

New Homes for Small Sites

Highgate Road Newsletter September 2025

Welcome to the September 2025 edition of your New Homes for Small Sites Highgate Road Newsletter.

Since we last wrote to you, the design team have been working to update the proposals for 10 new affordable homes proposed in the car park on Glenhurst Avenue, next to Haddo House to respond to tree removal on Glenhurst Avenue.

The decision to remove and replace the trees responded to a health and safety issue identified due to internal decay in the trees. This decision was taken independently from the New Homes for Small Sites Programme.

We are in the final stages of preparing a planning application and are pleased to invite you to see the final designs and share your comments before the application is submitted in the Autumn.

If you have any questions about this newsletter, you can get in touch on

NewHomesSmallSites@camden.gov.uk
or call us on 020 7974 8792.



Residents seeing the draft proposals in July 2024

Pre-planning drop-in exhibition

 **Thursday, 18 September 2025**

 **4:00pm - 7:00pm**

 **Central courtyard of the estate, NW5 1PX**

See the plans for new affordable homes, as well as proposals to improve outside areas on the estate and have your say before they go to planning



Can't make the event? See the final content online and have your say from 19 -September - 01 October 2025



www.camdensmallsites-highgate.co.uk/resources

Your feedback so far

At the Developing design ideas events in July 2024, the key themes from the feedback we received included:



Materials and style: The design team has produced a simple, elegant building that complements Haddo House and neighbouring buildings.



Landscape: Following feedback, updated landscape designs are working to enhance well-loved areas of the estate, focusing on making it more green and playful without adding too many new features.



Height and massing: We acknowledge that height is a concern for some residents, however the updated designs remain six storeys in height, in line with feedback from planners and ultimately the Council's ambition to build new affordable homes.



Facilities: Following feedback, there will be no bins on Highgate Enclosure estate as part of the proposals and other solutions have been developed.



Safety: We have met with the council's Designing Out Crime officer on these proposals and their advice has been considered in our final designs.

Come to our event in September to see more details on how we have responded to your feedback in the final proposals.

Indicative timeline*

This timeline shows the key steps in the project. things may change and we will keep you up to date if it does.



*Indicative timeline may be subject to change

An update on trees

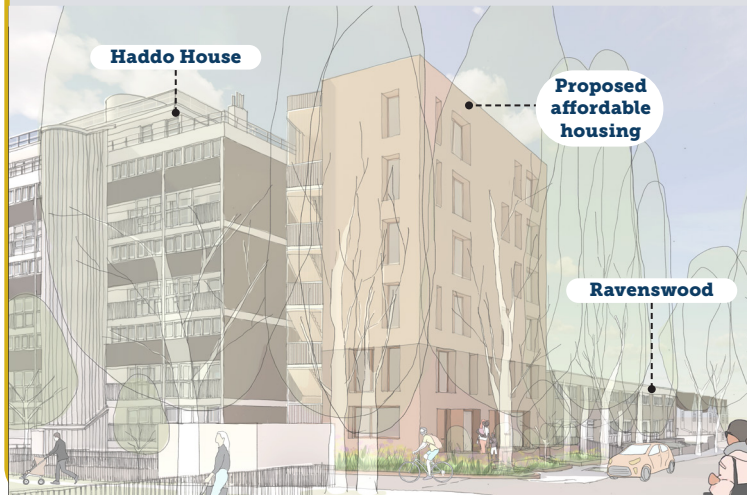
The Council have prepared a more detailed set of FAQs about the trees on Glenhurst Avenue that can be read on the project website here.



Image shown in July 2024 at developing design ideas event

The new building would deliver much needed affordable homes for your community across two types of tenure:

1. **Social Rent Homes** prioritised for eligible residents on the estate through a local lettings plan
2. **Reduced rent 'Camden Living' homes**



If you want to see the information presented in July 2024 it is available on the Resources page of our website:

www.camdensmallsites-highgate.co.uk/resources

Come to our next event to see the latest!



Get in touch & find out more



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✉ NewHomesSmallSites@camden.gov.uk



Visit our project website at:

www.camdensmallsites-highgate.co.uk
or scan the QR code

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