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# New Homes for Small Sites

## Highgate Road Estate

### Design Workshop & Drop-in, July 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 more developed design ideas including look and feel 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 would like 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 the designs responding to your feedback in May. We want to know what you think.

#### 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

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## 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 everyone in Camden has a place they can call home. 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 Balmore development

### Aims of the project on Highgate Poad Estate



**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 Camden residents who have an annual household income of between £20,000 to £90,000. 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.**

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## 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.

Our design team are continuing to consider your feedback as the designs develop.



### You said, we did

Thank you to everyone who came to our Early Design Ideas events in May 2024. We appreciate your feedback, here are our responses to key questions and comments raised:



**“The new buildings should respond to local architecture”**

Feedback on example images showed that you want the building to blend with the estate’s look while being modern.

We’ll aim to echo Haddo House and Ravenswood’s design to make it feel special and well-thought-out.



**“Please carefully consider the height and size of the building”**

We understand you are concerned about height and making sure the design fits into the local context.

The updated proposal is set back from the neighbouring buildings resulting in a slender proposal that sits comfortably between existing buildings.



**“How will the proposals impact daylight for neighbours?”**

The proposal was tested to understand its potential impact on light for neighbours.

The assessment indicates that our updated proposal meets planning requirements at this stage of design.



**“Can the designs improve safety & reduce anti-social behaviour?”**

To address your concerns about safety, we have opened up the angle of the entrance so it improves the connection to Highgate Road.

The proposed new homes, and communal entrance have a view of the footpath, improving sight over the area.



**“More detail on routes, safety and accessibility”**

To address your concern about safety around the estate, as part of the wider improvements, we propose to simplify the existing footpaths to deter anti-social behaviour.

Please see board five for more information.



**“Keep the poplar trees and introduce more planting”**

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.

Planting and softer landscaping was the most popular benefit for the wider estate and we are considering how to incorporate it. We welcome further feedback on these ideas.

### 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](mailto:NewHomesSmallSites@camden.gov.uk) or on 020 7974 8792.**

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## Responding to feedback: the building



### Feedback on examples of buildings

In May we shared examples of different buildings in order to get feedback from local residents about what they liked and disliked

From your feedback, we heard that you would like the building to feel part of the estate, but with a contemporary feel.

We also heard that you would like the design to echo details from Haddo House and Ravenswood, particularly for the colour palette and brick, and for it to include some details that make the building feel special.

*"I really like the idea of it blending in - would be lovely to reference the existing but in an updated way."*



**Ravenswood**  
This example was most positively received, people liked that it felt modern but was harmonious with the surroundings.



**Jolles House**  
The design details in the brickwork and building signage were well received as it makes it feel special.



**Kirkfell**  
These examples were well received for having lighter brick colour, and an appropriate scale. People liked the step backs and broken up volume that reduced the bulk of the buildings.



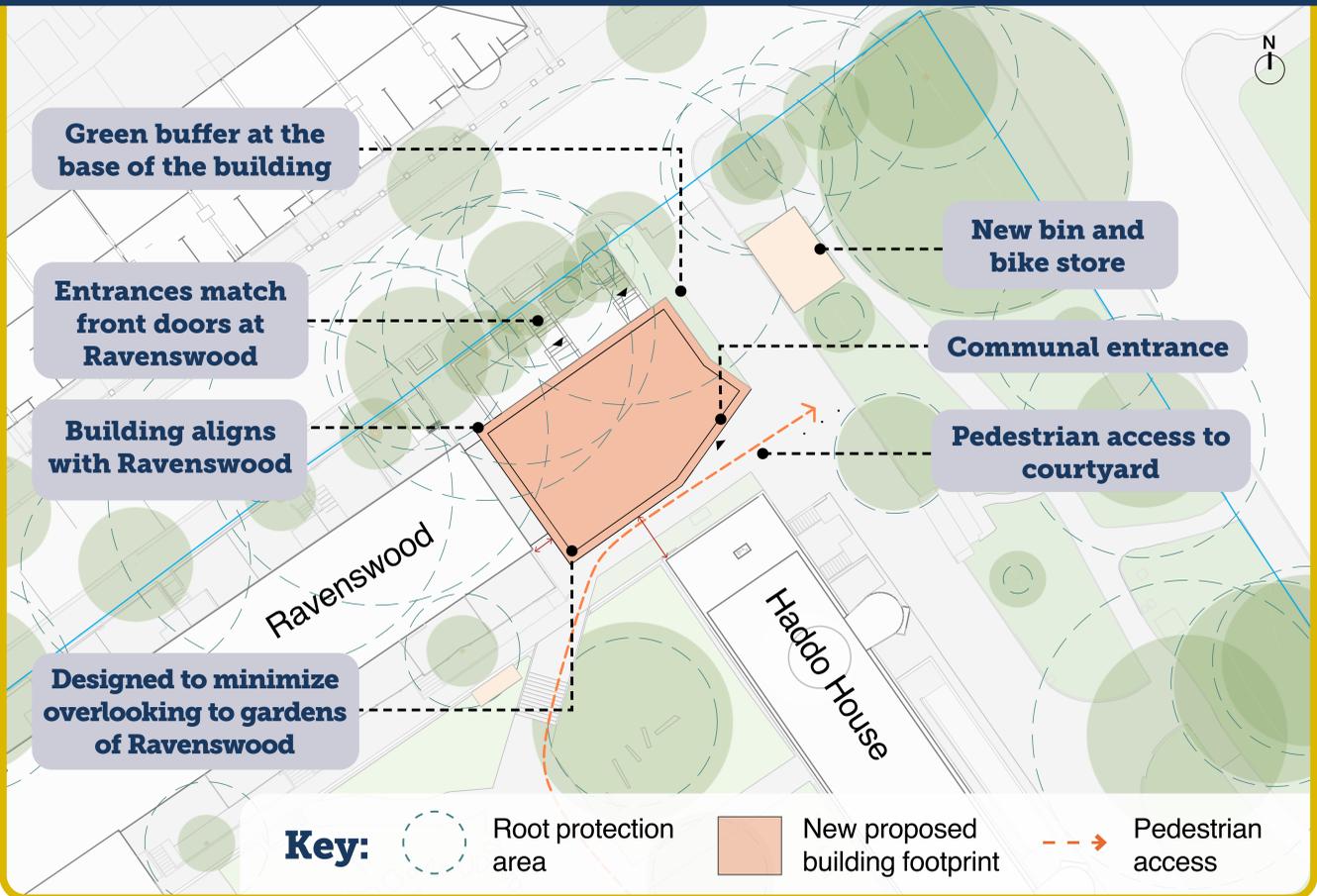
**Kiln Place**



**Thornton House**  
People did not like the red brick, balcony details and the angles on this building.

**Tell us your feedback on possible building materials on our table top activity**

### Site plan of proposed building and surrounding area



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## Responding to feedback: the wider estate



### Feedback on potential estate improvements

We want to make sure residents of Highgate Road Estate benefit from new homes being built. At the last event you told us what you thought of the early suggestions:

#### Less popular



#### More popular



##### Seating

Informal seating to encourage social gatherings

Concerns were raised that seating might attract more anti-social behaviour, already an issue on the estate.

Residents want the staircase to be more accessible but without changes that encourage sitting.



##### Staircase

Improvements to integrate the staircase in the landscape



##### Play feature improvements

Integrated in the existing green space

There was mixed feedback about play, with some people welcoming the idea, and others not keen on equipment that would encourage people to loiter. Smaller interventions would be welcomed.



##### Secure bin storage

To conceal bins from the courtyard

The majority preferred improvements that were practical (e.g. bin stores, lighting etc) or passive such as planting. Residents wanted to avoid people from outside the estate using the facilities or risk encouraging anti-social behaviour.



##### Softer landscape

in the central courtyard

### Ideas for wider estate improvements

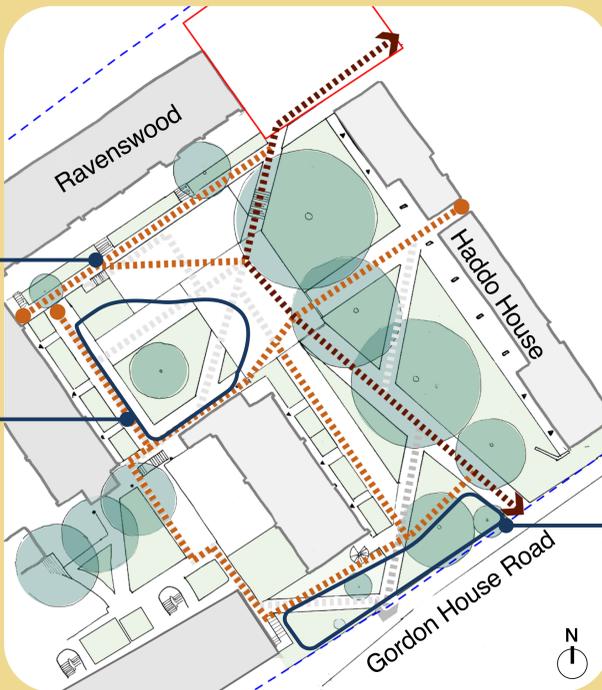
We have tried to respond to your concerns about the safety around the estate and improving green space

#### Simplified pedestrian routes

- Existing routes
- Proposed primary route
- Proposed other secondary routes

Removing and narrowing secondary routes should reduce the permeability of the estate

#### Softer landscape and informal playspace in the central courtyard



#### Planting on Gordon House Road, discouraging people from cutting through the estate



We are also working on a plan for sustainability and biodiversity. At the moment, we are looking at how we can introduce local plants, create welcoming environments for native wildlife (for example, swift bricks and bat boxes), and finding opportunities to re-use materials on the site where possible. We will be able to provide more information about our plans at the next stage, but we welcome your ideas and suggestions.

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## Developing design ideas



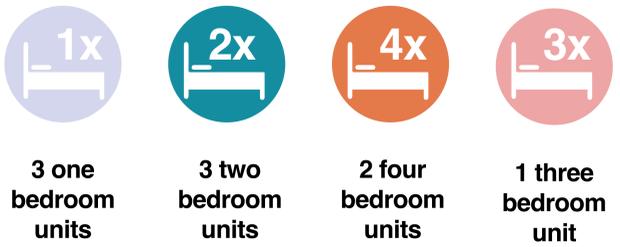
### What's included in the building?

We are proposing a six storey building on the site, which contains nine new affordable homes. These homes would help to address local housing need on the estate. The proposed unit mix is informed by the January Housing Needs Survey

The height and size of the proposed building is designed to minimise the impact on daylight for neighbours.

We are proposing the main access to the building goes on Highgate Road, and that the two 4-bedroom homes are accessed from front doors on Glenhurst Avenue.

### Potential unit mix:

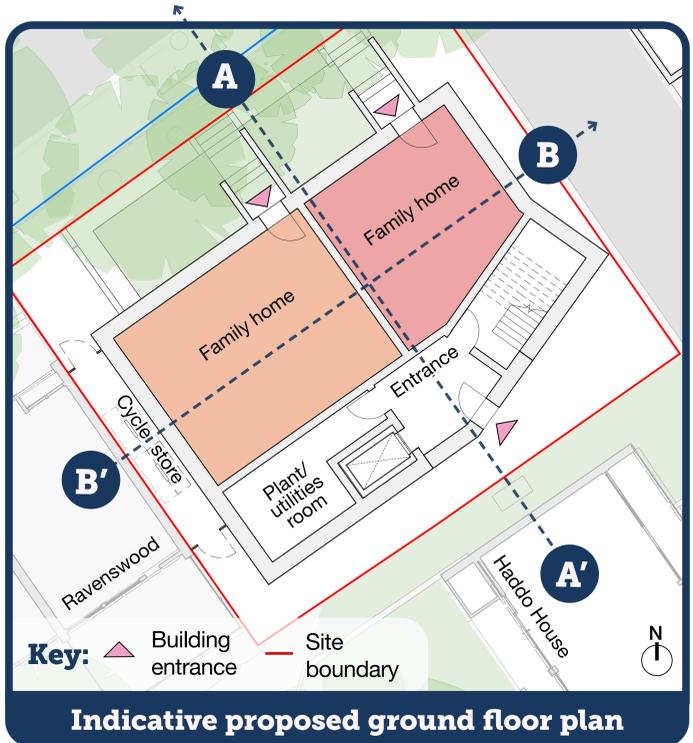


### Ground floor plan and sections

#### Making the area feel safe & welcoming

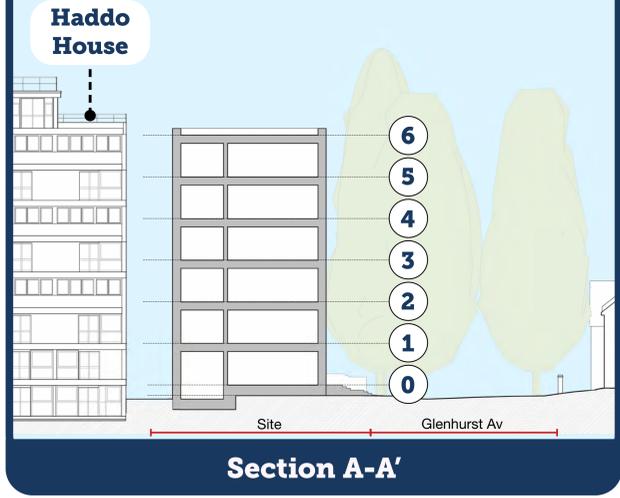
We are thinking carefully about how to arrange spaces at the ground floor level. We want the existing streets and spaces to feel safer with the proposed new homes in place. We are exploring:

- Two duplex family flats with entrances on Glenhurst Avenue, echoing the look and feel of homes in Ravenswood
- A bin and bike store outside the building, making room for more windows at ground floor, increasing passive surveillance
- A corner entrance providing a safe well-lit entrance next to next to Haddo House. creating a welcoming space between the two buildings
- New plants and green space to improve biodiversity and create privacy for the new homes

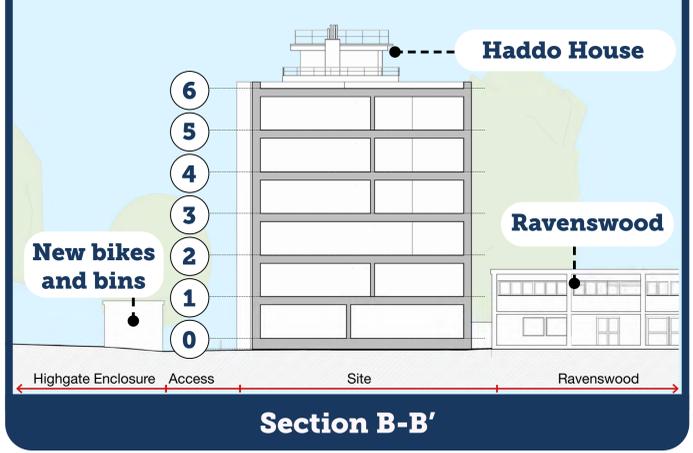


#### What is a 'section:'

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.



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## Developing design ideas



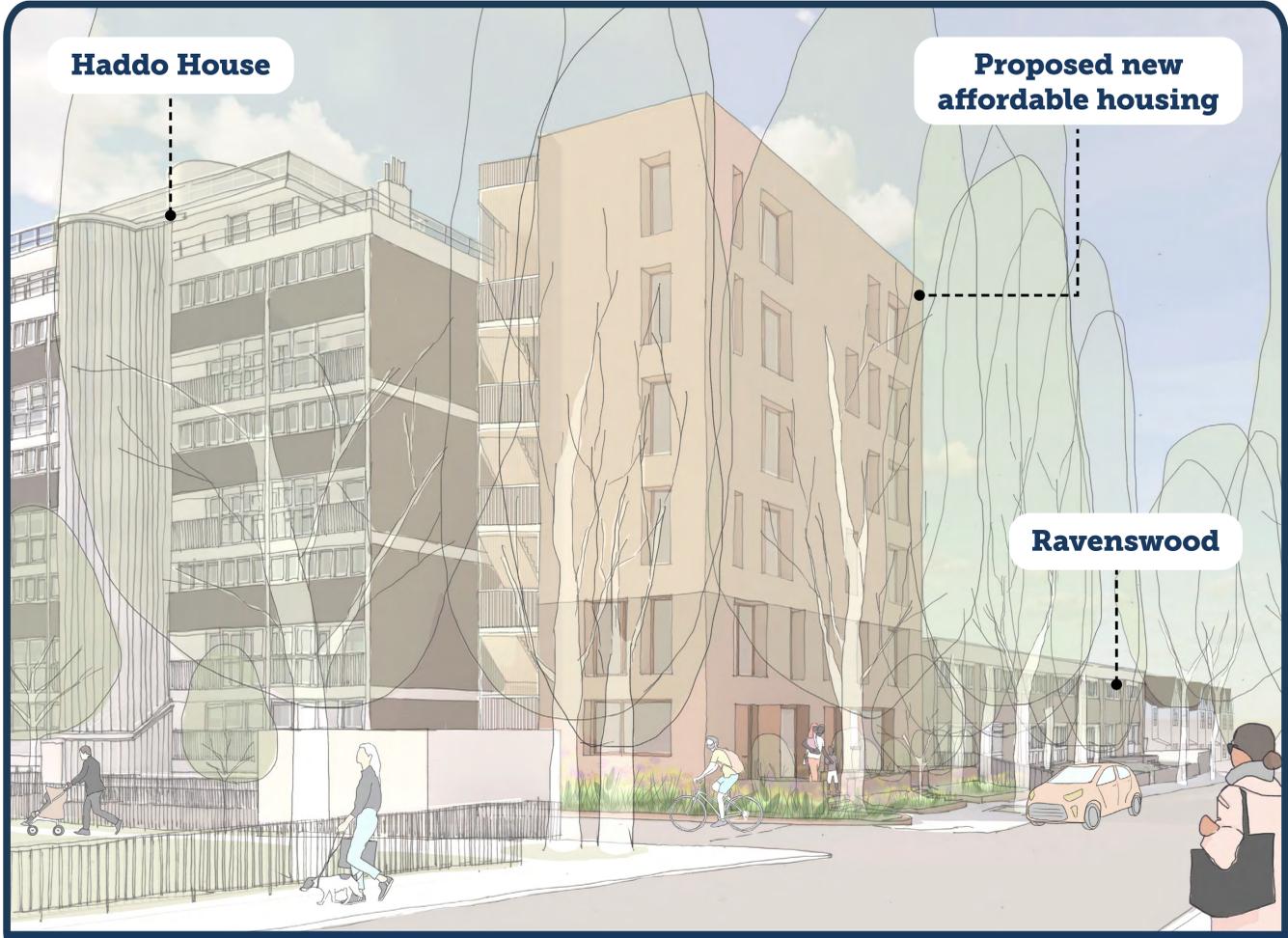
### Designing a harmonious building

These images show the design ideas that we have been developing in response to your feedback. They show more information of how the proposed new homes could look in context, but don't show exact details on the materials to be used.

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



Draft sketch of proposed entrance to new homes next to Haddo House



Indicative 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 final designs later in the autumn**

## 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](http://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.

## Tell us what you think about materials

Based on your feedback about making the new building feel part of the estate we have prepared some examples of different kinds of building materials.

Please use the like/ dislike cards to tell help us know what kinds of materials you prefer and why.

(Try to not only think about colour!)

### Glazed tiles



**Idea:** Using different kinds sized tiles to break up the facade of the building.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

### Contrasting brick



**Idea:** Different colours and directional patterns of brick to echo local context.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

### Texture / wood



**Idea:** Using brick to create a 3D pattern on the building and using wood to add texture.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

### Chess board effect



**Idea:** Creating brick patterns with gaps in the facade to allow light through whilst maintaining privacy

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

### Dividing lines



**Idea:** Breaking up brick work with strong horizontal and/or vertical lines and areas of solid render in the same colour.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

### Consistent brick



**Idea:** Consistent colour and shape of brickwork across different levels and surfaces

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

### Thin bricks



**Idea:** slimmer brick pattern adding interest and texture, creating interest with columns and horizontal lintels.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

## Tell us what you think about landscape

Based on your feedback around improving the estate's environment and enhancing the sense of security, we have prepared some examples of different ideas for landscaping and open spaces.

Please use the like/ dislike cards to tell help us know what kinds of landscaping you prefer and why.

## Play on the way



**Idea:** Using natural elements such as tree trunks/ logs to create playful elements within smaller areas of soft landscape.

These could be along a route rather than in a larger 'play area'.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

## Raised planters



**Idea:** Breaking up harder landscaping with raised areas for growing plants.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

## Planting/ paving



**Idea:** Combining different kinds of floor surface and low maintenance planting.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

## Planting / boulders



**Idea:** Elements such as large stones or mixed in with wilder planting that could be used for play or seating.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

## Playable landscape



**Idea:** Areas of wild planting and longer grasses with playable elements within them such as a low play wall.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

## Natural play



**Idea:** Natural playable elements such as stepping logs integrated into planting.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...

## Green roof



**Idea:** Introducing a bike / bin store with a green roof on top to make it more attractive and improve biodiversity.

I LIKE THIS IMAGE BECAUSE...

I DON'T LIKE THIS IMAGE BECAUSE...