



# Bacton Low Rise Estate Camden

## Role

Quod was originally instructed by Camden Council to prepare, submit and negotiate a full planning application for the redevelopment of the Bacton Low Rise Estate in Camden to create a new balanced community in 2012. The original scheme, part of Camden Council's 15 year Community Investment Programme, involves the redevelopment of the dilapidated 1960s housing estate, and an adjacent site containing office and light industrial uses, to provide 290 new homes as part of an attractive and well-designed new piece of townscape which knits together the remaining Victorian heritage and existing housing estate development.

Resident involvement has been critical to developing the scheme and tenant representatives have been strong advocates of urban design and landscape quality. The scheme delivers considerable community benefits, including; replacement high quality affordable housing and new market housing to serve the pressing need for residential development in Camden; on and off site employment floorspace; new open space and public realm enhancements, and a new east-west link through the site, which opens up views to the Grade I listed St. Martin's Church.

Planning issues tackled include; devising an employment floorspace strategy to overcome the loss of such development on site; defining the housing mix to satisfy decanting needs, planning policy and viability considerations, and; advising on design considerations, including appropriate density and scale of development.

Following the grant of planning permission April 2013, Quod have advised Arcadis and Camden Council in relation to a number of minor-material amendment applications for various minor design changes including the provision of an additional 20 residential units.

For further information please contact Poppy Carmody-Morgan.

## Description

Estate regeneration

## Client

Camden Council

## Planning Authority

London Borough of Camden

## Expertise

Planning



CIL



Environmental Planning

Development Economics

Socio-economic

Infrastructure

Strategic Land Promotion

Regeneration



CPO

## Project Type

Infrastructure

Major Mixed Use



Residential

Retail & Commercial