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New Homes for Small Sites Churchill Road & Spencer Rise Estate



The story so far

Cabinet decision made:

On the 22 February 2023 Camden Council's Cabinet agreed to **move forward and prepare a planning application for new homes on a small site on Churchill Road and Spencer Rise Estate.**



How was this decision made?

A recommendation to move forward with exploring new homes on your estate was made based on the following considerations:

- If the site is suitable to build new homes on
- The current use of the space
- The Council's commitment to addressing housing need in the borough, including the provision of accessible supported living homes for people with learning disabilities

What's next?

Camden Council's New Homes for Small Sites team want to work alongside you to develop a design for **6 supported living homes with 24 hour support staff presence.**

We also want to see how the project could benefit estate residents, and the potential to improve some existing outside areas on the estate.

Focus area on your estate



Garages and storeheds



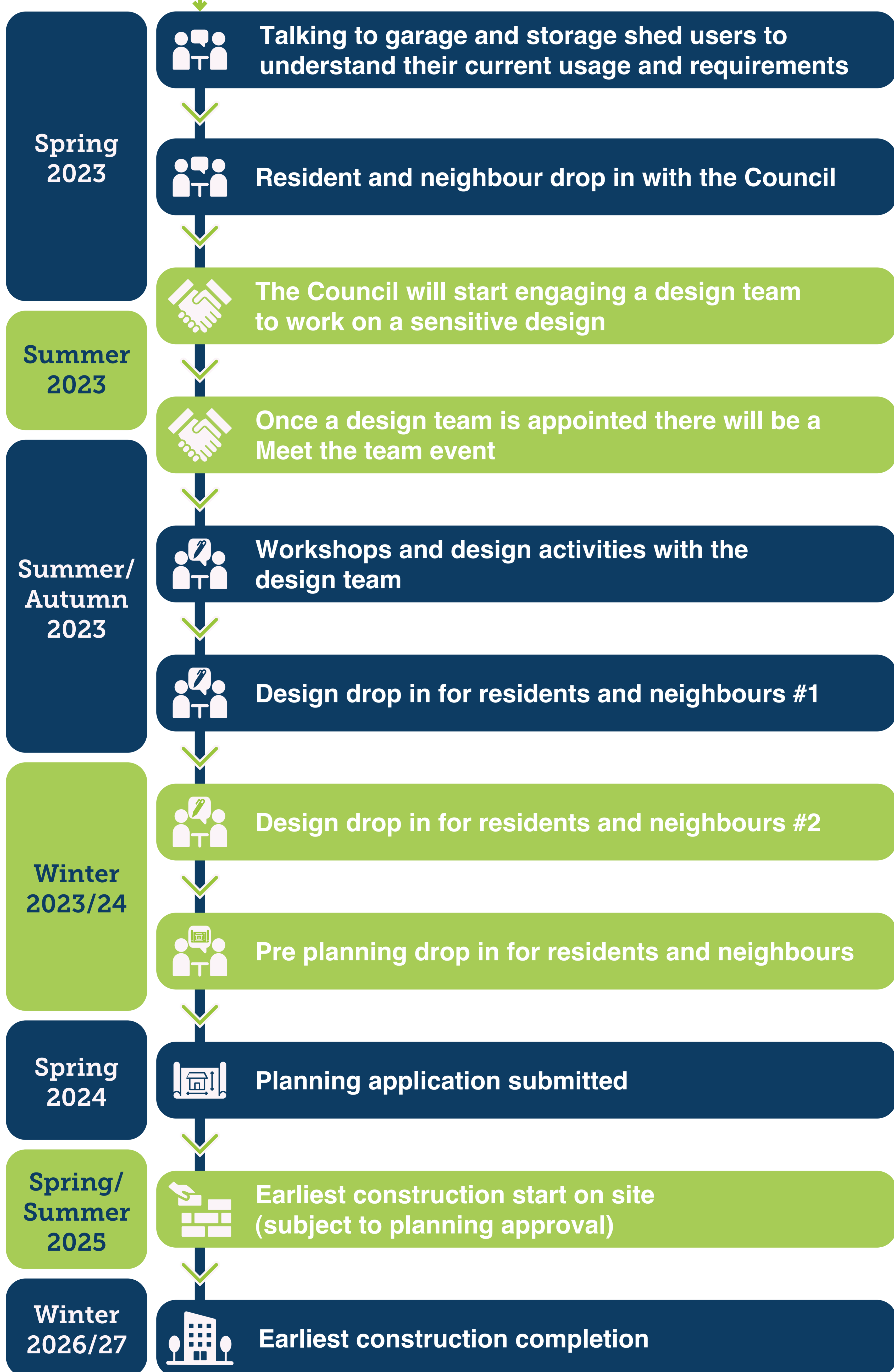
New Homes for Small Sites

Churchill Road & Spencer Rise Estate



Indicative project timeline*

We are here



*Indicative timeline may be subject to change

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New Homes for Small Sites Churchill Road & Spencer Rise Estate



What we've heard so far

We heard your ideas and concerns about development during our Local Conversations programme from June to November 2022 and recognise that the majority of residents we engaged with told us they were concerned about the idea of development. As we move forward with design, we will be considering your feedback where you told us:

YOU DID WANT

- ✓ Improved green spaces and play spaces
- ✓ The estate to feel safer and more secure
- ✓ Designs that are sensitive in scale and size to existing homes

YOU WERE CONCERNED ABOUT

- ? How loss of parking and storage would be resolved

YOU DID NOT WANT

- ✗ Overcrowding from too many new homes, or a development that impacted light levels and views
- ✗ Loss of green space

The proposed site

We will only be looking at building 6 supported living homes for adults with learning disabilities on the garage site.

A key concern that some residents expressed was the loss of storage or parking provided by the garages. The team want to talk to the people who currently use the garages to understand and explore ways of meeting their needs where possible on the site, or elsewhere in the surrounding area.

Suggestions for improvements

You told us that this green space is underutilised and many suggested that it should be improved for communal use with a provision of a playground for children and young people to play.

Other suggestions included improving waste and refuse provision and protecting large trees in and around the estate

Security & antisocial behaviour

Security and Antisocial behaviour were raised as issues in a number of areas in the estate.

The small sites program has the potential to improve security with:

- 'secure by design' homes, nicer and safer outside areas with better lighting and better 'passive surveillance' provided by more homes.
- reducing opportunities for flytipping and dumping

Concerns about construction

There will be some disruption and noise caused by construction works. However the contractors will have to adhere to considerate construction methods that reduce noise and dust as much as possible.

YOUR FEEDBACK



Maintaining existing buildings

We know that repair work is needed on existing homes, with many residents mentioning issues around subsidence near Spencer Rise, broken stairs and railings - which pose safety hazards.

Any repairs or maintenance work to your homes will take place separately to, and regardless of the New Homes for Small Sites programme. Any improvements made through this project will be to outside areas.

Please continue to report specific repairs to the reactive and responsive repairs team emergencies: 020 7974 4444 or report non-emergency repairs by texting 07360277909

We anticipate there will be planned works for your estate in the next few years, however this is subject to funding

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How you can get involved

There are no detailed designs yet and we want to carry on talking to residents and neighbours as these are developed once a design team is appointed.

Tell us your priorities about the following themes:



Landscape and playspaces

We want to get your ideas for outside spaces next to new homes and potential improvements to existing outside spaces:

- Improvements to existing open spaces
- Location and ideas for types of play
- Safety and security (lighting and overlooking etc)
- Trees and other planting
- Connection to other landscape on the estate
- Kinds of plants and paving



Facilities

The new homes will require waste and recycling facilities and it might also be possible to improve existing facilities on the estate. We want to know your ideas for:

- Secured bike storage
- Improvements and best usage of existing:
- storage space
 - refuse and recycling stores



Access and movement

The position of the new homes could change how you access and move through the estate. Your feedback can shape:

- How this could make the estate safer and more secure
- How to best use and improve existing routes in and out of the estate
- Design of edges of the site and how they work in relation to the existing.
- Quality of character of routes, connections and entry points.



Urban design

The approximate number of new homes was set in the cabinet report, whereas design standards and planning policies guide minimum sizes of rooms, and distances between buildings. This is also informed by the surrounding context and character.

Your feedback can influence how the new buildings fit in with the existing estate.

Things that are fixed:



The number and tenure of new homes

The scheme will provide 6 one bedroom supported living homes for adults with learning disabilities.

There would also be space provided for 24 hour support staff presence.



Removal of garages

Removal of garages is required to build the homes. We know that some residents are concerned about the loss of storage or parking that these provided.

The team want to talk to the people who currently use the garages to understand and explore ways of meeting their needs where possible on the site, or elsewhere in the surrounding area.



Investment into the existing estate

There will be some money allocated to improving outside areas on the estate as part of this project and we want to understand your priorities for this.

Repairs or maintenance work to your homes will take place separately to, and regardless of the New Homes for Small sites programme. Please continue to report specific repairs to the reactive and responsive repairs team. We anticipate there will be planned works for your estate in the next few years, however this is subject to funding

Please get in touch if you have any questions



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