

# Churchill Road Spencer Rise Estate

## Design workshop and drop-in

March 2024

### Welcome

Welcome to our first design workshop and drop in session. At the last event we introduced the team, led by Studio Partington, and they are now ready to talk through some of their early design thinking with you.

At today's session, you can:



Talk through Studio Partington's early design principles for the proposed new homes on Churchill Road Spencer Rise



Give feedback on the possible design approaches and help shape the next steps.



Give feedback on the possible approaches to providing wider estate improvements.



### Meet the team

In January we introduced you to our design team led by Studio Partington.

They have a wealth of experience on similar projects and recently transformed the Mayford Day Centre in Camden into a high-quality residence for adults with diverse physical and learning disabilities.



Windsor Street Supported Living



Mayford Supported Living

### Key members of the team will be:



**Richard Partington**  
Director



**Alexandra Crivat**  
Architectural Assistant



**Adam Cornish**  
Director

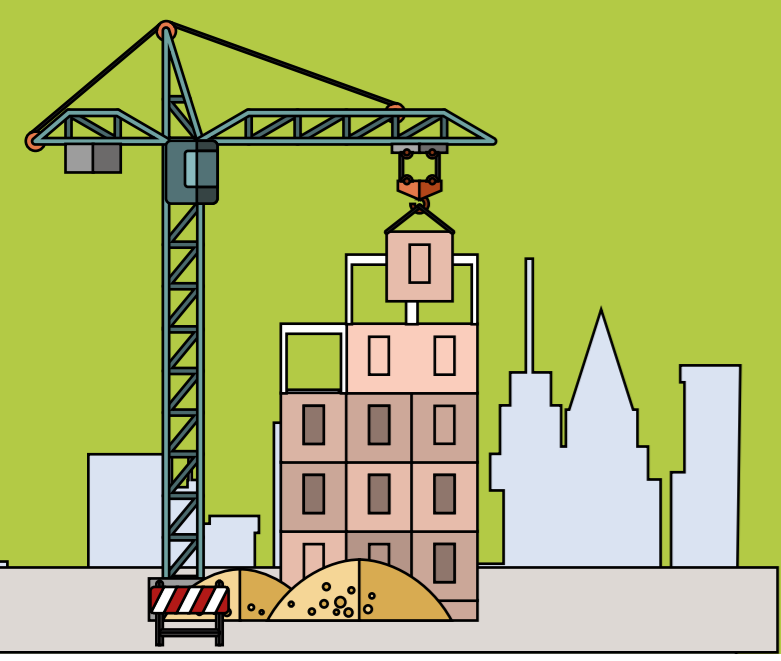


**Darren Buttar**  
Project Architect

# Churchill Road Spencer Rise Estate

## About the site

March 2024



We are proposing to build six Supported Living Homes with a 24-hour staff presence on the estate. The images below show where we are proposing to build the homes, and some key features of the site at the moment.

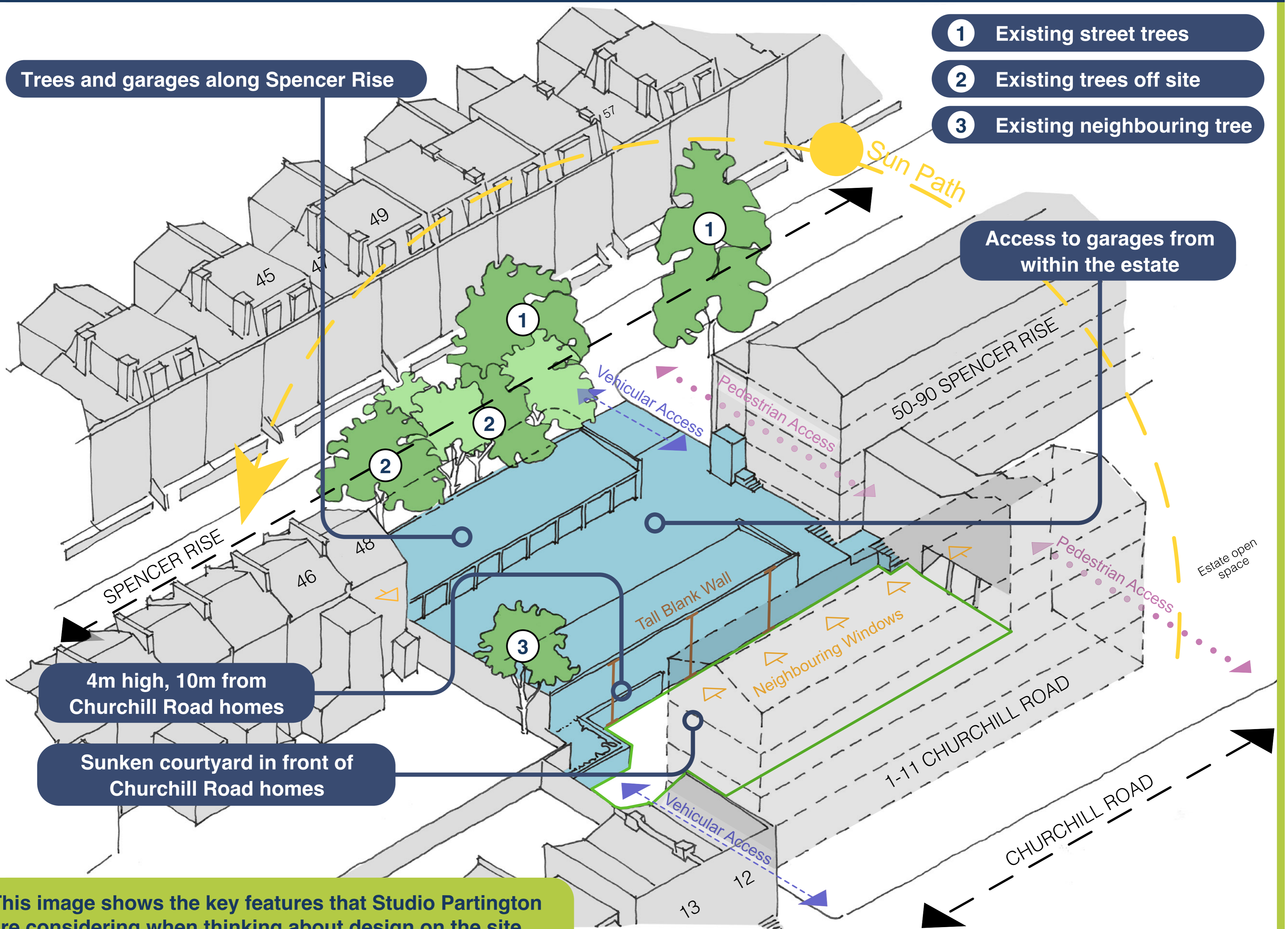


Existing garages

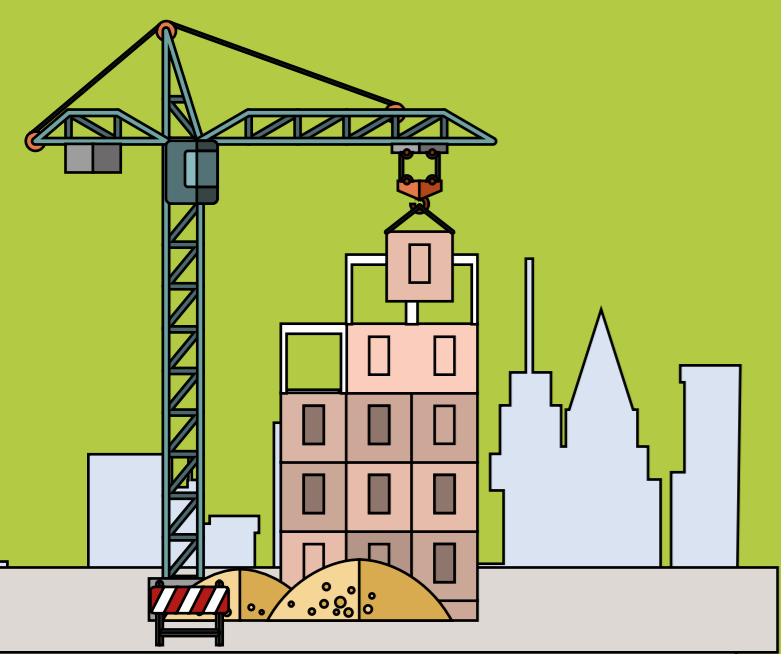


Garages and store sheds

### The site today



This image shows the key features that Studio Partington are considering when thinking about design on the site



# Churchill Road Spencer Rise Estate Supported Living Homes

March 2024

## Why is Camden building supported living homes?

In 2018 Camden Council commissioned a programme of work to both improve its current portfolio of supported housing for adults with learning disabilities and deliver new supported housing to meet emerging needs.

Underpinning this programme is the recognition that having the right quantity and quality of supported living accommodation in the borough will improve the health and wellbeing of people with learning disabilities, enhance independent living skills, and prevent people from having to move out of the borough to access the right accommodation and support.



## New homes and shared spaces to be provided

Camden Adult Social Care Team have set out a list of spaces required for supported living accommodation and Studio Partington will be using this list to inform the amount of space they need to create and therefore the size of the new building.

6 wheelchair compliant apartments each consisting of a bedroom, bathroom, kitchen and living/ dining room	Storage for communal activities
Entrance area	Shared assisted bathroom
Staff office/reception	Lift to all floors
Communal living/dining for residents	Plant space
Communal kitchen for residents	External garden
Staff overnight stay with en suite shower room	Bin store
Sensory room	Cycle store



Mayford Supported Living

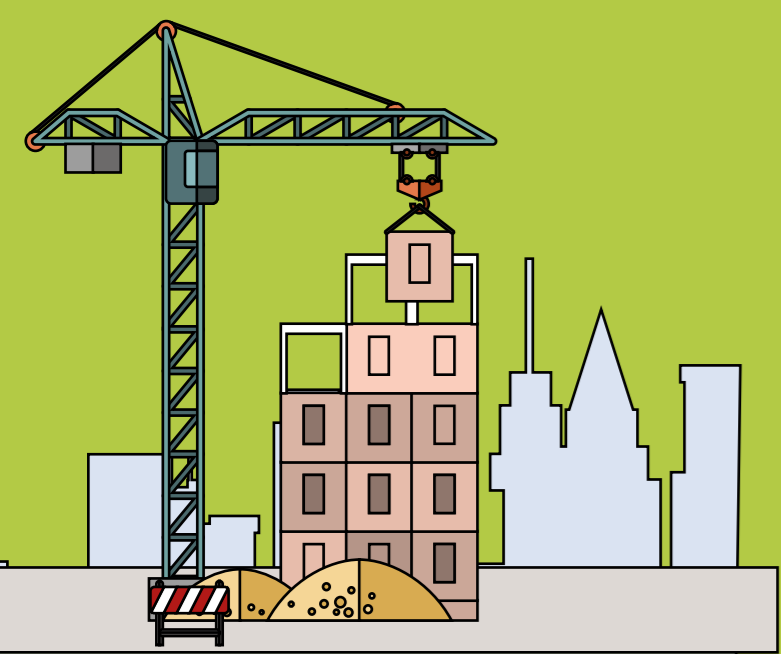


Windsor Street Supported Living



Thoughtfully designed shared spaces





# Churchill Road Spencer Rise Estate

## Early design principles

March 2024

### We have confirmed that this project will:



Deliver six supported living homes with 24-hour support staff presence.



Require the removal of garages to build the homes. The team will work with users of the garages to understand ways of meeting their needs.



Allocate money to improving other parts of the estate as part of this project and we want to understand your priorities for this.

### Early design principles

These are the key design principles that Studio Partington is considering as they begin to work on designs. We welcome your feedback on these principles and want to hear what is most important to you:



**Conservation area:**  
Responding to the street setting, building heights and the Churchill Road Spencer Rise Estate context



**Sunlight and daylight:**  
Considering residents' and neighbours' access to light

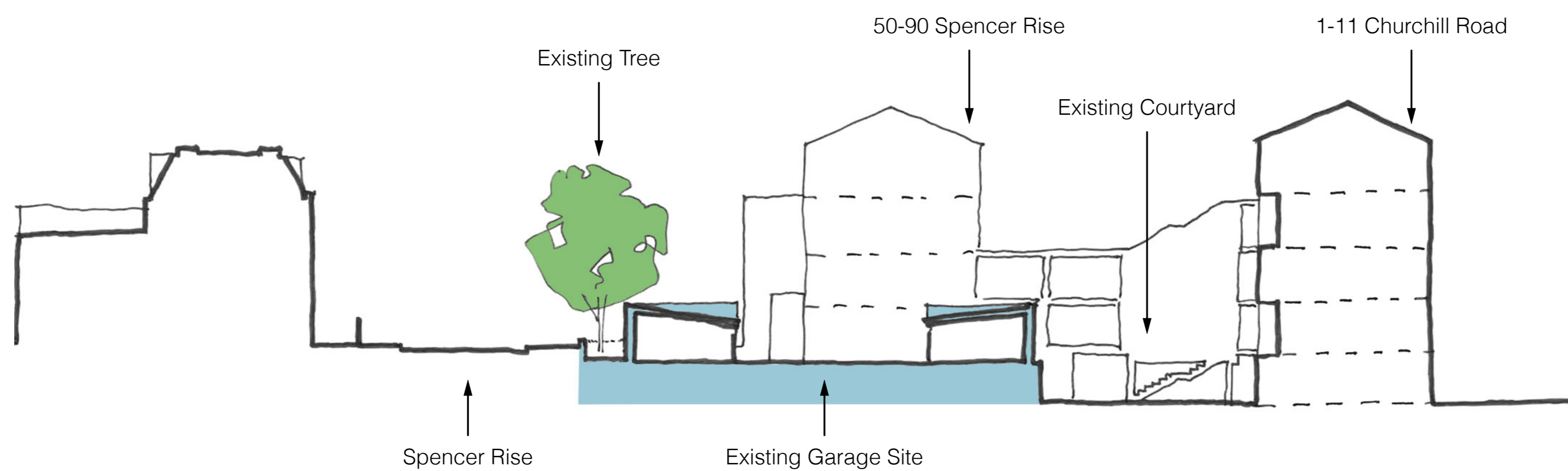


**Trees:**  
Keep existing trees where possible



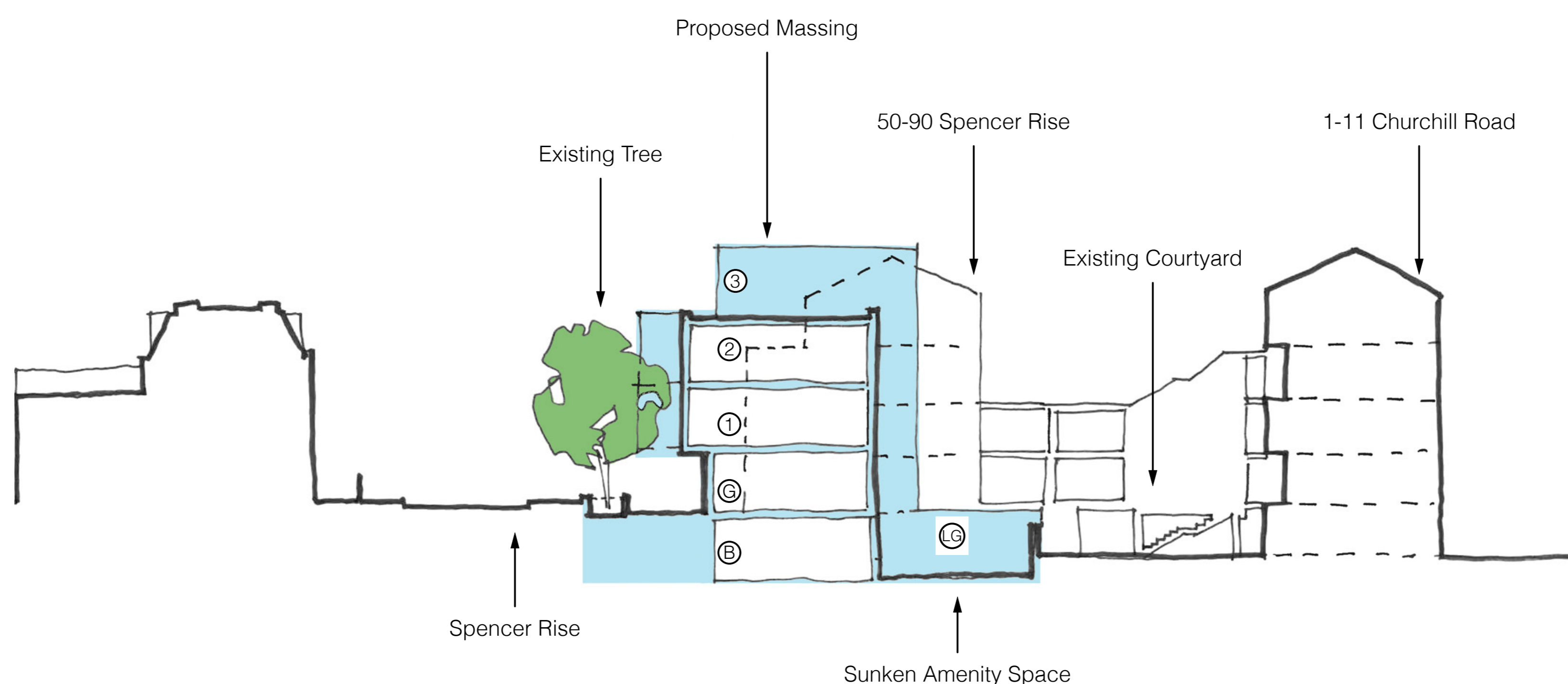
**Fit-for-purpose homes:**  
Providing Supported Living Homes that are suitable for residents with learning disabilities

### The site today



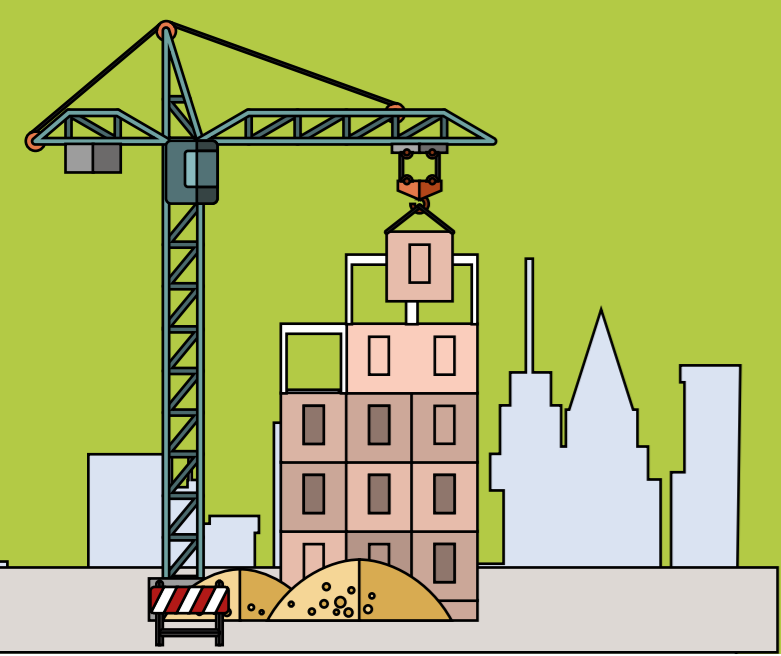
This sketch section shows the existing site, with the proposed site for new homes shaded in blue.

### Placement of proposed building



This sketch section shows how the proposed building could be placed on the existing site, indicating potential height and size as shown in blue.

The potential height is similar to the existing homes on Spencer Rise.



# Churchill Road Spencer Rise Estate

## Early design thinking

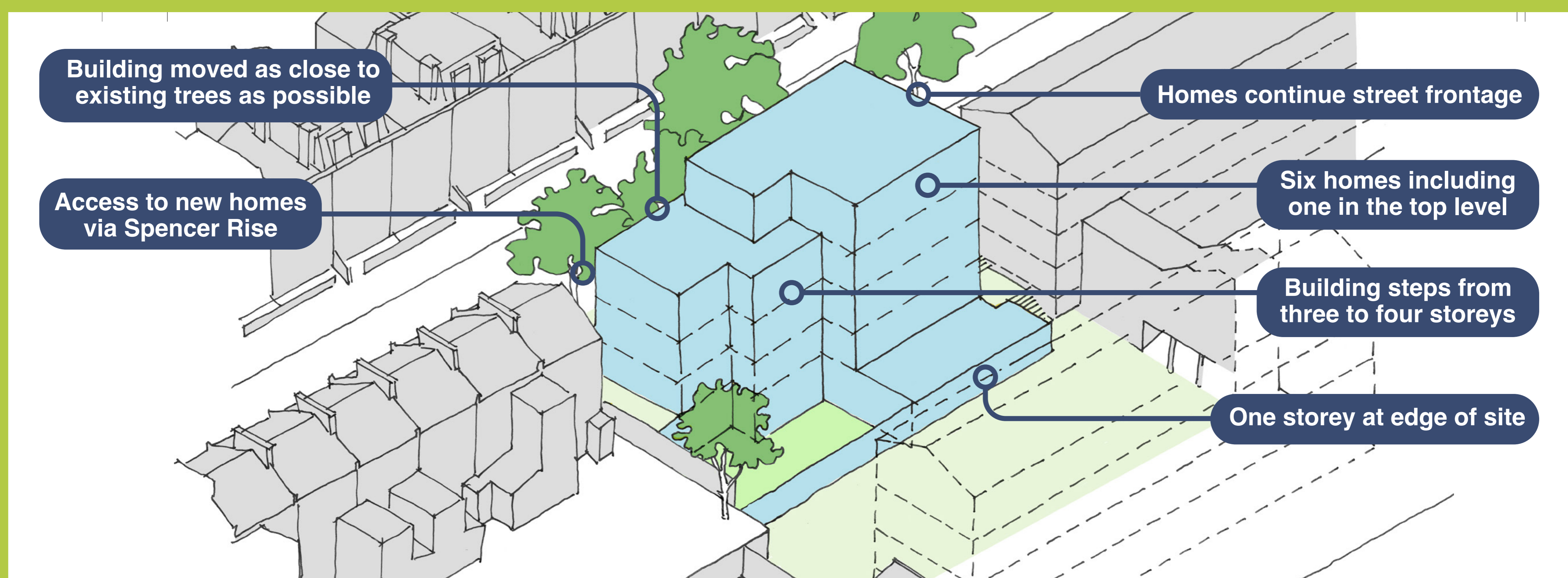
March 2024

### Early sketches

The sketches below show how our design principles could be applied to create a rough size and shape of the proposed building.

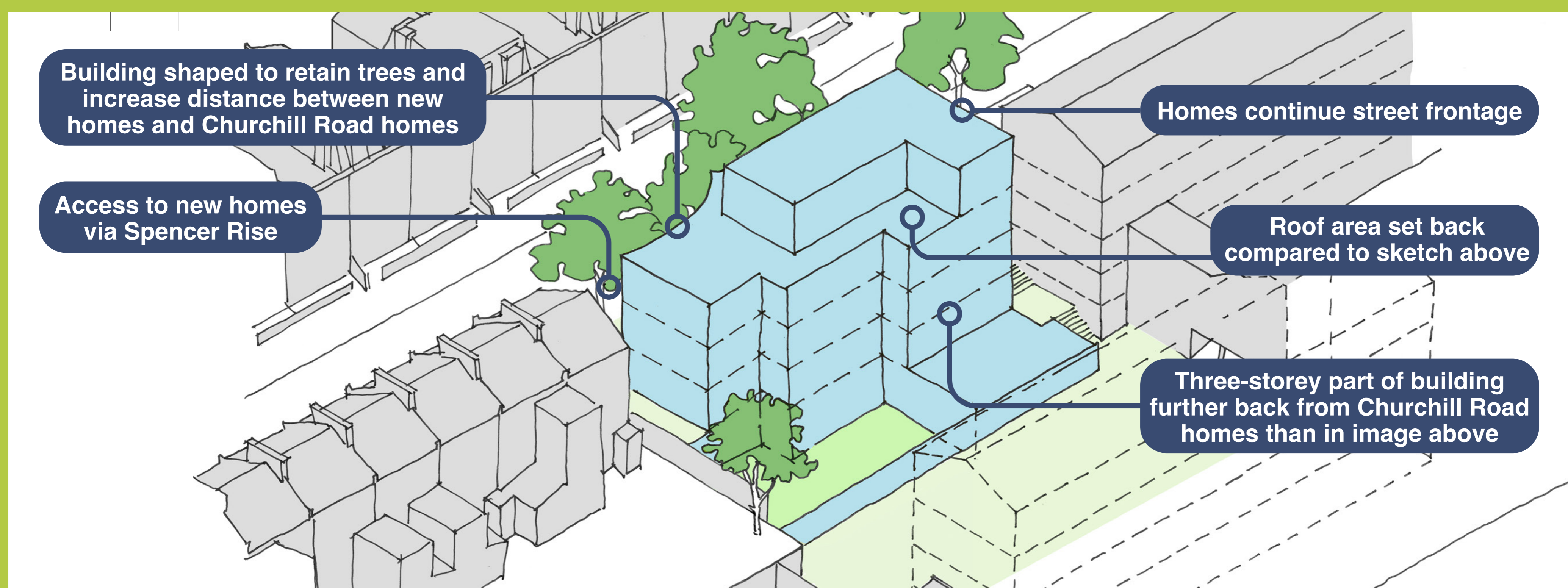
These images are designed to show how the homes could fit on the site and represent a very early stage of design thinking. We welcome your feedback to help Studio Partington shape and refine their ideas.

### Early sketch: possible size and shape of building

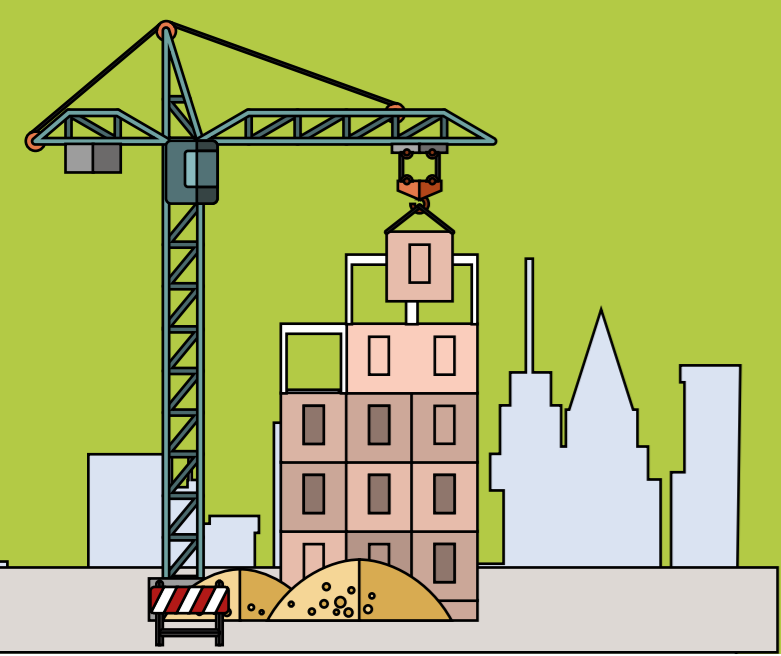


This image shows the size and shape of a building that meets the needs of six Supported Living Homes.

### Early sketch: idea for designing around trees



This image shows how the proposed shape of the building could be designed to work around the trees on Spencer Rise, and set back to create more distance between the building and the existing homes at Churchill Road.



# Churchill Road Spencer Rise Estate

## Giving back to your estate

March 2024

### Your feedback so far

We want to give back to your estate as part of these proposals. After speaking with residents at earlier events, we have heard that your priorities for improvements are:

**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 issues:** Dog waste bins, dog exercise area

**Facilities**

- Storage:** Providing secure storage
- Improving recycling & bins area:** Improving existing facilities and minimising the impact of wind blowing waste around the estate

**Access and movement**

- Secure boundary:** Improving gates/security to prevent antisocial behaviour in the green space, vandalism and store shed break ins
- Retaining access to the Churchill Road homes from Spencer Rise for those with mobility issues.



We have listed the ideas you have shared with us so far below. Please let us know which ones are most important to you, or if there are any other ideas you think we should consider.

**Planting next to buildings**

**Landscaped areas with grass**

**Landscaped areas with hard surfaces**

**Garden space for resident planting**

**Raised planting beds for residents**

**Trees in landscaped areas**

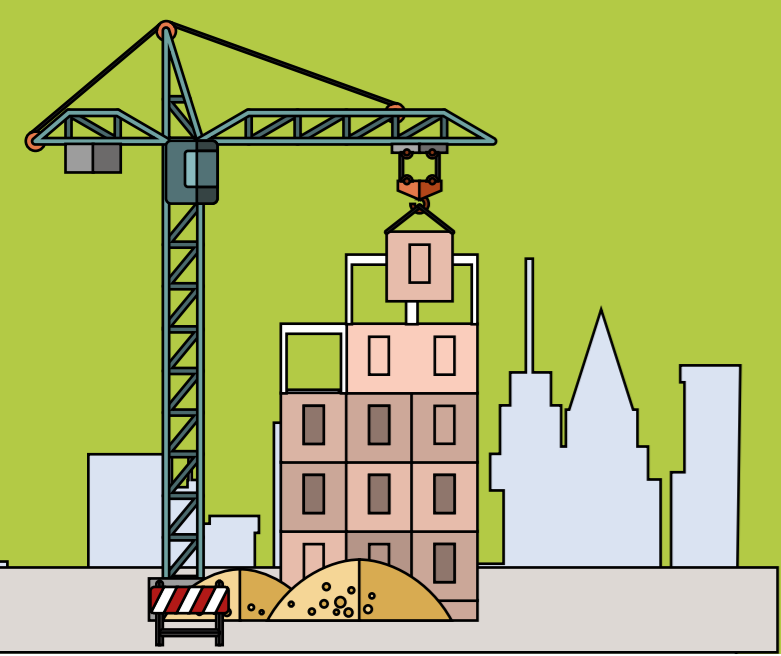
**Play area**

**Play equipment**

**Design to improve security**

**Lighting**

**Secure storage**



# Churchill Road Spencer Rise Estate

## Next steps

March 2024

### Timeline\*

Since we last met with you there have been some changes to our indicative timeline. Please see below for the latest information.



\*Indicative timeline may be subject to change



### Have your say!

You can share your feedback by:



#### Feedback forms:

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



#### Visiting our website:

<https://www.camdensmallsites-crsr.co.uk>



#### Emailing us at:

[NewHomesSmallSites@camden.gov.uk](mailto:NewHomesSmallSites@camden.gov.uk)



#### Calling us on:

020 7974 8792



#### Writing to us at:

Churchill Road Spencer Rise Project,  
c/o Annalee Jones, Level 4,  
5 Pancras Square, London N1C 4AG

## Key next steps

### 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.