

Our responses to your feedback

Highgate Road Estate

Theme	Feedback & Questions	Our response
 Height & Massing	A six-storey building is too tall for this site	While we understand some residents have concerns about height, we have decided to keep with a six-storey building, but one that is lower than Haddo House. The proposed designs carefully consider daylight and sunlight and the local context of the neighbourhood, whilst allowing us to build 10 much-needed council homes for social rent.
	The height could have a negative impact on daylight, sunlight, and overlooking	Proposed designs carefully consider daylight and sunlight of surrounding neighbours. A full daylight and sunlight report will be available for review as part of the planning application. Balconies and windows have also been placed to mitigate potential overlooking.
 Tenure of homes	What mix of tenures will be included in the new building?	We are aiming for all homes in the proposed building to be for social rent.
	The local area needs more social housing	We are aiming for these proposals to provide 10 new homes for social rent, prioritised for eligible local estate residents and neighbours on the housing waiting list. The building would provide a mix of one, two, and five bedroom homes.
 Materials & architecture	The proposed design needs to reflect the local conservation area	With support from conservation officers in Camden, the design team have made changes to make the proposed building fit better into the conservation area, such as reflecting various elements of the different buildings across the estate in the materials.
	The materials must reflect Haddo House, with features like contrasting brickwork and vertical lines	The updated designs have taken many cues from the architecture, colour and materials of the estate, including Haddo House.

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 Materials & architecture	Materials should not require too much maintenance	With input from Camden’s estate management teams, we have proposed a robust and long-lasting material palette to minimise maintenance work. These quality materials are inspired by the local context.
	Balconies should be recessed	Balconies have been set back into the footprint of each home, rather than extending out from the building. This approach is considered the best layout for the new homes, while also considering the local context and feedback from residents.
 Landscape & improvements	The routes through the estate are good as they are and don’t need to be updated	After feedback, we have moved away from changing routes as suggested at previous engagement events. All walking routes through the estate will remain the same.
	Any changes to landscaping in the courtyard should be minimal, focusing on making the area greener and more playful in small ways	Responding to feedback, we have scaled back proposals to improve the landscaping in the area. Our proposals now focus on small changes, such as planting, small natural play features, and improving storage and bin stores for residents.
 Safety & Security	Landscaping changes might attract more anti-social behaviour	We are proposing to add new lighting, CCTV, and secure bin storage on the estate to improve security in response to resident feedback. Our design team has also worked with a Secure by Design officer, who provides expert advice on how to make spaces safer.
	The space between the proposed building and Haddo House may attract more anti-social behaviour	The new building would include windows that look onto this space, and we are proposing to add lighting and CCTV to this space to ensure it would be a safe and secure walkway for residents to use.

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 Estate facilities	How will more homes on the estate impact the caretaker?	We have spoken with the caretaking team and they are confident that the addition of new homes should not have a significant impact on the service provided to the estate.
	The space on Highgate Enclosures is not appropriate for any facilities	After feedback, we have removed any ideas for placing any storage or bins on Highgate Enclosures.
 Parking & sheds	What will happen to people who use the car park?	We are speaking with all current car park users individually. If the proposals go ahead, we would support users to help them find alternative parking either on the estate or on-street in the local area. More information would be shared if planning permission is granted.
	Will any sheds be impacted by the proposals?	Our final proposals include ideas to upgrade and move the sheds from underneath Wheatley House to the back wall of the courtyard. If planning permission is granted, all shed users would receive a like-for-like replacement, and we would work with them to move their belongings.
 Environment	The proposals should be environmentally friendly	The proposed building has been designed to be energy efficient, using design principles to make sure that heating and cooling are possible without using too much energy. The proposals also aim to re-use materials from around the estate in construction or landscaping, use materials with lower embodied carbon, and select plants that require little water and suit the local area.
	Will the building use a ground source heat pump and solar panels?	The proposed building includes solar ‘photo-voltaic’ panels on the roof and each home will have its own individual heat pump.

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 Consultation	The council seems to have already decided what it wants to build on the estate	A planning application is yet to be submitted for these proposals. After this final round of consultation, the team will address comments where possible, and prepare a planning application for submission to the Local Planning Authority. Residents and key stakeholders will have further opportunities to comment on the proposals through a statutory consultation.
	What impact does consultation have on the proposals?	The council has been engaging with residents on these design proposals since early 2024. Wherever possible, the council seeks to address resident feedback in proposed designs, but sometimes it is not possible to take all feedback on board in the final proposals due to technical, practical, or policy constraints. We appreciate the time and effort that residents have put into this process.
 Construction	How will the impact of construction be mitigated for neighbours close to the homes?	The council will work closely with residents to identify the needs of anyone negatively impacted by construction and mitigate them where possible. A draft Construction Management Plan is being prepared to support the planning application. This includes instructions for potential contractors to manage dust, noise, or vibrations, limit working hours, or provide respite space during particularly disruptive periods. More detailed information would form part of the final construction management plan, which residents would be consulted on if planning permission is received.