

New Homes for Small Sites

Churchill Rd Spencer Rise Estate Newsletter, January 2025

Welcome to the January 2025 edition of your New Homes for Small Sites Churchill Road Spencer Rise Newsletter. In this issue, you can:

- Read about our new architects, Archio, who will be working on the proposals
- See details of our next event and updated timeline

If you have any questions about this newsletter, you can get in touch on 020 7974 8792 or email NewHomesSmallSites@camden.gov.uk

What has been happening

In July 2024, we paused our design process to find a new architect for the project. Since our last newsletter, we've been working in the background by:

- **Running a procurement process and appointing Archio as our architects**
- **Sharing past feedback from residents and neighbours with Archio**
- **Carrying out surveys, including utilities assessments, to ensure existing provisions are accounted for from the outset**
- **Appoint a daylight/sunlight consultant to support and assess the impact of any proposed development**
- **Continuing to work closely with Adult Social Care and addressing your questions about the future of the project.**



We are proposing a building made up of six supported living homes, designed for residents with autism and/or learning disabilities, and let at social rent. The proposed building would also include shared areas to help residents live as independently as possible.

Your new Design Team




Archio are a north London-based architecture practice who create buildings, places and strategies for local authorities, housing associations and community groups.


"We specialise in designing affordable housing on publicly-owned infill or small sites.

We have experience working with assisted living providers and wrote the 'Vision for Quality Housing' for Habinteg, a leading provider of accessible and supported housing.

We believe that regeneration is most effective when design teams, councils and local communities take a collaborative approach to projects."

Meet the team event

 **Saturday 25 January 2025**

 **St Mary Brookfield,
85 Dartmouth Park Road,
London, NW5 1SL**

 **11:00am - 2:30pm**

- Meet Archio and the key members of their team
- Give feedback on Archio's early analysis of the proposed site and the wider estate
- See Camden's responses to some of the key questions asked by residents in 2024

This event is for estate residents and neighbours

Indicative timeline*

This timeline shows the key steps in the project. Things may change and we will keep you up to date if it does.



*Indicative timeline may be subject to change

Translation?

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020 7974 8792

NewHomesSmallSites@camden.gov.uk

Large print?

For any other alternative formats or if you have any questions, please get in touch:

Your feedback so far



We have shared your feedback with Archio and made them aware of key concerns, questions and the history of the project so far. They are looking forward to progressing and discussing the project with you further.

Priorities relating to the design of new homes:

- **Height and scale** needs to respond to the conservation area
- **Minimising impact** on sunlight and daylight
- **Retaining** as many **trees** as possible
- Reprovision of **existing storage**
- **Consideration of existing facilities** such as bin chutes and access is important

Priorities for estate improvements:

- **Play opportunities** for children on the estate
- Designing to **improve security**
- **Raised planters** for residents
- **Landscape areas** with hard surfaces

More information required on:

- **Blue badge parking**
- **Welfare space** for care taking team
- **Providing secure storage**

Get in touch & find out more



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Development Manager**

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✉ **NewHomesSmallSites@camden.gov.uk**



Visit our project website at:

www.camdensmallsites-crsr.co.uk

or scan the QR code

If you want to be added to our digital mailing list please contact the Small Sites team and they will arrange this for you.