

Appendix E: Supplementary Information 2021: Larger Housing Developments

Camden's detailed planned housing trajectory data is updated on an annual basis by Camden Planning officers in Supporting Communities, and includes developments covering the school places planning period to 2031, and beyond to 2035/36. The latest housing trajectory data was provided in March 2021.

Officers recognise the interest surrounding specific developments, and due to this Appendix E provides a breakdown of some of the larger sites over 100 units included in site allocations and for your information, this is not an exhaustive list, and not all sites are listed in this appendix. Considerably more sites are included within information sent to the GLA, and used in reporting. Due to this caution is advised reviewing smaller area statistics of these individual sites, as they are only part of a much wider picture, and should not be taken out of context.

Inevitably housing development plans evolve over time, with timescales modified. Consequently **development data is considered wholly and is fully updated annually** as part of the school places planning process. Specific developments are sometimes queried, and this supplementary appendix has been supplied for this purpose i.e. How many units are included in a specific development? What is the anticipated phasing? If we were to provide child yield separately, what is the estimate? Appendix E should be used compliment the main school places planning report. GLA school roll projections are primarily recommended for use to consider the future potential school population, due to their robust modelling.

North West Area (PA1)

Liddell Road CIP. Located in West Hampstead ward, 106 units to 2025/26. Child yield is estimated at 38 children in total, or 2.4 per year group.

O2 Centre, carpark and car showroom sites. Located in West Hampstead ward, 950 units to 2035/36. Child yield is estimated at 337 children in total, or 21.1 per year group.¹

Queen Marys House, 124 Heath Street. Located in Hampstead Town ward, 150 units by 2028/29. Child yield is estimated at 53 children in total, or 3.3 per year group.²

156 West End Lane. Located in West Hampstead ward, 180 units to 2026/27. Child yield is estimated at 64 children in total, or 4 per year group.

North East Area (PA2)

J. Murphy & Sons Limited. Located in Kentish Town ward, 750 units by 2034/35. Child yield is estimated at 266 children in total, or 16.6 per year group.

Regis Road Growth Area. Located in Kentish Town ward, 1000 units to 2035/36. Child yield is estimated at 355 children in total, or 22.2 per year group.³

Wendling Estate and St Stephens Close. Located in Gospel Oak ward, 409 units to 2033/34. Child yield is estimated at 145 children in total, or 9.1 per year group.⁴

¹ No planning application had been submitted at the time of drafting. The capacity of this site will be reassessed through review of the Site Allocations Local Plan and discussions around the submission of a planning application and extensions to the site, and may increase accordingly.

² No planning application had been submitted at the time of drafting.

³ No planning application had been submitted at the time of drafting.

⁴ No planning application had been submitted at the time of drafting.

113a, 115 and 117 Wellesley Road, Bacton Low Rise. Located in Gospel Oak ward, 128 units by 2025/26. Child yield is estimated at 45 children in total, or 2.8 per year group.⁵

Central Area (PA3)

100 Avenue Road. Located in Swiss Cottage ward, 184 units by 2025/26. Child yield is estimated at 65 children in total, or 4.1 per year group.⁶

Former Charlie Ratchford Centre, Chalk Farm. Located in Haverstock ward, 115 units by 2028/29. Child yield is estimated at 13 children in total, or 0.8 per year group.⁷

Gilbey's Yard. Located in Camden Town with Primrose Hill ward, 190 units by 2029/30. Child yield is estimated at 67 children in total, or 4.2 per year group.⁸

Juniper Crescent. Located in Camden Town with Primrose Hill ward, 290 units by 2032/33. Child yield is estimated at 103 children in total, or 6.4 per year group.⁹

Morrison's Supermarket. Located in Camden Town with Primrose Hill ward, 644 units by 2028/29. Child yield is estimated at 228 children in total, or 14.3 per year group.

West Kentish Town Estate. Located in Haverstock ward, 484 units by 2030/31. Child yield is estimated at 172 children in total, or 10.8 per year group.¹⁰

Southern Area (PA4)

Agar Grove CIP. Located in St Pancras & Somers Town ward, 258 units by 2024/25. Child yield is estimated at 92 children in total, or 5.8 per year group.¹¹

101 Camley Street. Located in St Pancras & Somers Town ward, 121 units by 2021/22. Child yield is estimated at 43 children in total, or 2.7 per year group.

120-136 Camley Street. Located in St Pancras & Somers Town ward, 110 units by 2028/29. Child yield is estimated at 39 children in total, or 2.4 per year group.¹²

104-114 Camley Street and Cedar Way Industrial Estate. Located in St Pancras & Somers Town ward, 750 units by 2033/34. Child yield is estimated at 266 children in total, or 16.6 per year group.¹³

Central Somers Town CIP. Located in St Pancras & Somers Town ward, 150 units by 2022/23. Child yield is estimated at 53 children in total, or 3.3 per year group.¹⁴

⁵ These figures exclude the phase of the scheme already completed.

⁶ This scheme is subject to a planning appeal seeking to remove the majority of the affordable homes, if successful this would be expected to reduce the child yield.

⁷ The majority of the affordable housing for this development has been provided off-site, which has significantly reduced the anticipated child yield.

⁸ No planning application had been submitted at the time of drafting.

⁹ No planning application had been submitted at the time of drafting.

¹⁰ No planning application had been submitted at the time of drafting.

¹¹ The capacity of this site will be reassessed through review of the Site Allocations Local Plan to take account of those parts recently completed.

¹² No planning application had been submitted at the time of drafting.

¹³ No planning application had been submitted at the time of drafting.

¹⁴ The capacity of this site will be reassessed through review of the Site Allocations Local Plan to take account of those parts recently completed.

Euston Area Plan (various sites including Euston Station and tracks). Located in Regents Park ward, 2,800 units by 2035/36 (goes beyond to 2037/38 with more additional units). Child yield is estimated at 993 children to 2035/36 (part), or 62.1 per year group.¹⁵

King's Cross Central. Located in St Pancras & Somers Town ward, 467 units by 2025/26. Child yield is estimated at 166 children in total, or 10.4 per year group.¹⁶

King's Cross Triangle site. Located in St Pancras & Somers Town ward, 132 units by 2024/25. Child yield is estimated at 47 children in total, or 2.9 per year group.¹⁷

Parcelforce & ATS Tyres 24-86 Royal College St. Located in St Pancras & Somers Town ward, 225 units to 2033/34. Child yield is estimated at 80 children in total, or 5 per year group.¹⁸

St. Pancras Hospital. Located in St Pancras & Somers Town ward, 200 units to 2030/31. Child yield is estimated at 71 children in total, or 4.4 per year group.¹⁹

Far South Area (PA5)

Holborn Library and Cockpit Yard. Located in Holborn & Covent Garden ward, 120 units to 2031/32. Child yield is estimated at 43 children in total, or 2.7 per year group.²⁰

Phoenix Place. Located in Holborn & Covent Garden ward, 345 units to 2023/24. Child yield is estimated at 122 children in total, or 7.6 per year group.²¹

Child yield - children in total rounded to nearest whole number

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¹⁵ This capacity figure excludes existing planning permissions that are currently being implemented. The capacity of the Euston Area will be reassessed through review of the Euston Area Plan taking account of emerging details of development associated with HS2 and Euston Station.

¹⁶ This capacity figure reflects the residential plots for which details had been submitted at the time of drafting.

¹⁷ This scheme is partly within LB Islington, the capacity figure reflects an estimate of the proportion of the scheme which falls within LB Camden.

¹⁸ Part of this site (ATS Tyres) is subject to a planning application for non-residential development, this is not considered to have a significant impact on the overall residential capacity of the site. No planning application had been submitted for the majority of the site at the time of drafting.

¹⁹ Part of this site is subject to a planning application for non-residential medical development. The capacity figure is for the remainder of the site. No planning application had been submitted for the remaining part at the time of drafting.

²⁰ No planning application had been submitted at the time of drafting.

²¹ The capacity of this site will be reassessed through review of the Site Allocations Local Plan to take account of those parts recently completed.