

New Homes for Small Sites

Churchill Road and Spencer Rise Estate

Newsletter March 2024

Sharing the early design ideas

Thank you to residents and neighbours who attended our **early design thinking** workshop and drop-in and shared your feedback.

While we are still gathering feedback, we heard from many of you that the size of the building was a key concern and that it was larger than expected.

We now need to review the design brief and know that we need to come back with a revised proposal.

There will be two further sets of design activities as we prepare a planning application for this site with further opportunities for you to share your feedback.



Residents workshop, 6 March



Drop-in, 9 March

Your feedback so far

We invited feedback on how the design thinking responded to our design principles.



Responding to the conservation area:

We have heard very clearly that you think the proposed size of the building is too big and residents are concerned that it may negatively impact the existing buildings and streetscape.



Impact on sunlight and daylight:

People are concerned that the size of the building may reduce the light available to neighbouring homes.



Trees:

The existing trees are valued but they must be balanced with providing adequate distance from the Churchill Road homes.



Fit for purpose homes:

While the general feedback understood the specialist nature of these homes, people questioned whether the support facilities that significantly increase the size of the building can be reconsidered to make the building smaller.

We have committed to reviewing the design brief to address this feedback about the size of the proposals.

Did you miss our most recent events?

The boards presented at the events are available on the project website:



www.camdensmallsites-crsr.co.uk

You can share your feedback by:



Using the online feedback form on our website.



Emailing us at:
NewHomesSmallSites@camden.gov.uk



Calling us on:
020 7974 8792

Please provide feedback by 28th March so that we can finalise our summary and confidently address all comments.

Our next events

We will be taking a short pause from engagement events until after the London Assembly Elections in early May. We will be back in late Spring for our next drop-in session and workshop, but if you have any questions or feedback in the meantime please do get in touch with us using the information above.

Indicative timeline*

Please see below for the latest information.



*Indicative timeline may be subject to change

Repairs

Our Estates Team is working to address specific concerns about maintenance and repairs. Contact details for reporting are provided here:

Phone: If your repair is an emergency please call **020 7974 4444**, option 3 then 1.

Contact via SMS in your preferred language. Text us any time on **07360 277909**, and we will reply from 8am to 6pm Monday to Friday excluding Bank Holidays.

Contact using live chat at www.camden.gov.uk/housing-repairs Available from Monday to Friday, 8am to 6pm online

Giving back to your estate

We want to give back to your estate as part of these proposals. After speaking with residents at earlier events, we collected priority themes and we asked residents which ideas they thought had the most impact.

So far, we have heard that some of your top priorities are:

- 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 but high impact planting around the estate
- Landscape areas with hard surfaces:** to be kept dog-free and ensure hard surfaces are porous or permeable and even.

Remember you can still let us know what you think using the feedback channels on the front of this newsletter.

Contact us



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☎ 020 7974 8792

✉ NewHomesSmallSites@camden.gov.uk

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



Visit our website at:

www.camdensmallsites-csr.co.uk

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