

Churchill Road Spencer Rise Estate

Meet the designers & site analysis drop-in | Jan 2025

Welcome to
our drop-in
event!



Today you can:



Meet Archio,
the new lead
architects for
the project



See examples
of their work
on similar
projects



See their early
site analysis
and give
feedback



View our updated
timeline and next steps



Ask questions and
share your feedback

New supported living homes

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.

Our new architect

Since we last met with you in 2024, we have appointed a new architect for this project. We look forward to introducing them to you today and working with your community as we restart the design process.



How to have your say



Feedback forms

Filling out a feedback form
at our drop-in session today



Call us on:
020 7974 8792



Write to us at:

CRSR Estate Proposals,
c/o Annalee Jones, Level 4,
5 Pancras Square, London,
N1C 4AG



Email us at:


NewHomesSmallSites@camden.gov.uk



Visit our website:

www.camdensmallsites-crsr.co.uk



Or scan 
the QR code
above

About New Homes for Small Sites

Camden's Community Investment Programme (CIP)

Our Community Investment Programme is **investing in schools, homes and community facilities** to ensure everyone in Camden has a place they can call home. We're **proud to be building homes of all tenures including the first council homes in a generation.**

We know that our residents know their communities best. Collaborating closely with residents, we ensure their input shapes safer streets, improved connectivity, and increased green spaces, catering to local needs.



Everton Mews infill development

Aims of this project on your estate:



Build new homes for residents with autism and / or learning disabilities



Work with residents who currently use garages and storage on the site to understand their needs and address them where possible



Create landscaping benefits for existing estate residents, informed by your feedback

About Supported Living Homes



These supported living homes would be for adults with autism and / or learning disabilities



Spaces will be designed to meet residents' neurodivergent and accessibility needs



Residents may need support from carers during the day and at night



Camden needs more supported living homes so residents can remain in-borough, close to their families and health networks who know them well

By building 6 homes together, the council can provide an efficient service and a better living environment for residents to live as independently as possible



FIND OUT MORE

For more information on Supported Living Homes, please scan the QR code or visit our resources page: camdencaarechoices.camden.gov.uk



Responding to your priorities and questions

Since 2022, we've been speaking with local residents to hear how you feel about the plans for Churchill Road & Spencer Rise Estate and understand your concerns and priorities.

We have passed your previous feedback on to our new architects, and summarised it below. Today, we want to make sure that our architects understand your key priorities so they can consider them in the design.



Is there anything missing from your priorities below?

Your key priorities

Height and scale should respond to the conservation area and estate



Designs should consider daylight and sunlight for existing homes



Trees are important to retain if possible



Storage is needed on the estate, and any that is removed should be replaced



Play areas should be provided for children on the estate



Security should be improved on the estate



New planting should be easy to maintain with some hard landscaping



Landscape areas should be kept dog-free



Your questions

You asked about the topics below, and we've provided early information, updates will follow as work progresses



Blue badge parking:

We know blue badge users currently use garages on the site. Archio is considering this in the design, and we're working with parking colleagues to explore options.

We will talk to blue badge holders individually to meet their needs.



Bin access:

Some estate bins will be near the proposed building. Archio is looking at bin access in the designs, and we're consulting the council's Refuse Team to ensure any changes work for the estate.



Storage reprovion:

We aim to provide storage solutions for residents. Over the coming months, we'll review storage needs across the estate and share updates as plans develop.



Caretaker space:

One of the existing garages is used by the estate caretaking team and another garage for bulk waste. We're working with them to ensure all their reprovion needs are met.



Noise reverberation:

Residents have reported issues of noise and echoes in the courtyard. This will be studied as part of the proposal by a specialist consultant to review and reduce any impact.

Meet the designers

Meet Archio, 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 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 work together, taking a collaborative approach to delivering homes.



Kyle Buchanan
Lead Director



Mellis Haward
Supporting Director



Matt Fallowfield
Senior Architect



Claire Fitzpatrick
Architectural Assistant



Community-led housing and resident engagement



Meaningful outdoor spaces, gardens, and play streets



Creative approaches to small and constrained sites

Archio's design process

1
Understanding the brief



2
Concept design



3
Developed design



4
Planning submission

- Meeting the local community and introducing our team (today)
- Understanding residents' hopes and concerns
- Figuring out which ideas will be practical for the site

- Sharing early ideas for the site with residents (first drop-in)
- Testing concepts against information from site surveys and feedback from planners and residents
- Updating concept designs to respond to feedback

- Sharing developing designs with residents (second drop-in)
- Making final changes with feedback from surveys, planners, and residents
- Sharing a final design with the community (final drop-in)

- Planning application is submitted
- If planning is granted, Archio would do more detailed design work and the council would consult on a construction management plan (CMP).
- The CMP would consider earlier feedback

Archio's experience

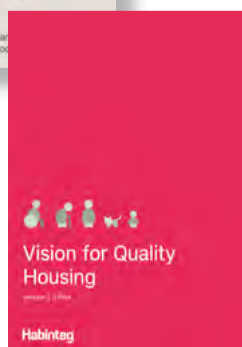
Working with communities to design high quality homes

Citizens House

Area: Lewisham
Client: Community Land Trust
Tenure: Affordable Housing
Status: Completed

This project created 11 new and affordable homes for the London Community Land Trust (CLT) on a former garage site in Lewisham. Archio were chosen by the local community to develop the project. We began the design process by holding co-design workshops with them on the garage sites.

Archio designed homes with large balconies and natural light, and worked hard to overcome difficult access, work around utilities in the ground and be mindful of neighbours' privacy. There is also a large public space in front of the building which provides space to sit, chat and play.



Habinteg Housing

Area: Barking & Dagenham
Client: Habinteg Housing
Project type: Small Sites
Status: Ongoing

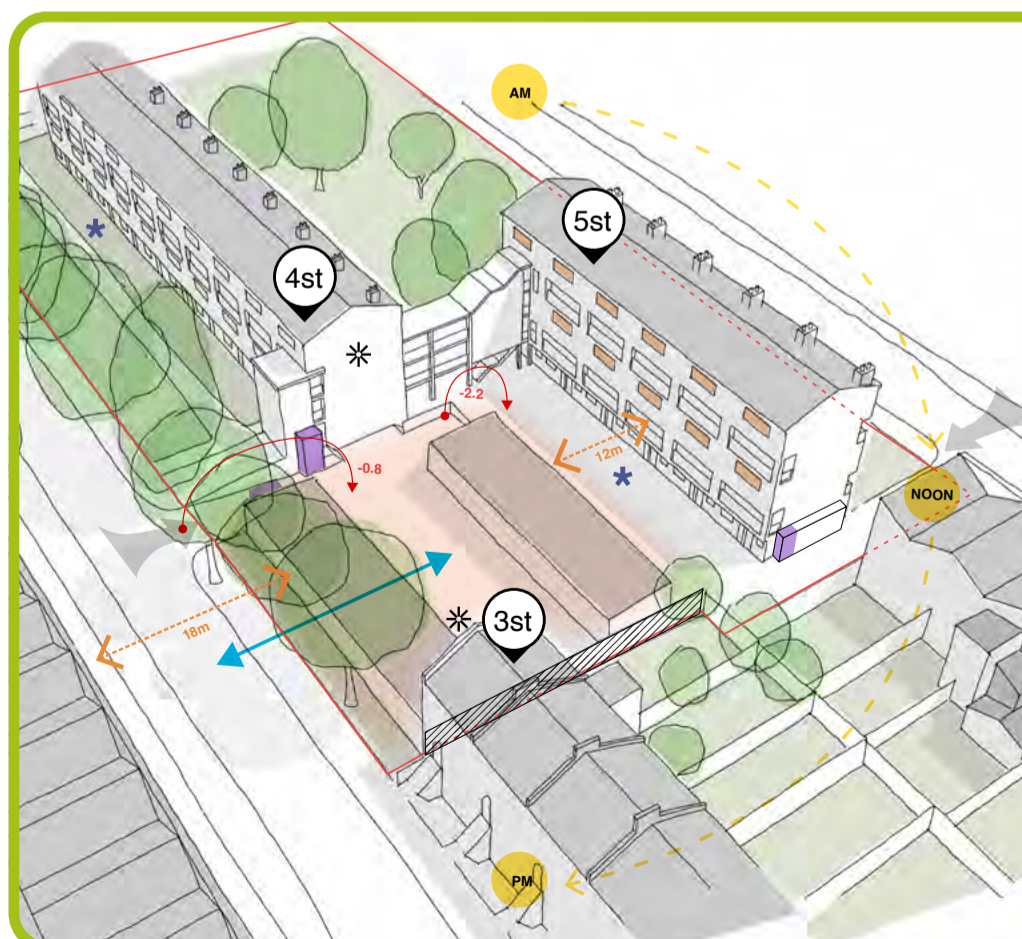
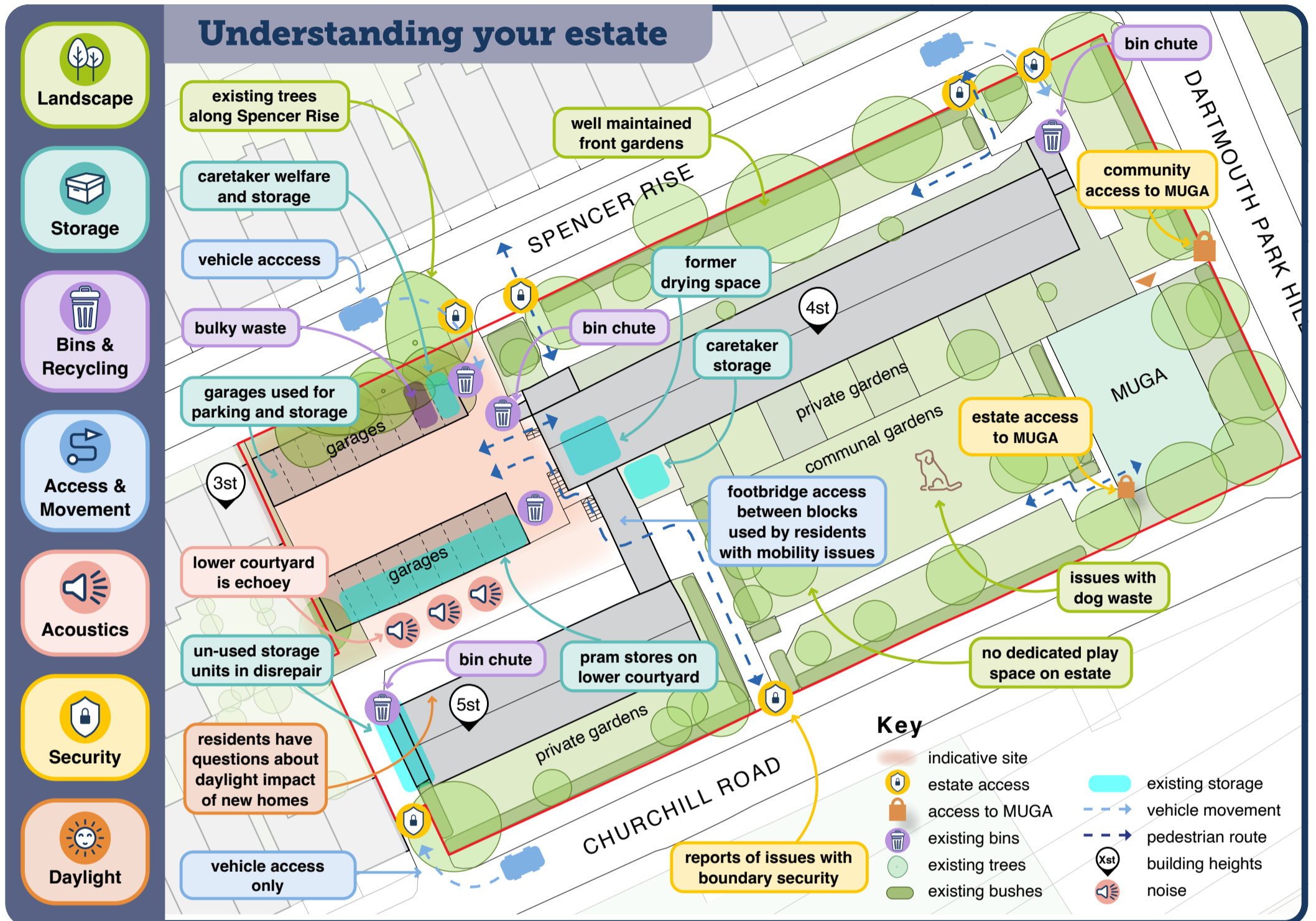
We have been working with Habinteg, a social housing provider promoting accessible homes and communities. We are currently working to deliver two small sites in London Borough of Barking and Dagenham, to provide approximately 22 homes.

Priorities for design include flexible internal layouts, clear and accessible entrances, social outdoor spaces, and ease of drop-off points. On these sites we are overcoming similar site complexities and brief requirements to Churchill Road Spencer Rise.

Our work with Habinteg also includes authoring their 'Vision for Quality Housing' (pictured left), which is now their in-house housing quality guidance. The document was produced as part of the Delivering Quality Homes Pilot for the Mayor of London's Good Growth by Design Programme.

Estate analysis

The image below shows Archio's understanding of the estate at the moment based on their observations and your feedback. Please tell us if we have missed anything!



Site constraints & opportunities

This diagram shows some of the physical factors and logistics that constrain (or limit) the design as well those that present opportunities to consider as the design progresses

Site constraints key

- storey heights
- overshadowed area
- boundary wall
- trees
- sun path
- refuse locations
- habitable windows facing site
- building offsets

- level change
- existing access
- estate boundary
- indicative site

Site opportunities key

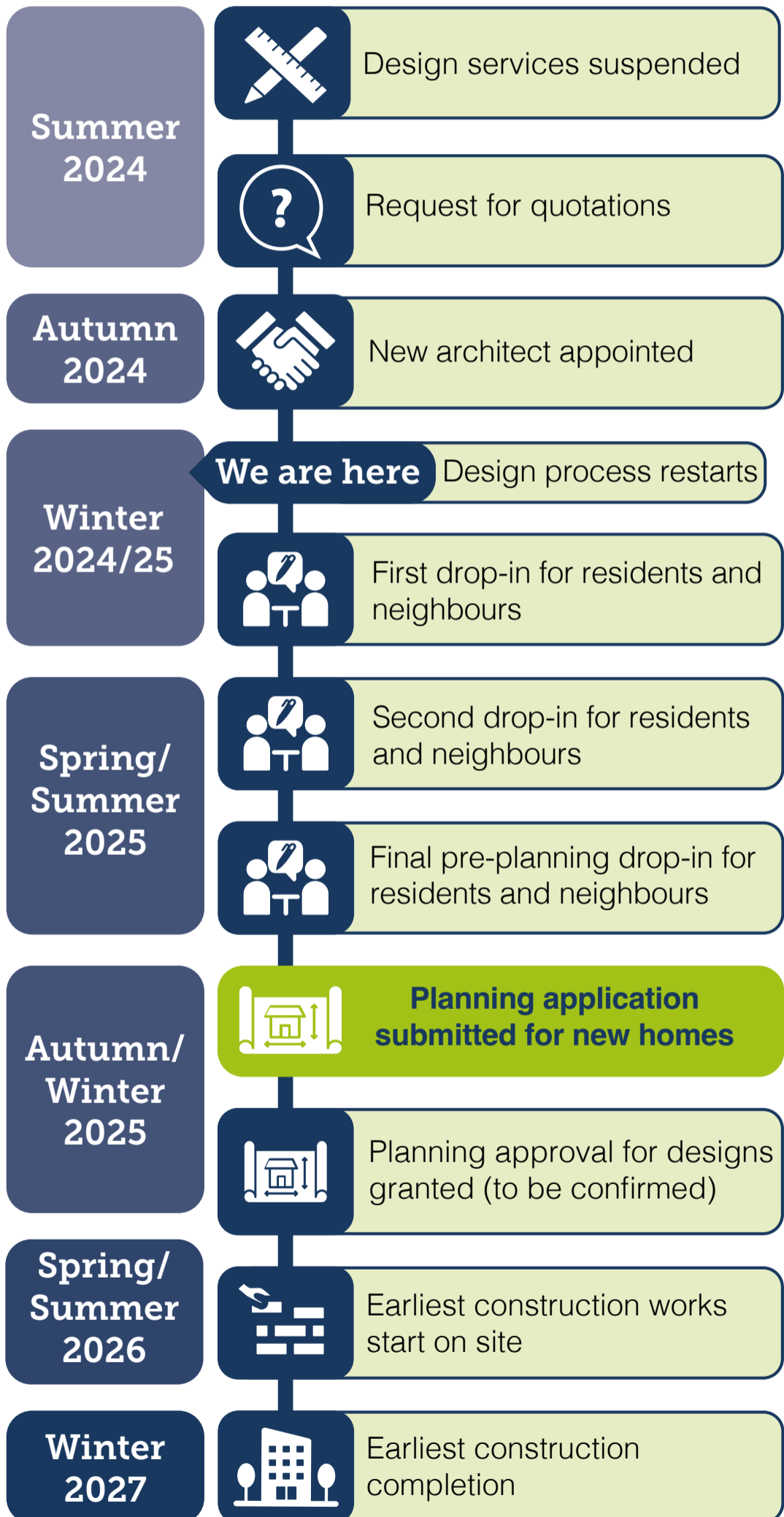
- blank facade facing site
- street relationships

Tell us your ideas using the table top map

Timeline and next steps

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

Next steps

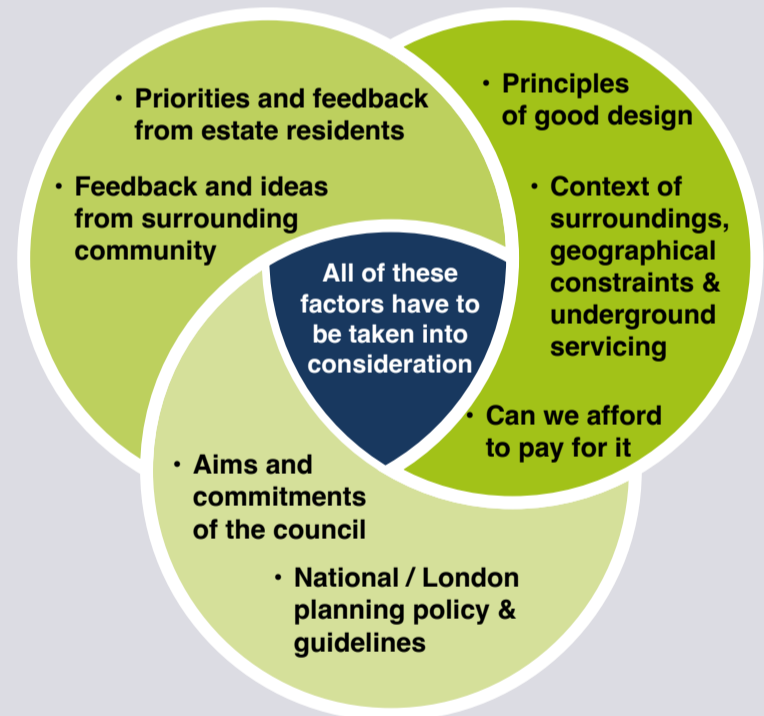
Process & analyse your feedback

Begin preparing early designs responding to your ideas where possible

Share early design ideas to get your feedback

Resume conversations on potential reprovision of storage and parking

How decisions are made



Get in touch & find out more



**Mimi Barr -
Development Manager**

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Visit our project website at:

www.camdensmallsites-crsr.co.uk

or scan the QR code

Speak to a member of the Small Sites team today to be added to our digital mailing list