

# Highgate Road Estate

## Meet our designers: Jas Bhalla Architects

### Welcome

Welcome to our Meet the Designers session for the proposed new homes at Highgate Road Estate.

At today's session, you can:



Meet Jas Bhalla Architects, the lead architects for the proposed new homes at Highgate Road Estate



See examples of Jas Bhalla Architects' work on similar projects in London



Ask questions and share comments with the design team



View our updated timeline and next steps for the project

### About the proposals

Camden Council and our new design team are about to begin work to design new homes for social and affordable rent on the estate. We will work with your community to take feedback on board and understand how this project could benefit Highgate Road Estate.



Existing car park north of Haddo House

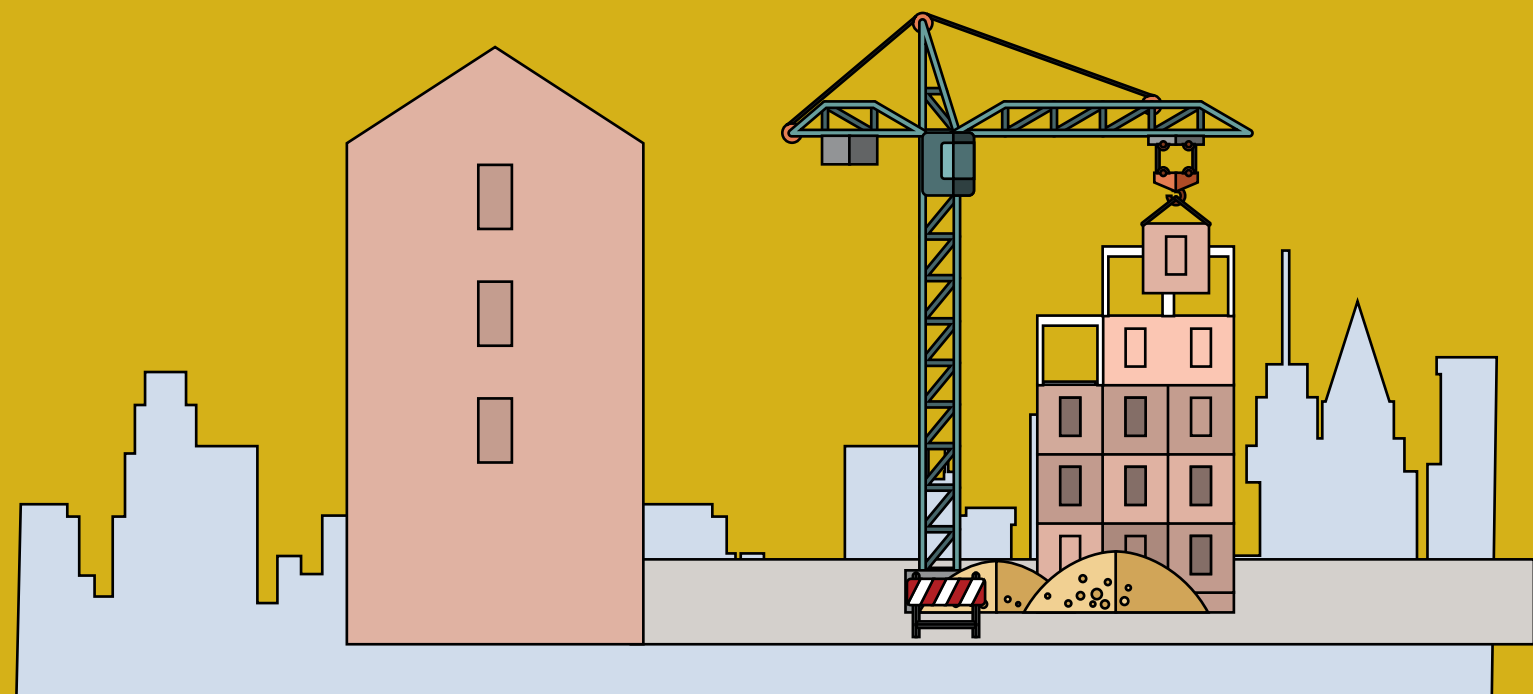


Existing courtyard



Aerial view of Highgate Road Estate





# Highgate Road Estate

## The story so far

### Working with you

Since 2022, we have been speaking with local residents to understand how you feel about the Highgate Road Estate and get to know your concerns and priorities.




Now that we have our design team, they will be able to think about your feedback as part of the design process.

Through speaking with you, we have heard you would like:

-  To retain the existing trees and provide new planting
-  A safer and more secure estate for residents
-  Improved play space and green space on the estate
-  A design that's sensitive to the street and estate

### Aims for the proposals

Before we start on designs, we are working to refine the aims and objectives for this project. So far, we are aiming to:

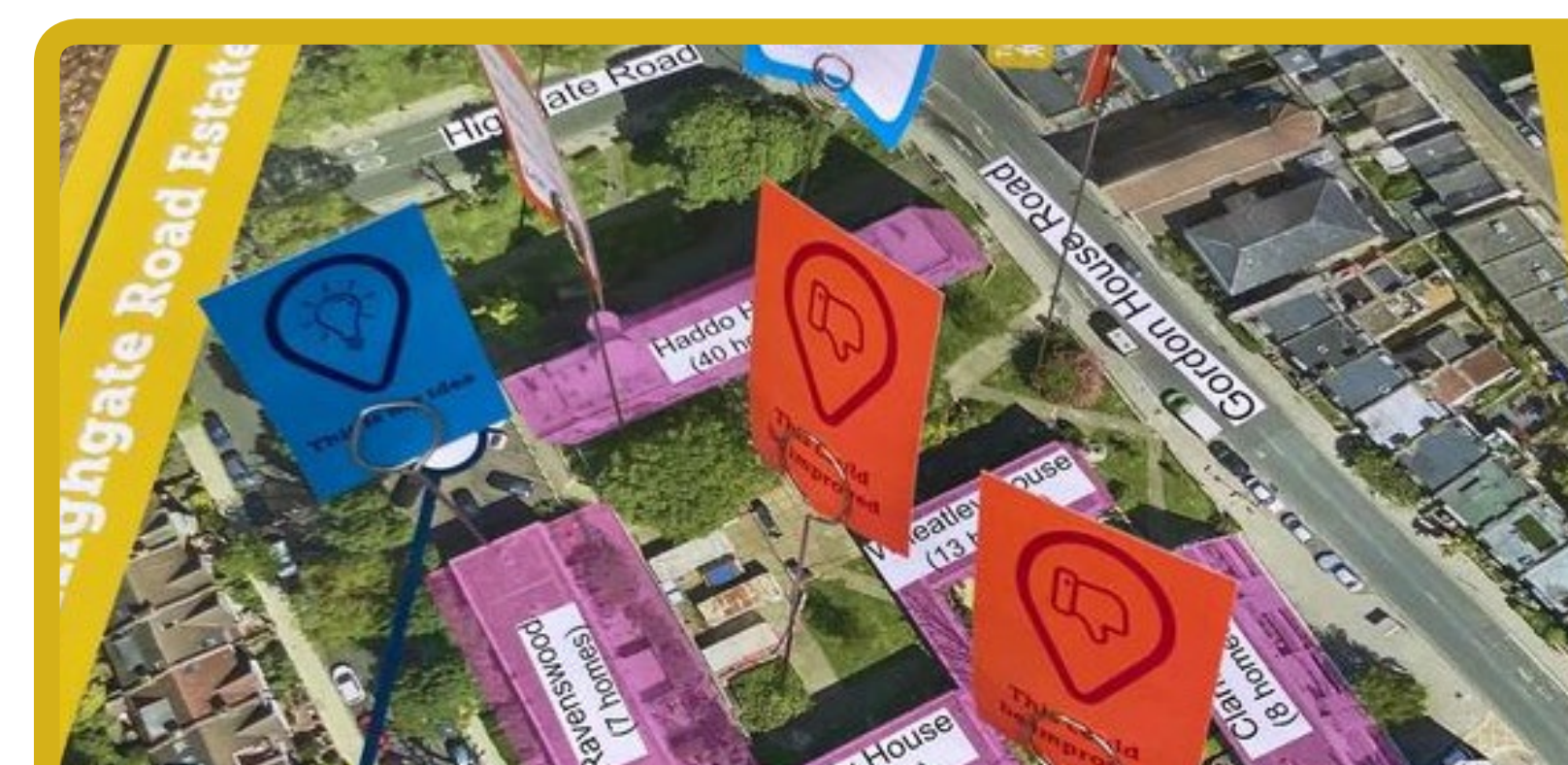
-  **Deliver new affordable homes on the estate with focus on the car park area north of Haddo House**
-  **Work closely with users of the car park to understand their needs and provide alternative options where possible**
-  **Allocate money to improving other parts of the estate as part of this project, informed by your feedback.**



Engagement event in 2022

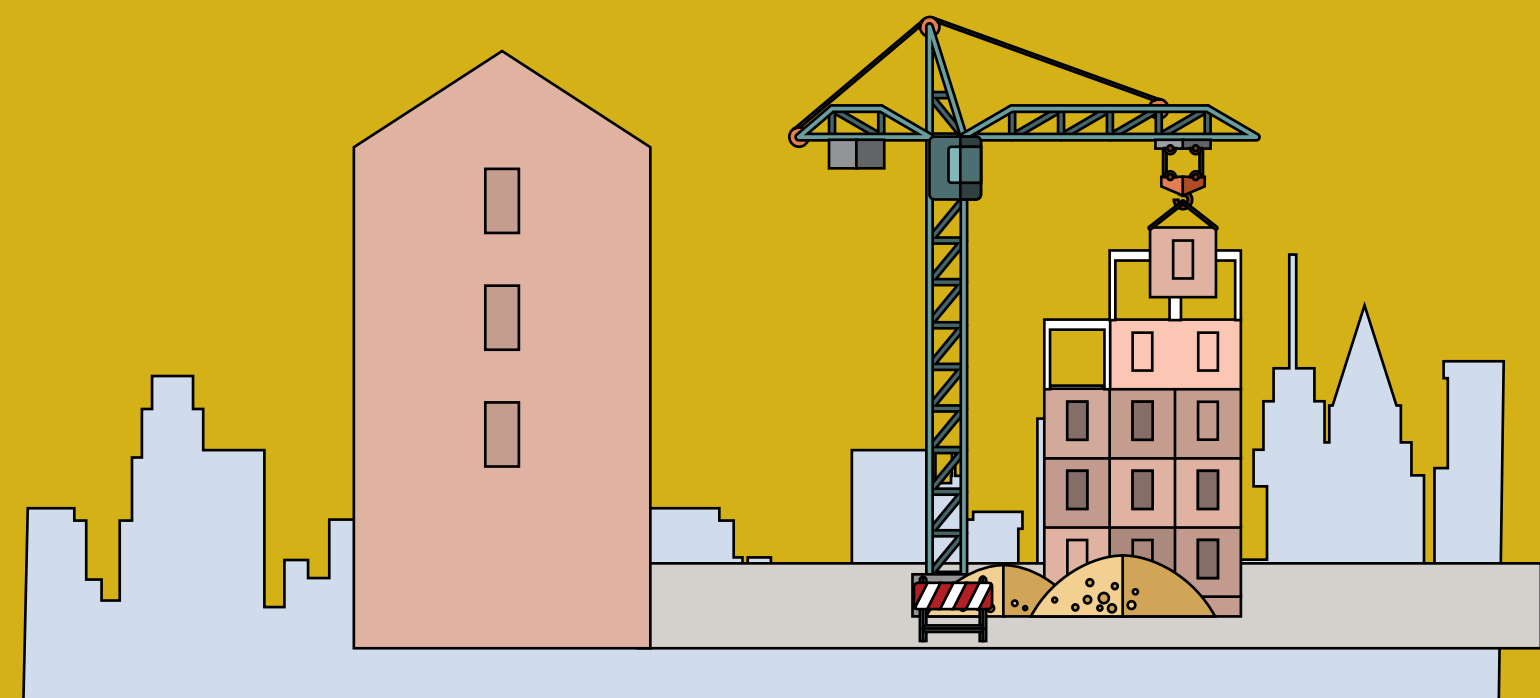


Engagement event in 2023



Mapping activity in 2023





# Highgate Road Estate

## Introducing Jas Bhalla Architects

### Jas Bhalla Architects



Jas Bhalla Architects is an interdisciplinary design practice operating in the fields of architecture, town planning and urban design. Our work spans a broad spectrum, from strategic masterplans to intimate refurbishments. Underpinned by rigorous analysis, all of our projects seek to deliver innovative, cost effective and environmentally responsive design solutions for all users.



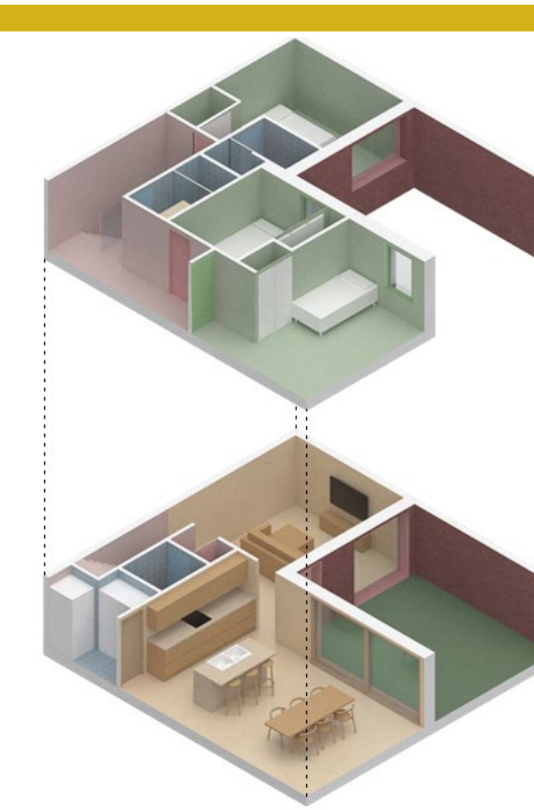
Housing-led urban regeneration



Adaptive re-use of existing buildings



Designing streets and spaces for all ages



Innovative typologies to respond to complex sites



Infill passive housing

### The team at Jas Bhalla Architects



**Jas Bhalla**  
Principal

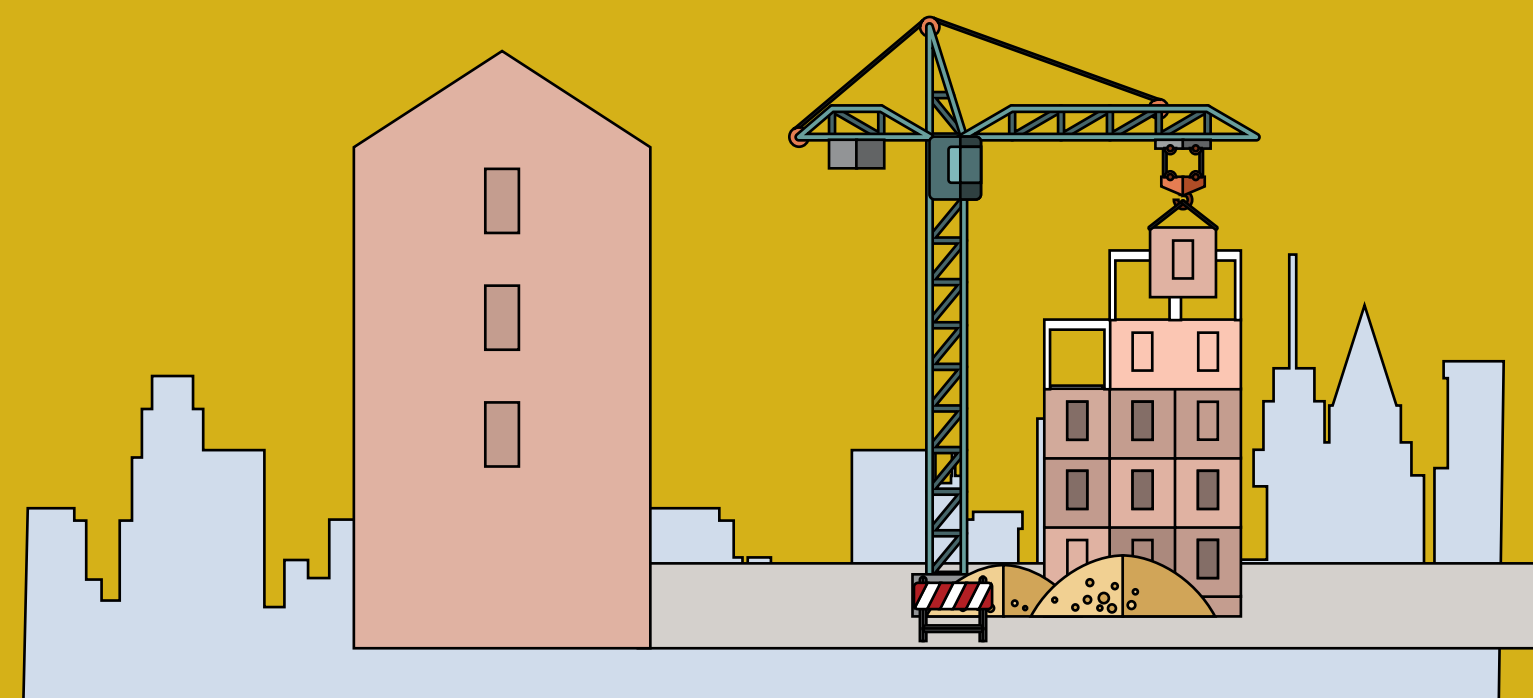


**Emer Loraine**  
Associate



**Karolina Dudek**  
Architect

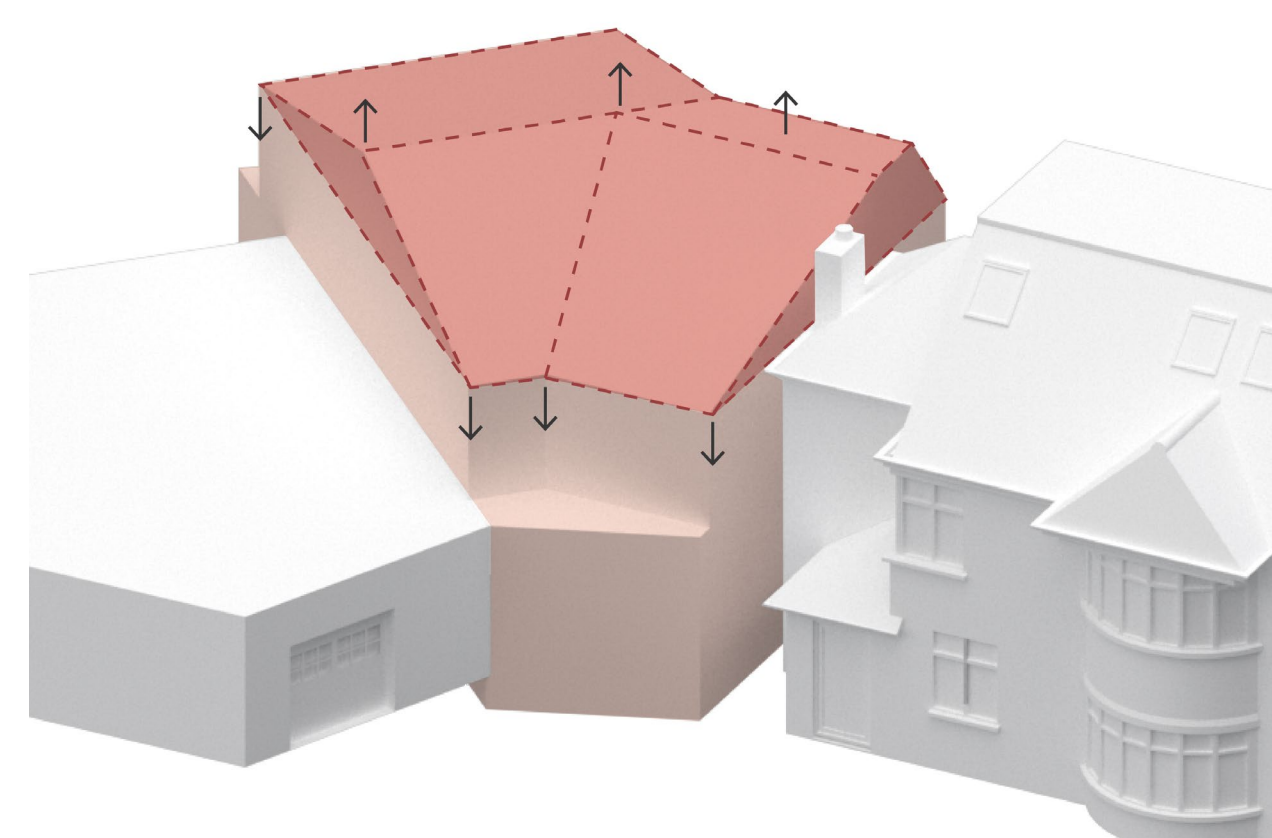




# Highgate Road Estate

## Jas Bhalla Architects' experience

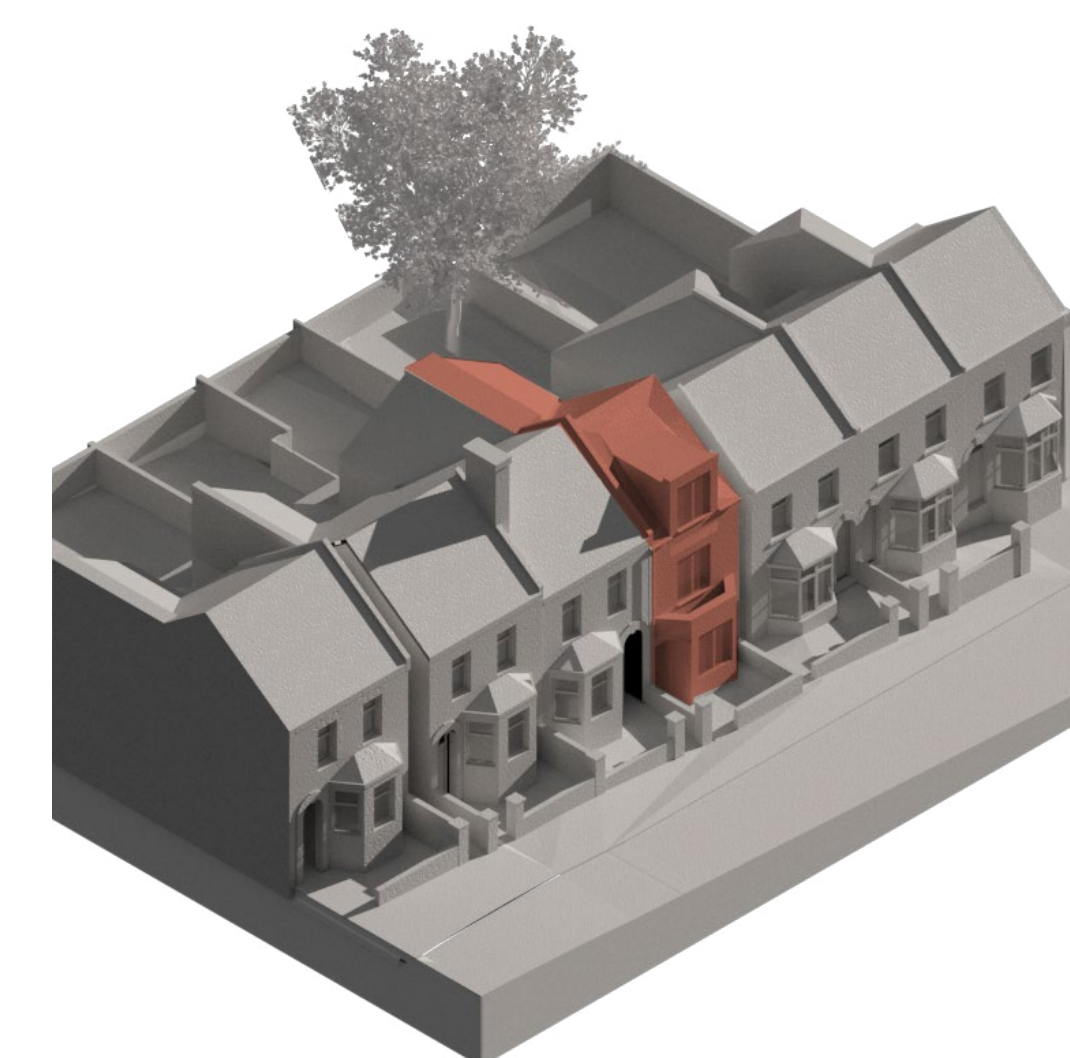
### Lewisham infill house



This project is a proposal for new homes to be built between two residential properties in Honor Oak, Lewisham. The design focuses on building sustainable housing within on a complex infill plot.

The layout was driven by the consideration of Passivhaus principles, which reduce the amount of energy needed to heat and cool a building, making them cheaper to run and more environmentally friendly.

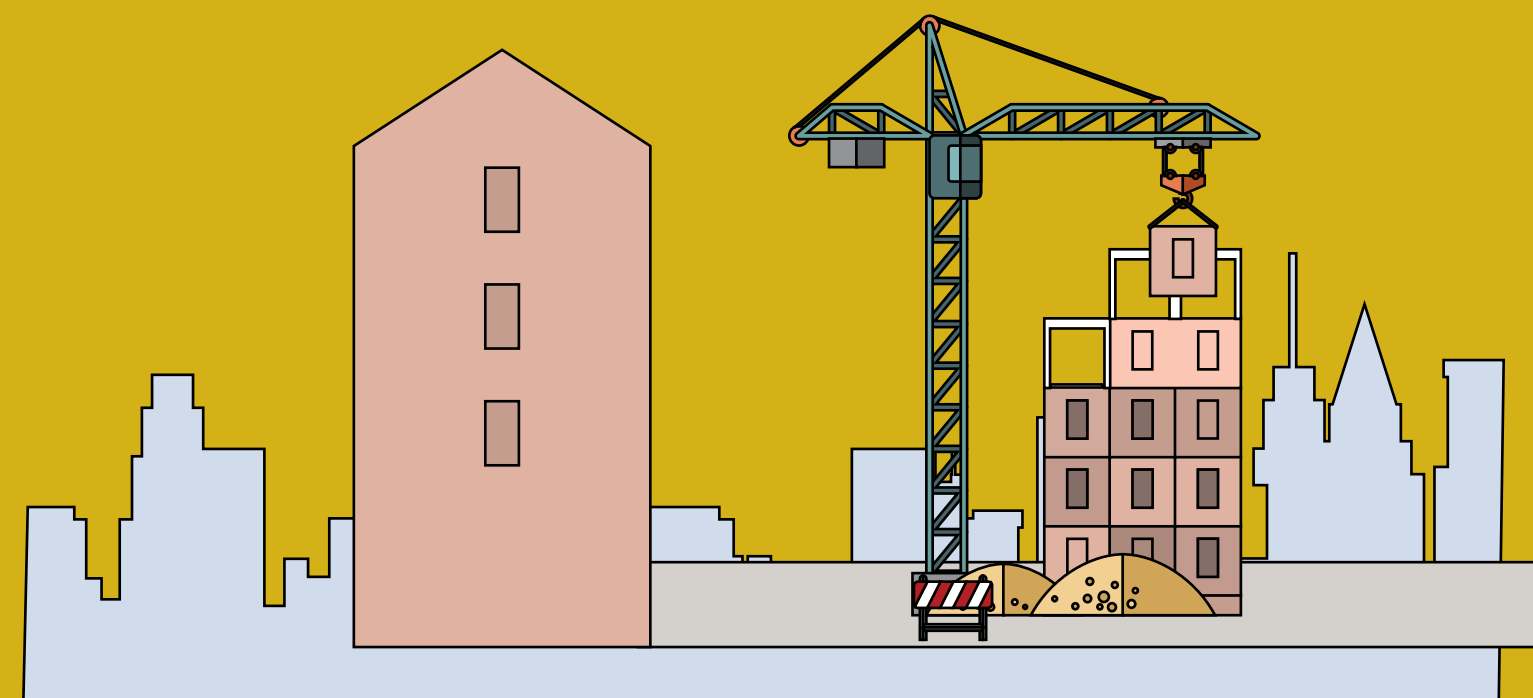
### Grove Road infill house



This project created a new home on an infill plot on a former garage site between two rows of terrace houses. The home was designed to work on a sloping site and integrate well into the existing street front.

The design elements chosen reflect the local area, blending in with the look and feel of the neighbouring terraced homes. Materials were picked to integrate the character of the adjacent terraced houses, and the colour of the brickwork with matching mortar is inspired by the brick wall facades and painted homes at neighbouring properties.





# Highgate Road Estate

## Next steps & have your say

### Timeline\*

Winter  
2023/24



Design team appointed



We are here



Meet the design team event

Spring  
2024



Ongoing communications and engagement activities about the proposed design



First drop-in for residents and neighbours



Second drop-in for residents and neighbours

Summer  
2024



Final pre-planning drop-in for residents and neighbours



Planning application submitted for new homes

Winter  
2024/25



Planning approval for designs granted (to be confirmed)

2025 -  
2027



Earliest construction start on site (to be confirmed)



Earliest construction completion (to be confirmed)

### Have your say

Thank you for coming to our drop-in session. You can have your say on our early proposals by:



#### Feedback forms:

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



#### Emailing us at:

NewHomesSmallSites@camden.gov.uk



#### Calling us on:

020 7974 8792



#### Visiting our website:

[camdensmallsites-highgate.co.uk](https://camdensmallsites-highgate.co.uk)



#### Writing to us at:

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

### Next steps



#### Workshops



These will be targeted at residents on the estate to gather feedback from those living closest to the proposals.



#### Drop-in sessions



These will be targeted at residents and groups in the wider community to gather feedback from people in the local area.

\*Indicative timeline may be subject to change