

## **Appendix E: Supplementary Information 2023: 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 2033, and beyond to 2037/38. The latest housing trajectory data was provided in April 2023.

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 2024/25. 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, 1,796 units to 2037/38. Child yield is estimated at 637 children in total, or 39.8 per year group.<sup>1</sup>

**Queen Marys House, 124 Heath Street.** Located in Hampstead Town ward, 150 units by 2029/30. Child yield is estimated at 53 children in total, or 3.3 per year group.<sup>2</sup>

**156 West End Lane.** Located in West Hampstead ward, 180 units to 2024/25. 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 North ward, 750 units by 2034/35. Child yield is estimated at 266 children in total, or 16.6 per year group.<sup>3</sup>

**Regis Road Growth Area.** Located in Kentish Town South ward, 1,000 units to 2036/37. Child yield is estimated at 355 children in total, or 22.2 per year group.<sup>4</sup>

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<sup>1</sup> The capacity given reflects the planning application submitted in February 2022, and which Planning Committee resolved in March 2023 to grant subject to referral to the Mayor of London and satisfactory completion of a s106 agreement. The application was partly in outline form, and also involved some land outside the ownership of the applicant, so the number of units may change within parameters set out in the s106 agreement (when finalised).

<sup>2</sup> No planning application had been submitted at the time of drafting.

<sup>3</sup> A planning application was submitted for this site in 2021, but withdrawn in May 2022. Delivery of homes may be later than estimated here.

<sup>4</sup> No planning application had been submitted at the time of drafting.

**Agar Grove Estate CIP.** Located in Camden Square ward, 209 additional units in remaining phases to 2026/27. Child yield is estimated at 80 children in total, or 5 per year group.<sup>5</sup>

**120-136 Camley Street CIP.** Located in Camden Square ward, 110 units to 2030/31. Child yield is estimated at 39 children in total, or 2.4 per year group.<sup>6</sup>

### **Central Area (PA3)**

**Wendling Estate and St Stephens Close.** Located in Gospel Oak ward, 409 additional units to 2033/34. Child yield is estimated at 145 children in total, or 9.1 per year group.<sup>7</sup>

**113a, 115 and 117 Wellesley Road, Bacton Low Rise.** Located in Gospel Oak ward, 159 additional units in remaining phases by 2027/28. Child yield is estimated at 56 children in total, or 3.5 per year group.<sup>8</sup>

**100 Avenue Road.** Located in Primrose Hill ward, 184 units by 2027/28. Child yield is estimated at 65 children in total, or 4.1 per year group.

**Former Charlie Ratchford Centre, Chalk Farm.** Located in Haverstock ward, 115 units by 2025/26. Child yield is estimated at 13 children in total, or 0.8 per year group.<sup>9</sup>

**Gilbey's Yard.** Located in Camden Town ward, 190 units by 2031/32. Child yield is estimated at 67 children in total, or 4.2 per year group.<sup>10</sup>

**Juniper Crescent.** Located in Camden Town ward, 290 units by 2031/32. Child yield is estimated at 103 children in total, or 6.4 per year group.<sup>11</sup>

**Morrison's Supermarket.** Located in Camden Town ward, 644 units by 2026/27. Child yield is estimated at 228 children in total, or 14.3 per year group.

**West Kentish Town Estate.** Located in Haverstock ward, 561 additional units by 2031/32. Child yield is estimated at 199 children in total, or 12.4 per year group.<sup>12</sup>

### **Southern Area (PA4)**

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

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<sup>5</sup> These figures are net additions, excluding replacement homes. Figures exclude homes completed up to 2020/21, but include 57 homes completed in 2021/22 and 2022/23.

<sup>6</sup> No planning application had been submitted at the time of drafting.

<sup>7</sup> No planning application had been submitted at the time of drafting.

<sup>8</sup> These figures are net additions, excluding replacement homes. Figures exclude homes completed up to 2021/22, but include some proposed changes which have yet to be submitted as a planning application at the time of drafting.

<sup>9</sup> The majority of the affordable housing for this development has been provided off-site, which has significantly reduced the anticipated child yield.

<sup>10</sup> No planning application had been submitted at the time of drafting.

<sup>11</sup> No planning application had been submitted at the time of drafting.

<sup>12</sup> No planning application had been submitted at the time of drafting.

**Central Somers Town CIP.** Located in St Pancras & Somers Town ward, 140 additional units in remaining phases by 2024/25. Child yield is estimated at 50 children in total, or 3.1 per year group.<sup>13</sup>

**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 2036/37 (part), or 62.1 per year group.<sup>14</sup>

**Regent's Park Estate CIP.** Located in Regents Park ward, 600 units to 2030/31. Child yield is estimated at 213 children in total, or 13.31 per year group

**Parcelforce & ATS Tyres 24-86 Royal College St.** Located in St Pancras & Somers Town ward, 225 units to 2037/38. Child yield is estimated at 80 children in total, or 5 per year group.<sup>15</sup>

**St. Pancras Hospital.** Located in St Pancras & Somers Town ward, 200 units to 2029/30. Child yield is estimated at 71 children in total, or 4.4 per year group.<sup>16</sup>

### **Far South Area (PA5)**

**104-114 Camley Street and Cedar Way Industrial Estate.** Located in King's Cross ward, 750 units by 2037/38. Child yield is estimated at 266 children in total, or 16.6 per year group.<sup>17</sup>

**King's Cross Central.** Located in King's Cross ward, 561 units in remaining phases by 2027/28. Child yield is estimated at 199 children in total, or 12.4 per year group.<sup>18</sup>

**King's Cross Triangle site.** Located in King's Cross ward, 122 units by 2024/25. Child yield is estimated at 43 children in total, or 2.7 per year group.<sup>19</sup>

**Holborn Library and Cockpit Yard.** Located in Holborn & Covent Garden ward, 120 units to 2036/37. Child yield is estimated at 43 children in total, or 2.7 per year group.<sup>20</sup>

**Phoenix Place.** Located in Holborn & Covent Garden ward, 171 units in remaining phases to 2023/24. Child yield is estimated at 60 children in total, or 3.8 per year group.<sup>21</sup>

*Child yield - children in total rounded to nearest whole number*

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<sup>13</sup> These figures are net additions, excluding replacement homes. Figures exclude homes completed up to 2021/22.

<sup>14</sup> 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 any emerging details of development associated with HS2 and Euston Station.

<sup>15</sup> Part of this site (ATS Tyres) benefits from planning permission for a 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.

<sup>16</sup> Part of this site benefits from planning permission for non-residential medical development, which Planning Committee has resolved to grant subject to completion of a legal agreement securing planning obligations. 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.

<sup>17</sup> No planning application had been submitted at the time of drafting.

<sup>18</sup> This capacity figure reflects the outline planning permission granted in 2006 for 1,700 homes *minus* homes completed up to 2021/22.

<sup>19</sup> This scheme is partly within LB Islington, the capacity figure reflects an estimate of the proportion of the scheme which falls within LB Camden.

<sup>20</sup> No planning application had been submitted at the time of drafting.

<sup>21</sup> Figures exclude homes completed up to 2021/22, but include 86 homes completed in 2022/23.