended by the Neighbourhood Plan Examiner does not reflect his findings. The Local Plan Examiner has suggested that the Local Green Space boundary needs a review as part of Neighbourhood Plan process. This has been raised with the Council. New Open Space policy A2 has been proposed. The new Local Plan is expected to be adopted by the Council in early Autumn 2017 (approximately).

The proposed scheme makes provision for improvement to the SINC and wildlife habitats which can be supported with a long-term maintenance plan as LCR is an operator so will manage the site. This will provide enhancements to support the slow worm population and its habitat.
The surrounding area is characterised by Late Victorian, Edwardian and modern residential buildings composed mainly of mansion blocks and terraced houses. The local streets are generally long urban blocks and relatively straight apart from Mill Lane. This older street includes subtle kinks along its length arising from its more ancient lineage as a country lane meandering across fields before London expanded to meet and absorb the local village.

The area around the reservoir in Gondar Gardens was built out at the end of the 19th and beginning of the 20th centuries, following the London pattern of parcels of land built out by different builders using their ‘pattern book’ houses along streets, sections of streets and overall blocks.

A particular characteristic of this area is the ‘half-streets’ where land ownership boundaries or competing street objectives have resulted in streets with one side occupied with house fronts and the other side with ‘backs’ - rear access points to gardens - now changing from garages and sheds into studios and small houses. Mill Lane, the area’s early east-west link, clearly expresses this characteristic as does the section of Gondar Gardens where the site is located and where the street has almost no traditional front doors to either side on most of its length.

Mansion Blocks are prominent within the local context and first appeared in the 19th century. These self-contained blocks provide a high density model for housing while providing large and spacious flats within a grander architectural setting.

The proposal for the Gondar Gardens Reservoir Site seeks to learn from these popular and historic buildings while improving on some of their less desirable attributes. The massing and articulation of the proposed scheme frontage responds to this built form context, completing the street line and reflecting the bay window forms and scale of surrounding mansion blocks and terraces.

The proposed development will transform this section of Gondar Gardens into a safer, community-oriented part of the neighbourhood by infilling part of the street frontage, reflecting local scale and form and following traditional local street patterns while adding active edges, daytime functions and natural overlooking to the street.

Gondar Arches
June 2017
Community Engagement and Design Review Panel Comments and Summary of Design Responses

Feedback from Previous Events

Two community engagement events were held on March 16th and 18th 2017 at the Emmanuel Church, Lyncroft Gardens NW6. Feedback form numbers = Total 43 people, Attendance at the events = Total 76 people, The Results:

- **Age:**
  - Not stated = 14%
  - 25 and under = 10%
  - 26 to 34 = 10%
  - 35 to 54 = 6%
  - 55 to 64 = 9%
  - 65 and over = 31%

- **Gender:**
  - Male = 42%
  - Female = 44%
  - Not stated = 14%

Multiple choice question responses

These show strong support for retirement housing and the proposed ecological enhancements to the site, however there are mixed opinions on the other four questions with negatives expressed about development overall.

- **Do you support the ecological enhancement proposals?**
  - 42% strongly support
  - 26% support
  - 8% neutral
  - 2% oppose
  - 12% do not know

- **Do you support retirement housing?**
  - 49% strongly support
  - 32% support
  - 8% neutral
  - 5% oppose
  - 8% do not know

- **Do you support the ideas for retirement housing on this site?**
  - 33% strongly support
  - 43% support
  - 8% neutral
  - 5% oppose
  - 10% do not know

- **Do you support heritage plans for the reservoir?**
  - 3% strongly support
  - 23% support
  - 3% neutral
  - 6% oppose
  - 68% do not know

- **Do you overall support the plans?**
  - 20% strongly support
  - 40% support
  - 8% neutral
  - 6% oppose
  - 26% do not know

Design Review Panel Comments

A DRP event was held at Camden Council on Friday March 17th 2017, comments are summarised as follows:

Form, massing and urban design

- Concerns over the size of the brief and the nature of the site capacity;
- Too much emphasis on preserving the historic structure and responding to neighbourhood concerns;
- Supportive of greater development heights as neighbouring homes have long gardens and are typically 40-50m from the development;
- It is counter-intuitive to build on top of a hill but provide limited views out for residents;
- Principle of demolition already approved: suggest reservoir demolition and redesign buildings to relate outdoors rather than inwards;
- Street frontage light walls separate buildings from public realm and do not reflect existing streetscape.

Architecture and design

- Concern about the quality of nursing home element at lower ground floor level;
- Flats for older people in basement courtyards could be compromised by levels of daylight, sun light;
- Should try different layouts similar to existing streets;
- Visual connection through centre of the site lacks an arrival point and connection;
- Lower-level walkways look more like a corridor than a communal space;
- Layout needs to create natural connections, places for chance encounters and joyful spaces;
- Parking for visitors to be considered.

Environmental issues

- Impact and expense of excavating below the reservoir floor level should be reduced;
- Any soil could be used to grade in the reservoir slopes instead, helping to relate the development to the West Hampstead townscapes;
- Better connected amenity space needed for residents that also relates to SINC habitat.

Response to Feedback:

Significant design changes have been made (see following boards for detail):

- Reduction in apartment numbers (from 108 to 82) and nursing bed numbers (from 30 to 15), therefore reduction in overall development area;
- Removal of all proposed development outside reservoir area and general approved frontage scheme footprint;
- Removal of one whole basement floor;
- Relocation of nursing home from lower level to ground floor to improve outlook;
- Building massing now set around a central pedestrian street including courtyard spaces opening to the east;
- Design reflects the local streetscape and an updated mansion block typology;
- A more integrated approach to landscape which connects the proposal to the surrounding environment;
- Stronger visual connection through the site linking the arrival courtyard to the SINC land in the Local Green Space to the east;
- Areas of heritage building retained in communal spaces and visible from central street and courtyards;
- Proposed materials and forms relate more strongly to local townscapes.
The 1.24-hectare site consists largely of private open grassland with the decommissioned 19th century reservoir extending under approximately two thirds of the area. The existing boundary conditions of the site are garden fences, dense shrubbery and tree lined verges to the east, north and south. Neighbouring gardens extend some 35-45m from Hillfield Rd and Gondar Gardens properties.

Apart from an existing sub-station on the north-west corner, the frontage to the west is currently undeveloped and is lined with hoardings and foliage, with one site access point near the centre. On either side of the site, facing the street, are two large mansion blocks 3 to 4 storeys high and typical of the area, while across the street are low-rise garages, studios and recently built small houses. The site presents a gap in the local rhythm and character of the residential streetscape.

The proposals are arranged to preserve and enhance the unique features of the site. Buildings are positioned within the footprint of the existing reservoir structure and following the existing frontage scheme footprint. This preserves the Local Green Space to the east, where improved landscaping will boost the ecological value of the site. The layout takes its concept from local mansion block typologies while improving on some of their less desirable attributes, to include:

- Prominent front doors with frontage onto the central pedestrian street
- Good natural light into all rooms
- Greater than minimum standard room sizes
- Excellent lifetime accessibility
- High quality communal amenity spaces including courtyards and green spaces
- Private amenity spaces for each unit
- Communal facilities including restaurant, pool, cinema, etc.

The buildings are arranged as a series of mansion blocks around a central street which completes the streetscape of this segment of Gondar Gardens. A break in the mansion blocks opens to a pedestrian street that provides access through the site and creates a new visual connection between Gondar Gardens and the Local Green Space to the east. The mansion blocks are connected by a series of link blocks defining landscaped courtyard spaces that gently descend from street level to the grade of the existing reservoir and provide communal amenity space.

By building within the footprint of the reservoir, development can be both at and below street level, reducing the overall height of the proposal while maintaining a sense of openness across the site. The height of the mansion blocks are all the same, to either 3 or 4 storeys above ground level, similar to adjacent building heights. The link blocks are lower.

The accommodation is arranged within six identified ‘mansion blocks’ with separate front doors overlooking the central courtyards and external garden space, thus providing generous external amenity. The mansion and link blocks break up the massing of the development.
This reservoir site, while not entirely unique in London, is certainly unique in West Hampstead and it provides an opportunity to develop an exceptional environment for its residents which reflects its unusual context and attractive setting.

The structure was built in 1874 and is built of lateral brick arches supported by brick buttresses on the inside. It is proposed to retain and integrate elements of the structure within the new development.

Sections of the original reservoir arches will be incorporated into the residents’ communal spaces, including the restaurant, lounge and swimming pool areas, which will add a unique ambience to the development.

The proposed apartments for the new retirement community are mostly located in 6 new ‘mansion block’ buildings (with some in the adjacent ‘link blocks’) which open off the central pedestrian street with clearly identified front doors. A central core provides access to all the new apartments which are generally dual-aspect with good light to all habitable rooms, generous room sizes (larger than London Plan requirements) and large balconies or terraces facing east, west or south.

A number of the east-facing windows and balconies look out over the Local Green Space and to the wider views of London beyond. Private amenity space for the street-facing mansion blocks is provided through inset balconies which are partially enclosed with a brick screen, while the central mansion blocks overlook the courtyards and central street. Some windows and balconies also face the side gardens to the north and south. These are at least 5 metres away from adjacent boundaries and balconies will be screened to avoid overlooking into neighbouring gardens.

The apartments all comply with the Lifetime Homes Standard and are in accordance with current requirements for elderly housing and nursing home provision.
This section of Gondar Gardens is an unusual street locally in that it has few buildings fronting onto it or overlooking the public realm on either side. This creates the sense of an uninhabited place with little natural surveillance, leading to both anti-social behaviour and a perceived lack of community safety. This development would provide a major improvement to street continuity and provide ‘eyes on the street’ as well as adding daytime activities, greatly enhancing the street life of the local community.

The Council have indicated that it wishes to retain the appearance of previously approved schemes in this location but none of these brought the frontage reservoir development areas together. This more coherent proposal will read as a genuinely integrated scheme, encompassing some elements of difference in response to immediate context – for instance the frontage blocks must address the development’s relationship to the street as well as provide a sense of arrival and entrance.

The street elevation of the two frontage ‘mansion blocks’ reflects the local scale and rhythm of the architectural street patterns. The variety and form of bay windows used throughout the surrounding streets is an important element of local housing character, particularly in the mansion blocks. These existing local bay windows have been mapped and their scale, use and pattern will be reflected in the frontage design for this development.

Four main types of bay windows have been mapped in the local context. Each demonstrates how the introduction of bays both articulates the frontages of larger mansion blocks, as well as animating their rooflines while providing excellent natural light to the principal rooms of their flats.

The central pedestrian street which is the core of the proposal provides a view from Gondar Gardens towards the protected and enhanced Local Green Space to the east, connecting the public realm into the site with a view that is not currently available to the public.
## PARKING AND VEHICLE MOVEMENT STRATEGY

### PROPOSED ACCESS POINTS

There will be a single vehicle access point adjacent to the southern boundary. This will be 4.2m wide and will accommodate visitors’ cars, delivery vehicles and emergency vehicles. The reception area opens to this space as well as the main pedestrian arrival courtyard. This area will include the vehicle lift and pick-up/drop-off area which can accommodate two cars and one larger vehicle at any one time. The restriction in parking would be managed by the development as part of a Parking Management Strategy. This document will be presented along with the planning application and would require approval from London Borough of Camden.

The lift will provide access to the basement level parking for up to 4 pool cars. This is also access for all operational deliveries to the development.

The main pedestrian entrance to the site will be in the centre of the site frontage and will be clearly identified by the long view through the site to the open space at the rear.

### PROPOSED OFF-STREET PARKING

The ground floor area will be for pick-up and drop-off only and will not be utilised for parking. Vehicles will only be allowed to remain for the period of activity, for example deliveries and to enable emergency medical care.

A survey at Battersea established that overall there were 15 arrivals by light vehicles and 4 arrivals by bus mid-week and 10 arrivals by light vehicles at the weekend.

### PROPOSED SERVICING & REFUSE STRATEGY

All operation deliveries servicing the development will go to the vehicle access and make use of the turning provided in the drop-off/pick-up area. Deliveries will be taken into the site via the lift to minimise disruption to the entrance area.

**Managed refuse collection** will take place on-street by an independent contractor. Refuse will be stored at basement level and on collection days (approximately 3 times a week) brought up in the vehicle lift.

**It is proposed that residents of the development will not be entitled to a street parking permit, except blue badge holder, therefore will not add to the existing permitted parking numbers.**

**The existing CPZ (Fortune Green West) in the area, including along Gondar Gardens, operates between Monday - Friday, 10:00 - 12:00.**

**The council say that the overall controlled parking zone is operating at a capacity of just under 90% while surveys show that parking local to Gondar Gardens is lower, at 75% capacity.**

Due to the altered access requirements street parking will be reduced by one space which may be re-provided elsewhere within the CPZ.

Surveys have been undertaken to support the development of the proposals for the site and through dialogue with Camden Council including a Transport Workshop.

**Surveys have been undertaken to support the development of the proposals for the site and through dialogue with Camden Council including a Transport Workshop.**

### CYCLE AND MOBILITY SCOOTER PARKING

**Secure cycle parking facilities for staff and visitors will be located at street level. Between 15 – 20 spaces will be provided in accordance with the Camden Development Policies which recognises that due to the nature of the development occupants are less likely to cycle due to age or disability.**

**LCR has previously built a development in Battersea where there is a lower level of accessibility to public transport and this operates well using pool cars.**

**Cycle parking will be secure within the proposed development and relevant facilities will be available for staff, eg: showers and changing rooms. Pool cycles are being considered in addition to meeting cycle parking requirements.**

**Resident cycle parking as well as space for 11 mobility scooters will be available at basement level.**

### LOCAL CONTROLLED PARKING ZONE (CPZ)

Managed refuse collection will take place on-street by an independent contractor. Refuse will be stored at basement level and on collection days (approximately 3 times a week) brought up in the vehicle lift.

The lift will provide access to a basement level car-park, with 5 parking spaces, of which up to 4 will be utilised for the chauffeur driven pool cars. An additional space is provided for any visitors making use of the overnight stay facility.

Cycle parking will be secure within the proposed development and relevant facilities will be available for staff, eg: showers and changing rooms. Pool cycles are being considered in addition to meeting cycle parking requirements.

**Resident cycle parking as well as space for 11 mobility scooters will be available at basement level.**

Local residents will be entitled to a street parking permit. Blanket permits are not being provided to residents in the surrounding area. Each street parking permit will be issued on an individual basis to ensure that residents do not add to the overall permitted parking numbers.

The council say that the overall controlled parking zone is operating at a capacity of just under 90% while surveys show that parking local to Gondar Gardens is lower, at 75% capacity.

*Gondar Arches*

*June 2017*
The designs for the courtyard spaces all complement the communal amenity spaces around their edges and water is a consistent element throughout, paying respect to the previous reservoir use of the site. The identifiable front doors to each of the residential mansion blocks open off the three stepping courtyards.

The spaces create a narrative and identity, beginning with the arrival space at street level off which the main reception area opens as well as the nursing home lounge. A secluded and sunny courtyard sitting space is located beside the nursing home.

Down one level, the restaurant, café and other amenity uses as well as apartments face the courtyard which includes flexible seating areas. The lowest level, which overlooks the Local Green Space to the east, has the residents’ lounge and several apartments with private amenity space set around its edge.
The landscape design is biodiversity led. Due to the site's sensitive nature, the design will conserve and enhance biodiversity and improve the existing site ecology.

The site is designated as Local Green Space and as a SINC. The majority of the site is open grassland, which is mown, with constructed banks that support the redundant reservoir structure. These grassland habitats provide foraging opportunities for visiting bat and bird species, as well as supporting a low population of slow worms.

The proposals seek to enrich and diversify existing habitats by managing grassland habitats to prevent further encroachment of scrub and invasive flora; by safeguarding areas to ensure continued survival of the slow worm population; and, by introducing a range of mitigation measures to create new and expand existing habitats, and to put in place a long-term ecological management plan to conserve the SINC and associated species.

The design incorporates the recommendations and mitigation measures which were proposed by the ecologists James Blake Associates in their numerous habitat surveys.

Design measures include:

- Semi improved grassland with acidic qualities are to be protected where possible and reinstated using local provenance seed mix or seed collected from existing grass on site.
- A mix of grassland at various heights to be created and managed across the site. This variety will provide foraging opportunities for a diverse number of species and create important refuge areas for slow worms.
- The South facing bank to be retained and safeguarded during construction to ensure the protection of the slow worm population on site.
- All reptiles to be translocated to a protected area on site, and a reptile exclusion fence to be erected during construction.
- Hibernaculums to be erected on site to provide refuge for slow worms.
- Rotting wood piles and loggeries to be retained and created. These will provide refuge for a number of species including stag beetles.
- Bird and bat boxes will be incorporated into the building fabric, placed on living roofs and positioned in boundary trees according to the nesting requirements of various bird and bat species.
- Gaps in boundary planting will be filled with native tree and shrub planting. These shrubs and trees to be fruit bearing to provide food for a variety of animal species and birds.
- The vegetated roofs on site will be biodiverse with a range of vegetation types, species features and habitat typologies providing roosting and foraging opportunities for many different species.