

1

New Homes for Small Sites

Highgate Road Estate

Design Workshop & Drop-in, May 2024



About today's event

Welcome to our residents and neighbours design drop-in to find out more about the Highgate Road New Homes for Small Sites project.

Today you can:



Meet the architects for the proposed new homes on Highgate Road Estate

See early design ideas about unit mix, massing and estate benefits



Ask questions and share your feedback with the design team

Meet the design team

Jas Bhalla Works are an interdisciplinary design practice operating in the fields of architecture, town planning and urban design. Their work spans a broad spectrum, from strategic masterplans to intimate refurbishments.

All of their projects try to deliver innovative, cost effective and environmentally responsive design solutions for all users.



Jas Bhalla
Principal



Emer Loraine
Associate



Karolina Dudek
Architect



Housing-led urban regeneration

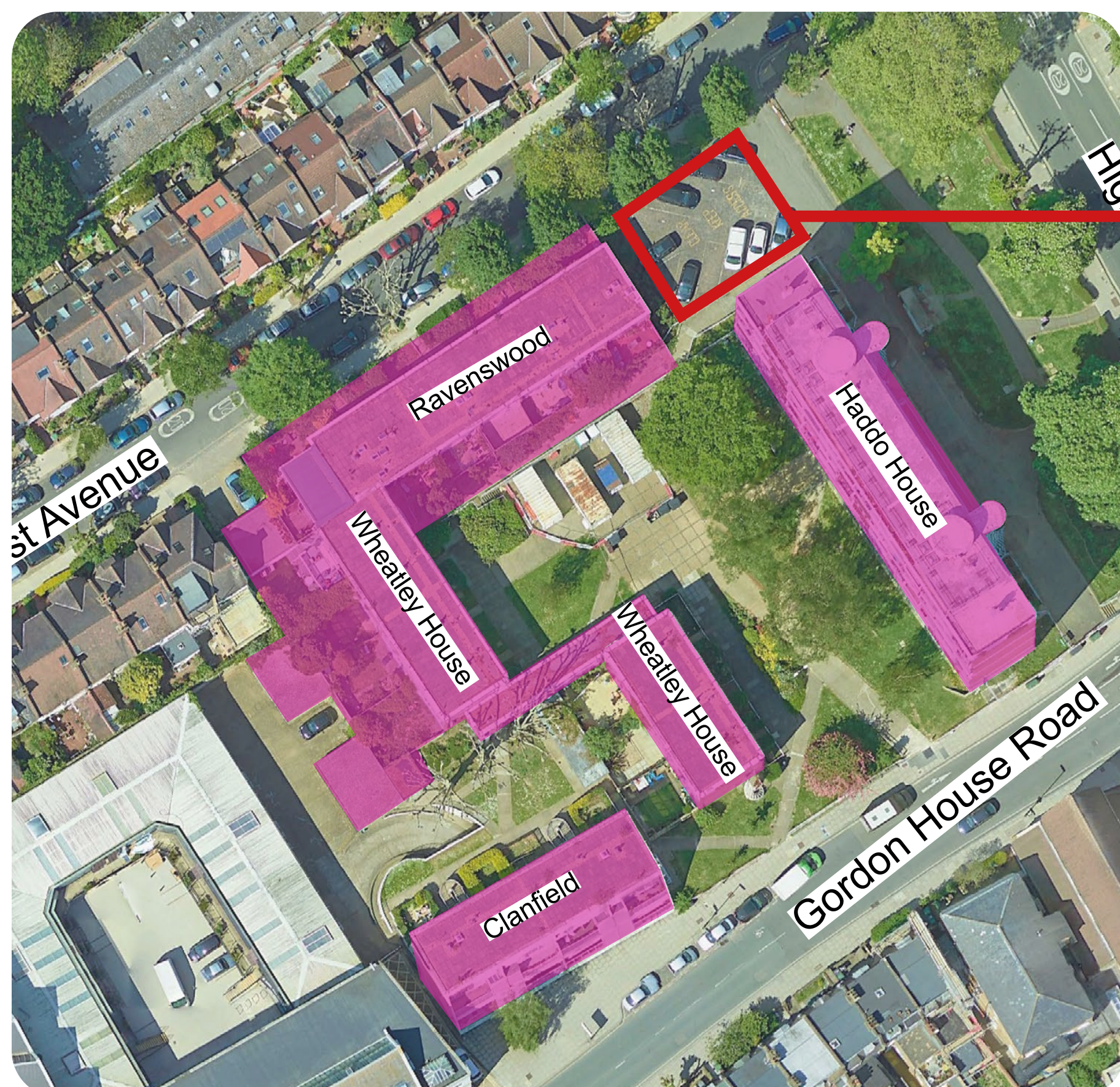


Designing spaces for all ages



London-based small sites projects

Proposed new homes on the car park by Haddo House



Following a Cabinet decision in 2023 the Council want to build new affordable homes on the car park site. Homes would be 100% affordable and prioritised for local residents with housing need.

The design team have been developing initial ideas and we want your feedback.

How to have your say



Feedback forms

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



Write to us at:

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



Call us on:
020 7974 8792



Email us at:

NewHomesSmallSites@camden.gov.uk



Visit our website:

camdensmallsites-highgate.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 Camden is a place for everyone. We're **proud to be building homes of all tenures including the first council homes in a generation.**

Since 2010, **we have directly built over 628 new council homes helping to house over 1,500 people.** These homes are helping to tackle key local issues such as overcrowding.

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



Chester Baltimore development

Aims of the New Homes for Small Sites Programme



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 creating a benefit for estate residents as part of this project, informed by your feedback.

Affordable housing explained

The New Homes for Small Sites programme will build 100% affordable housing in two types of tenure:

Social Rent Homes: truly affordable, secure homes built to help tackle the 7,600 people registered on the social housing waiting list in the borough.

Camden Living Homes: prioritised for local key workers and those earning £30K to £40K per year. They are significantly below the market rent and provide greater security to tenants.

Housing needs survey

Thanks to all who took part in our Housing Needs Survey. **Analysis of these results, plus information from the Housing Needs Register, has informed the design team's objectives for what you will see today.**

As plans progress, we'll consider feedback from residents, neighbours, and the Local Planning Authority, alongside project constraints.

Subject to planning permission, **we aim to set up a Local Lettings Plan which would prioritise new social rent homes, for eligible estate residents.**

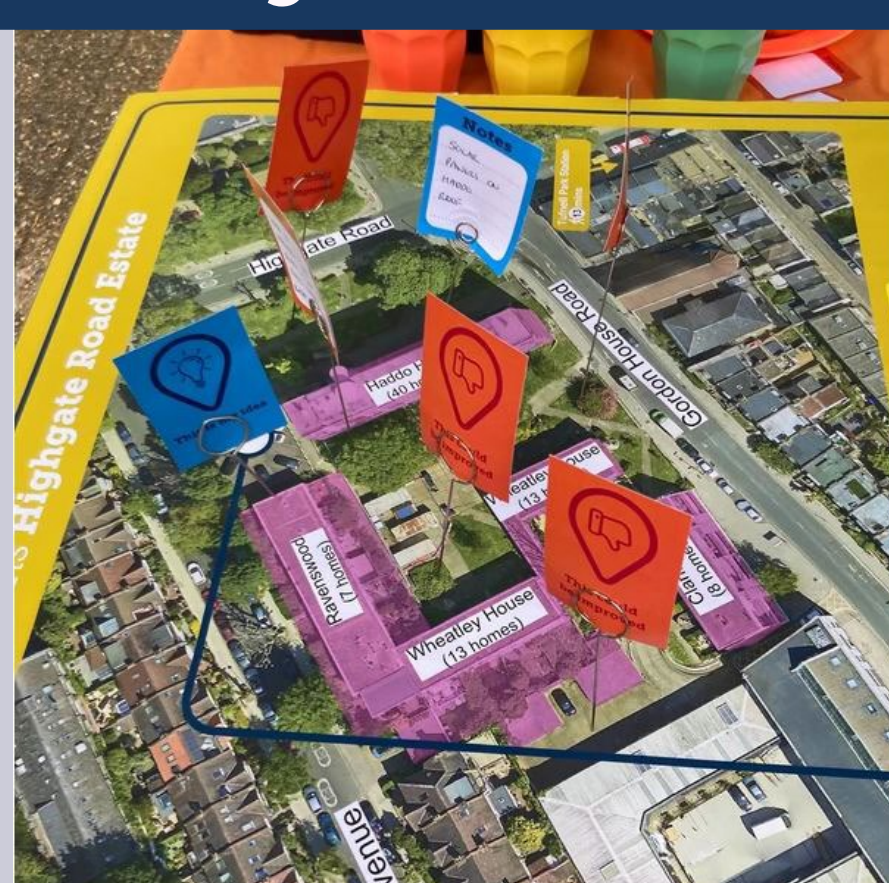
Your Feedback



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 consider your feedback as part of the design process.



You said, we did

Thank you to everyone who came to our Meet the Design Team event in February 2024. We appreciate your feedback, here are our responses to key questions and comments raised



“Maintain the character of the estate’s open spaces”

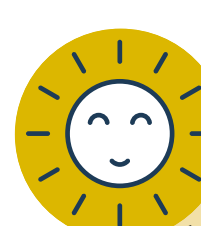
Residents would like the courtyard space behind Haddo House to remain flexible, without any fixed play areas or high-maintenance features.

We want to respect this request and have suggested some ideas for your feedback today.



“Make the height of the building sympathetic to the area”

Height is a concern for local residents. At this stage we are suggesting a ‘building envelope’ that is lower than Haddo House, but taller than Ravenswood. For more information please see the ‘Early Design Ideas’ board or speak with a member of the team.



“How will the proposals impact daylight for neighbours?”

We have run early surveys on daylight and sunlight to inform the designs you will see today.

This means that the proposed envelope for the building and design principles take into account requirements for light.



“Can we do anything to the bunker space as part of these proposals?”

We have looked at the previous work exploring the possibility of refurbishing the bunker space in front of Haddo House. Due to the constraints of this project, we will not be taking forward any plans for the bunker as part of our work to build new affordable homes.



“Build more social rent homes, to meet local needs”

We have recently completed our Housing Needs Survey, which has helped us understand the social housing need on the estate.



“Keep the poplar trees next to the site ”

We are aiming to keep the poplar trees next to the site. We have accounted for the results of tree surveys in our early design thinking.



“The new buildings should respond to local architecture”

At this early stage, we have not made decisions about the character of the building. We want to hear from you about which buildings in the area we should reflect in the design.

Information for car park users

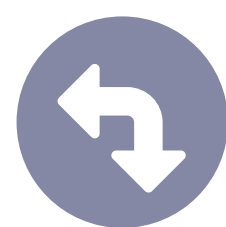
We know that those who currently use the car park next to Haddo House are keen to understand what would happen if the proposed new affordable homes receive planning permission.

While we cannot guarantee all current parking users will receive a like-for-like parking replacement, we are working with our colleagues in the Parking and Lettings team to understand options for both on-estate and on-street parking permits.

As of now, we can confirm we would:



Ensure Blue Badge parking users have priority for an accessible replacement space



Hold other open parking spaces on the estate to relocate parking users where possible



Continue to work closely with parking users to understand their individual circumstances

If you are a parking user and would like to update the team on your specific circumstances, please speak with us today or contact us at NewHomesSmallSites@camden.gov.uk or on 020 7974 8792.

Key Moves

The maps below show the key aspects of design that the architects have considered when placing the building on the site. We welcome your thoughts on these ideas.

Thinking about the wider estate

Your feedback:
Retain the existing mature trees

Design response:
Design to consider the Root Protection Area

Your feedback:
Retain the existing through-route

Design response:
Proposed building steps back from the boundary to allow pedestrian access




Your feedback:
Maintain the existing character of the central space

Design response:
Potential key hard space located at the heart of the open space

Your feedback:
Maintain the semi-private character of the green space

Design response:
Potential planting along the low existing fence provides a separation from the street

Key

-  Potential areas of new planting
-  Trees
-  Pedestrian route
-  Site development boundary
-  Wider estate boundary

Ground floor of proposed building and surrounding area

Entrance matches front doors at Ravenswood

Green buffer at the base of the building

Blue badge parking spaces provided

Building aligns with the front of Ravenswood on Glenhurst Avenue

Pedestrian access from main street to courtyard, keeping resident route

Communal entrance

Designed to minimise overlooking to gardens of Ravenswood

Resident Benefits

We want to make sure residents of Highgate Road Estate also benefit from new homes being built in your community. The ideas below have been suggested to us at previous events, and we want to know which ones are most important to you.

Speak to a member of our team to complete the activity and have your say!

What would you like to see at Highgate Road Estate?



Seating

New informal seating to encourage social gatherings



Play feature improvements

Integrating new play features in the existing green space



Small interventions

Small interventions within the main hard space to provide area of play



Informal play

Play feature that also acts as seating and gathering space



Planting

New planting alongside Gordon House Rd to provide separation from the road



Secure bin storage

New external structure to conceal bins from the courtyard



Staircase

Improvements to integrate the staircase in the landscape



Lighting

To improve safety and reduce antisocial behaviour



Softer landscape

New biodiverse planting in the central courtyard

Early design ideas

Unit mix



What's included in the building?

The height and size of the proposed new building (6 storeys) is designed to minimise the impact on the daylight of the existing neighbouring properties.

Within this volume we are able to include 9 new homes. These affordable homes would help to address local housing need on the estate.

The main access to the building could be located on Highgate Road. One of the bigger units, the 4-bedroom maisonette, could be accessed from Glenhurst Avenue.

Potential unit mix:



5 one
bedroom
units



2 two
bedroom
units



2 four
bedroom
units

Ground floor plan and sections

Making the area feel safe & welcoming

The arrangement of spaces at ground floor needs to be carefully considered to make sure existing streets and spaces are well overlooked and make the area feel safer.

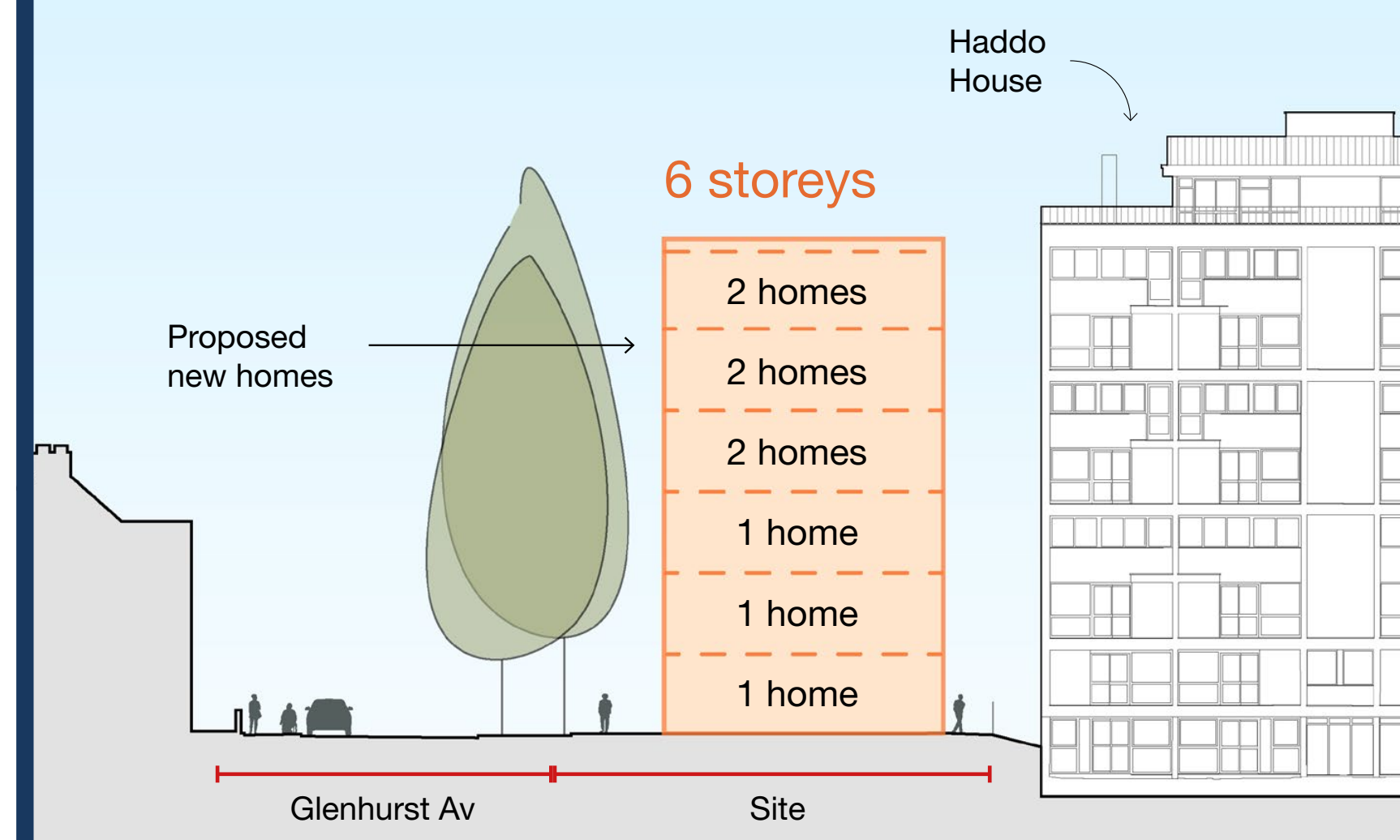
With this aim in mind we are exploring:

- A large duplex flat on Glenhurst Avenue with its own front door which could retain the look and feel of neighbouring terraced homes in Ravenswood
- Less active uses such as bins and bikes at the rear of the block, with restricted public access
- A “feature” entrance on the corner between the new block and Haddo House, to make the space between the two buildings feel safe and welcoming
- Integrating new plants and greenery to increase biodiversity and provide new residents with privacy

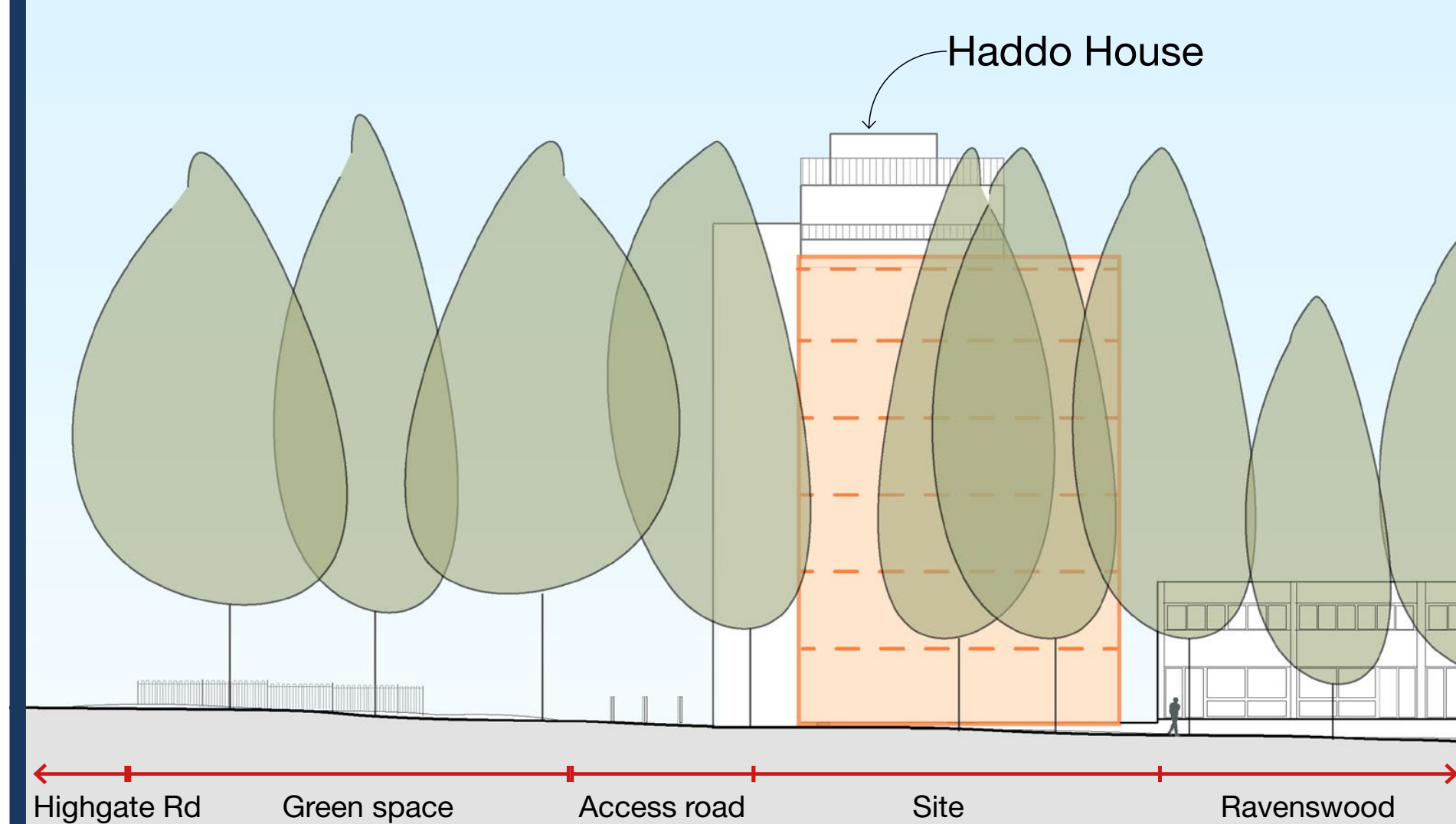


What is a 'section:'

An architectural section drawing shows a vertical “slice” of a building or view, revealing internal arrangements like floors, walls, and rooms.



It's like cutting a cake to see the layers inside. The ground floor plan (above) shows where these sections are taken from.



Early design ideas

Proposed Massing

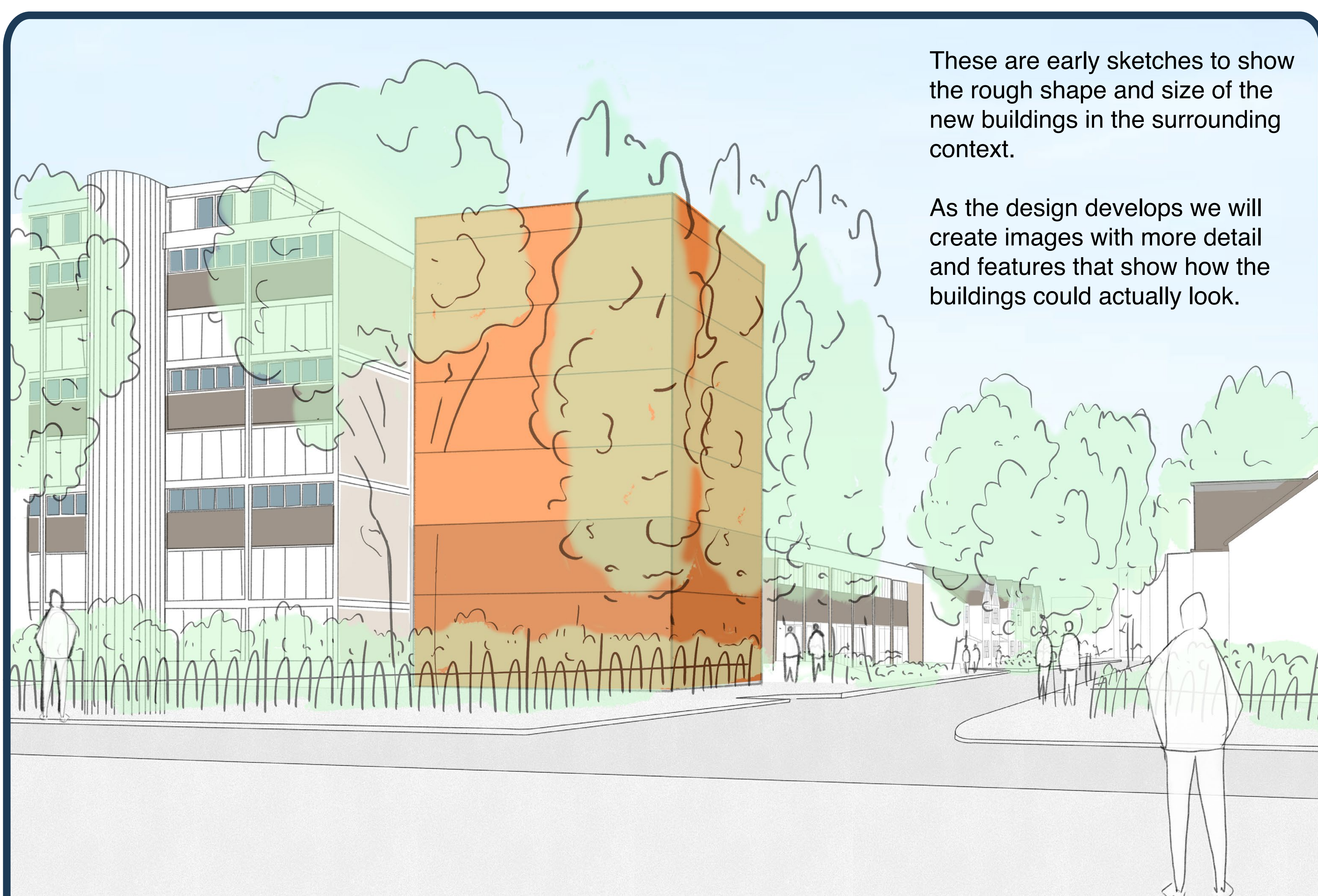
What does 'massing' mean?

'Massing' refers to the height, size and shape of a building. These images show our initial ideas for the 'massing' of new homes being designed in the context of the existing estate and surrounding area.

The new building would be 6 storeys tall which is a similar, but slightly lower height than Haddo House and is designed to minimise impact on daylight and sunlight in existing homes.



View of proposed new homes next to ravenwood from Glenhurst Avenue



These are early sketches to show the rough shape and size of the new buildings in the surrounding context.

As the design develops we will create images with more detail and features that show how the buildings could actually look.

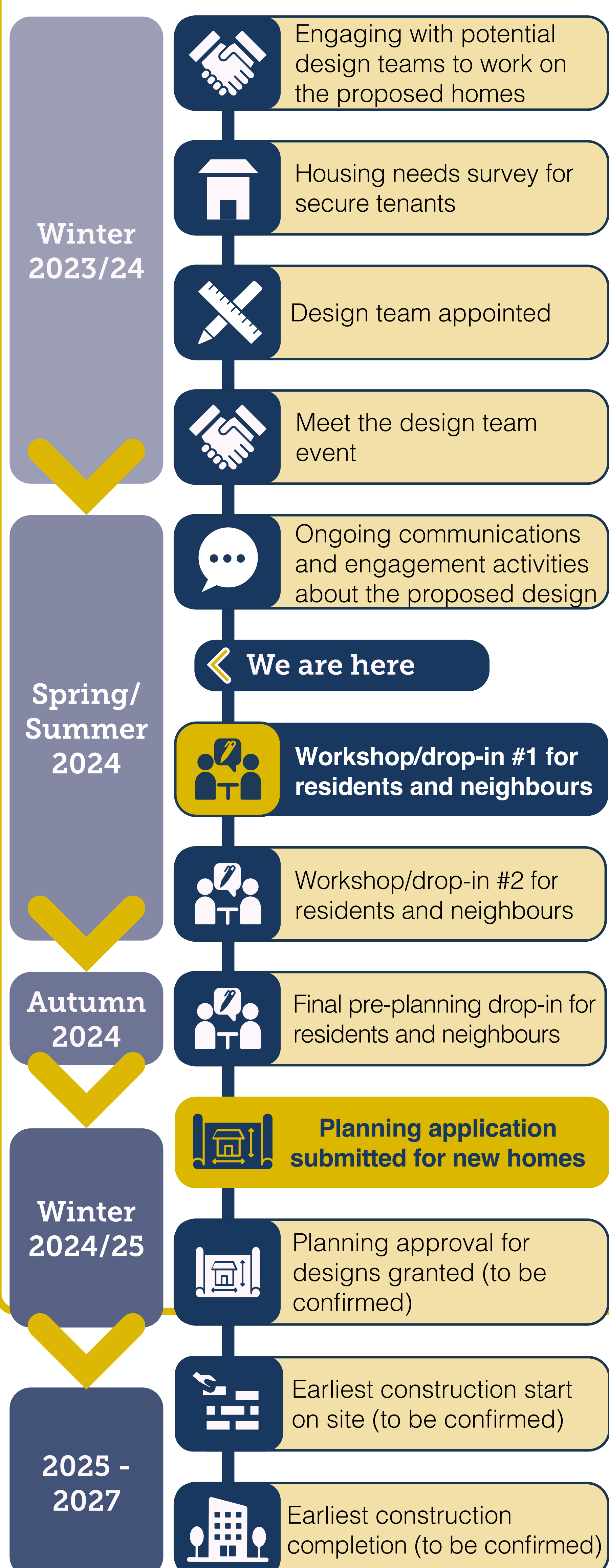
View of proposed new homes from Highgate Road

Timeline & Next Steps

Indicative project timeline*

This timeline sets out the key stages of the project indicating key milestones, opportunities for involvement and estimates for construction.

Please note that it is subject to change and we will update you regularly.



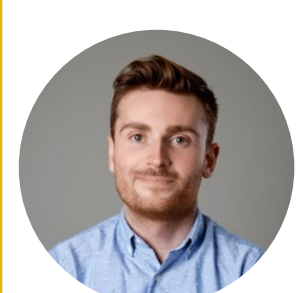
Next steps

Process & analyse your feedback

Update design responding to your ideas where possible

Share design developments later in the summer

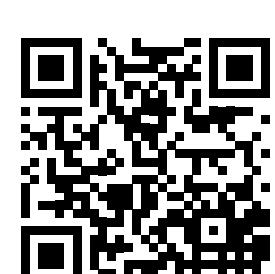
Get in touch & find out more



Hugh Robinson - Development Manager

☎ 020 7974 8792

✉ NewHomesSmallSites@camden.gov.uk



Visit our project website at:

www.camdensmallsites-highgate.co.uk

or scan the QR code

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