

# New Homes for Small Sites

## Churchill Road and Spencer Rise Estate

### Camden commits to build more council and Camden Living Rent homes



#### Cabinet decision made:

On the 22 February 2023 Camden Council's Cabinet agreed to **move forward and prepare a planning application for new homes on a small site on Churchill Road and Spencer Rise Estate.**

**What's next?** Camden Council's New Homes for Small Sites team want to work alongside you to develop a design for **6 supported living homes with associated provision for communal space and 24 hour staff presence.**

We also want to see how the project could benefit local residents, and the potential to improve some existing outside areas on the estate.



We will be focussing on homes in this location.

#### How was this decision made?

A recommendation to move forward with exploring new homes on your estate was made based on the following considerations:

- If the site is suitable to build new homes on
- The current use of the space
- The Council's commitment to addressing housing need in the borough, including the provision of accessible supported living homes for people with learning disabilities

#### What we've heard so far

We heard your ideas and concerns about development during our Local Conversations programme from June to November 2022 and recognise that the majority of residents we engaged with told us they were concerned about development. As we move forward with design, we will be considering your feedback where you told us:

##### YOU DID WANT

- ✓ Improved maintenance of existing homes and outside areas
- ✓ Designs that are sensitive in scale and size to existing homes

##### YOU DID NOT WANT

- ✗ Loss of parking spaces
- ✗ Overcrowding from too many new homes
- ✗ Loss of green space or trees

#### Have your say and get involved

There are no designs yet and we want to carry on talking to residents and neighbours as these are developed

##### Council drop-in



Tue, 25 April 2023



from 4.30pm



Between Churchill Road and Spencer Rise Blocks

Please do come along and speak with officers about the project and next steps. Note that we are in the process of appointing a design team and there will not be any designs presented at this event.

## Indicative timeline\*

### We are here



\*Indicative timeline may be subject to change

## Why are we looking at New Homes on Small Sites?

Camden is committed to delivering 1,800 new council homes across the borough in response to the needs of local communities. Our aim is to provide high quality, affordable housing for families to address the housing crisis and create energy-efficient homes that help lower fuel bills and tackle climate change. The Council currently lacks purpose-built accessible supported living homes for people with learning disabilities.

In order to meet this need, we want to explore every opportunity to build more housing; not just via large-scale regeneration projects. We are looking at spaces that could be used to tackle the housing crisis across Camden, including on your estate, where a small number of new homes could be built.

## Get in touch and find out more



**Billie Dainton**  
Development Manager

Billie is the Development Manager for the project at Camden. You can get in touch with her if you have any questions using the contact details below.

☎ **020 7974 8792**

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

**Website will be coming soon**

**Translation?** tradução? traduction? ¿traducción? tłumaczenie? itumḡ? اترجمة رتلا | অনুবাদ? turjumaad? asekyer?

## Large print?

Any other alternative formats or if you have any questions get in touch:

**020 7974 8792**

**NewHomeSmallSites@camden.gov.uk**