

New Homes for Small Sites

Churchill Rd Spencer Rise Estate Newsletter July 2024

Welcome to the July 2024 edition of your New Homes for Small Sites Churchill Road Spencer Rise Newsletter. In this issue, you can find out more about:

- Our commitment to respecting your feedback on the scale of the proposed building on the estate,
- our approach to finding a new project architect and an updated timeline,
- as well as information about Adult Social Care and the proposed end users of these new homes.

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



Churchill Road Spencer Rise Estate

Update on the design process

Thank you for your patience while we have been reviewing the feedback from the early design information presented in March 2024.

After careful consideration, we have made the decision to reset the design process. To respond to your feedback, we have:

- **Decided to appoint a new architect to work on the project, who aims to begin work in the autumn**
- **Provided answers to your most frequently asked questions about Supported Living Homes** (please see page 2 for more information)
- **Reviewed the brief to find ways to make the space more efficient, and make clearer commitments to estate residents about key issues like parking, storage, and security** (see page 3 for more information)
- **Updated the timeline, allowing time to appoint a new architect and come back with a new design approach to take on board and respond to existing residents' needs** (see the back of this newsletter).

Pause on engagement

Engagement has paused over the past few months while we have taken time to review resident feedback and reassess our approach to these proposals.

Last week, we met with the new Tenants and Residents Association on the estate, and have received their petition on behalf of estate residents. We will consider the petition and provide a formal response to the community in the autumn, along with more information on our next events with our design team and new architect.



Churchill Road Spencer Rise garages

Camden team update

Since we last met with you in March 2024, we have welcomed a new Camden team member to the proposals at Churchill Road Spencer Rise Estate. Mimi Barr will now be working alongside Senior Development Manager, Billie Dainton, on this project. You can read more about Mimi on the back page of this newsletter.

Information about Supported Living Homes (SLH) and potential future residents

We heard that residents want to know more about Supported Living Homes, and who could be living in them if the proposed homes are built. Here are some answers to some of your questions.

Who are these Supported Living Homes for?

In general, Supported Living Homes are for adults who could have a variety of needs, including learning disabilities, physical disabilities, mental health conditions, and autism.

On Churchill Road & Spencer Rise, the proposed homes would be for young adults with learning difficulties, autism and potential physical health needs.

Why do we need these Supported Living Homes?

At the moment, Camden does not have existing housing stock that caters for young adults with learning difficulties, autism and potential physical health needs.

To give people with these needs a place to live in the borough, close to their families and communities, we must build suitable Supported Living Homes.

How is support provided in each home?

Each person's needs will be different, and their needs may decrease as they gain skills and confidence or increase as they age.

All residents will need support workers to assist them during the day and night.

What does a support worker do?

Support workers help residents with day-to-day activities – from shopping, cooking, and cleaning, to helping residents go to classes, appointments, or leisure activities.

At night, support workers can help residents with a bedtime routine and are available when needed during sleeping hours.

Why does the council want to build these homes in one place?

By building a cluster of homes in Camden, the council can provide a more efficient support service for residents with a range of needs.

It also allows us to keep residents close to their families and communities by providing homes in our borough. At the moment, some residents may need to move out of Camden to access appropriate accommodation.

How do these homes account for the needs of people with autism?

Designing homes to be comfortable for current and future needs of people with a range of sensory needs is a priority for our team at Churchill Road Spencer Rise.

Every person is different, so spaces need to be flexible enough to include features that support people's sensory needs around sound, touch, smell, and visual stimulation. A new design team will need to consider this when appointed.

Why do residents need wheelchair accessible homes?

It is important that we design wheelchair accessible homes to give people the ability to continue living in the same home as their needs change. These Supported Living Homes will be designed to Camden Wheelchair Design Standards to accommodate the range of required mobility needs.

FIND OUT MORE

For more information on Supported Living Homes, please scan the QR code to or visit our resources page:



camdencarechoices.camden.gov.uk

Your feedback so far

Although we are taking a pause and appointing a new design team, the feedback you provided when we met in March will be a valuable resource as we shape the proposals going forward. Some of the key feedback we received in March included:



Responding to the conservation area:

Feedback described the proposals as not in keeping with the local conservation area, and larger than expected. We will be asking a new design team to consider this feedback when they are appointed.



Impact on sunlight and daylight:

We understand that impact on daylight and sunlight is a concern for residents, and daylight-sunlight studies will be carried out by a specialist consultant and fed into the design with the newly appointed architect.



Trees: We understand that trees on the site are important to residents. We will ensure that they are assessed and considered as proposals develop, and provide information on surveys when available.



Fit-for-purpose homes: Residents were keen to understand more about Supported Living Homes and how decisions are made about the size and specifications of each home. We have provided some information on this on page 2, and will direct a new design team to think creatively about how space can be used efficiently.

Giving back to your estate

As part of the development proposal, we are committed to giving back to the estate. From speaking with residents at earlier events, we learnt that the following ideas would have the biggest positive impact on Churchill Road Spencer Rise Estate:



Secure storage: this remains a key priority, particularly for household items such as buggies and bikes



Play equipment: providing play opportunities for children on the estate



Design to improve security: creating a secure boundary around the estate with working access points



Raised planters for residents: opportunities for low maintenance planting around the estate



Landscape areas with hard surfaces: to be kept dog-free and ensure hard surfaces are porous or permeable and even.

The above priorities will be clearly laid out within the development brief for the new architect. They will draw up an initial design strategy for review and co-design with existing estate residents / TRA as part of a collaborative process.



Facilities for Churchill Road & Spencer Rise residents

Estate residents have told us that understanding what will happen to parking, caretaker spaces, and storage at Churchill Road Spencer Rise Estate is a key priority. After some further work and discussion with council teams, we can provide the following updates:

Blue badge parking spaces: We have been speaking with Camden's parking team about options for re-providing blue badge spaces.

Given the change to the design team we cannot share a final location for blue badge parking spaces.

We are committed to re-providing blue badge spaces as close to the garage location as possible and will seek to improve entry to the Churchill Road block .

Welfare spaces for caretakers: We are in close discussion with the caretaking team to find a solution that fully meets their needs and preferences. More information will be shared at the next drop-in session.

Secure storage: We have heard that secure storage is important to you. We are exploring options to offer current garage users a shed or garage in the local area to relocate to, and we will be asking a new design team to explore how we can incorporate storage into the proposed design. More information will be shared at the next drop-in session.

Indicative timeline*

Please see below for the latest information.



*Indicative timeline may be subject to change

Site visit: Tuesday 23 July

To support shortlisted architects with their tender proposals for this project, we will be showing them around the estate on the morning of Tuesday 23 July 2024.

A member of the Camden team will be leading this visit. If you have any questions about this, please contact us at NewHomesSmallSites@camden.gov.uk

Introducing your new Development Manager



Mimi is an experienced Development Manager with a background in architecture. She has a great working knowledge of the Highgate area, having worked on local Community Investment Programme projects for the last year.

Mimi has been working on the Churchill Road Spencer Rise project since April 2024, and is excited to meet the community and help bring the project into its next phase, alongside Senior Development Manager Billie Dainton and the rest of the Camden project team.. If you see Mimi on site, please say hello and introduce yourself!

Get in touch & find out more



**Mimi Barr -
Development Manager**

☎ 020 7974 8792

✉ NewHomesSmallSites@camden.gov.uk



Visit our project website at:

www.camdensmallsites-crsr.co.uk

or scan the QR code

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