

New Homes for Small Sites

Churchill Road and Spencer Rise Estate

Newsletter June 2023

Tell us your priorities for designs of new homes on the estate



Following a cabinet decision in February 2023, Camden Council's New Homes for Small Sites team want to work alongside you to develop a planning application for **6 supported living homes with 24 hour support staff presence**.

Thank you to the 30 residents and neighbours for attending our April drop in.

Did you miss it?

Tell us your ideas online here: bit.ly/CRSR2

Conversations with Garage & Storage Shed Users

We have written to residents to invite you to a one-to-one conversation about their parking and storage needs if impacted by building new homes in these locations.

If you have not yet arranged your conversation please contact Billie Dainton on:

☎ 020 7974 8792

✉ NewHomesSmallSites@camden.gov.uk

Understanding your priorities

Whilst the Cabinet decision to prepare a planning application for new Council and Camden Living homes is set, your feedback can influence the designs as they develop. We will work closely with you and housing management to identify improvements that can be made. We asked for your priorities for these themes and this is a summary of what we heard:



Landscape and playspaces

Play provision: equipment to create a focus area for play but include hard standing for scooting and cycling

Open space: improving the courtyard space outside

Addressing dog mishandling: dog waste bins, dog exercise area



Facilities

Improving recycling & bins area: addressing the overflowing and unsanitary setting of existing facilities and impact of wind blowing waste around the estate

Bike storage: providing secure bike storage



Urban design

Heights: be sensitive to surrounding buildings and try to maintain street setting

Trees: keep existing trees along Spencer Rise if possible



Access and movement

Secure boundary: improving gates/security to prevent antisocial behaviour in the green space, vandalism and store shed break ins

Hearing your feedback

Feedback was mixed with some residents supporting the idea of new homes if the design is sensitive and others against the project. Concerns focused on loss of parking and storage, construction disruption and the potential impact of new homes on light and views from the existing homes.

We are working with our Estates Team to address specific concerns about maintenance and repairs; contact details are provided for reporting repairs on the other side of this newsletter.

What's next?



Door knocking

From 19 June – 30 June we will be door knocking on your estate to talk to residents we did not speak to at the drop ins. We will be collecting feedback on the key themes and any other comments you have. You can comment online via our new website.

www.camdensmallsites-csr.co.uk



Meet the designers

We are in the process of finding a design team to work with us, residents and neighbours. When they are appointed we will arrange an event in late summer 2023.

Indicative timeline*



*Indicative timeline may be subject to change

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

We will be focusing on this location



Repairs

Our repairs team work hard to keep your council homes safe, warm and in good repair all year round. You should report any damp and mould in your council homes straight away.

If your repair is an emergency please call 020 7974 4444 option 3 then 1

How to report a repair online Log in or sign up at: camden.gov.uk/camdenaccount

- Click on 'Housing' then 'Request a repair'

Contact via SMS

You can now report non-emergency repairs by texting **07360 277909** in your preferred language. Text us any time, and we will reply from 8am to 6pm Monday to Friday excluding Bank Holidays.

Contact using live chat

If you have a question or need advice about a housing repair, you can talk to us instantly and upload pictures of your repair. You can get straight through to a real person to ask your question or book your repair, available from Monday to Friday, 8am to 6pm

www.camden.gov.uk/housing-repairs

Get in touch and find out more about the New Homes from Small Sites programme.



Billie Dainton - Development Manager

☎ **020 7974 8792**

✉ NewHomesSmallSites@camden.gov.uk

We have a new project website where you can see the information from our last drop in and you can share your priorities with us.

www.camdensmallsites-csr.co.uk



Translation? tradução?

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020 7974 8792

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Large print?

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