

1 - New Homes for Small Sites

Highgate Road Estate Pre-planning Drop-in, September 2025

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



See final design ideas before planning



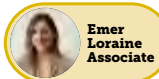
Ask questions and share your feedback

Meet the design team

Jas Bhalla Works - Architects for new homes



Jas Bhalla
Principal



Emer Loraine
Associate



Karolina Dudek
Architect

Jas Bhalla Works is a design studio creating innovative, sustainable, and cost effective spaces of all scales, from masterplans to refurbishments.

Periscope - Landscape architects



Daniel Rea
Director



Marilena Barnpalia
Architect



Rebecca Faulkner
Architectural Assistant

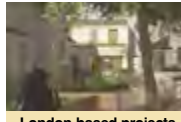
Periscope work with local communities to create public spaces that support people and care for the planet.



Housing regeneration



Spaces for all ages



London-based projects



Playful, social spaces



Working with residents

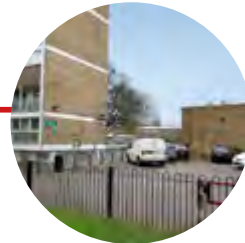


Enhancing biodiversity

Proposed new homes on the car park by Haddo House



KEY: — Indicative location of new homes — Indicative area for wider improvements



We are looking to build **10 council-owned homes on the car park area next to Haddo House**. We are also looking to **improve landscaping** on the estate in the area shown within the yellow line.

All proposed homes would be for social rent. This means they will be council-owned homes and subject to a Local Lettings Plan, prioritising eligible residents at Highgate Road Estate.

Thank you for all of your feedback which has helped to shape the final design proposals.

Aims of the project on Highgate Road Estate



Build new affordable homes on the car park area near Haddo House



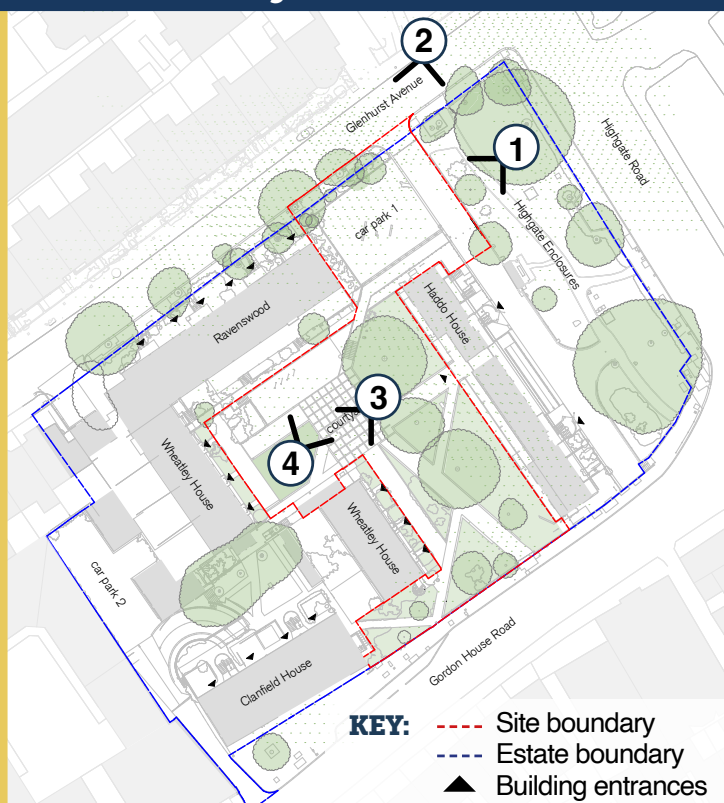
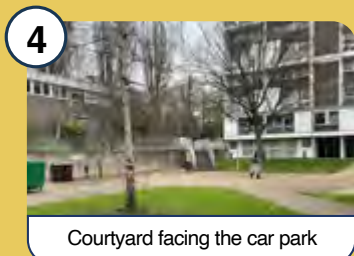
Work with parking users to understand their needs and provide alternatives where possible



Create benefits for estate residents through this project, informed by your feedback

2 - About the Site

The site today



We are proposing to build 10 homes for social rent on the current Haddo House car park at Highgate Road Estate, replacing this space with much needed affordable homes for the Camden community.

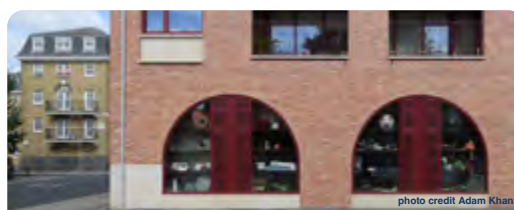
We are also proposing some landscaping changes to the wider estate within the red line boundary shown above.

About 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.**

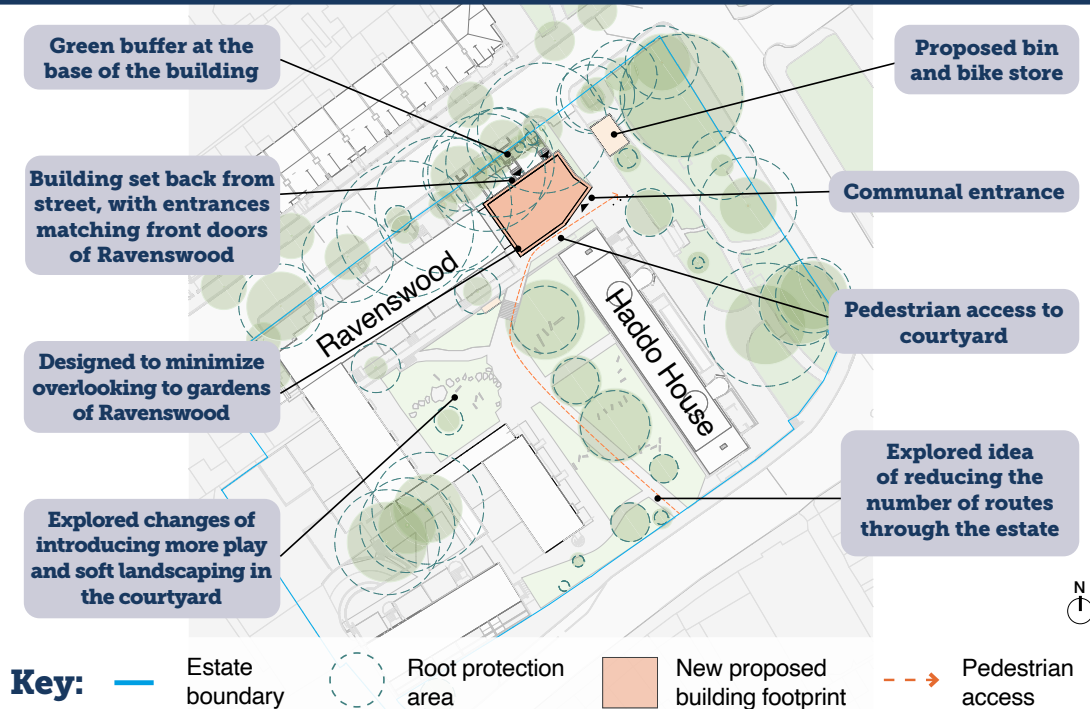
We know that our residents know their communities best. Collaborating closely with residents, we ensure their input shapes safer streets, improved connectivity, and increased green spaces, catering to local needs.



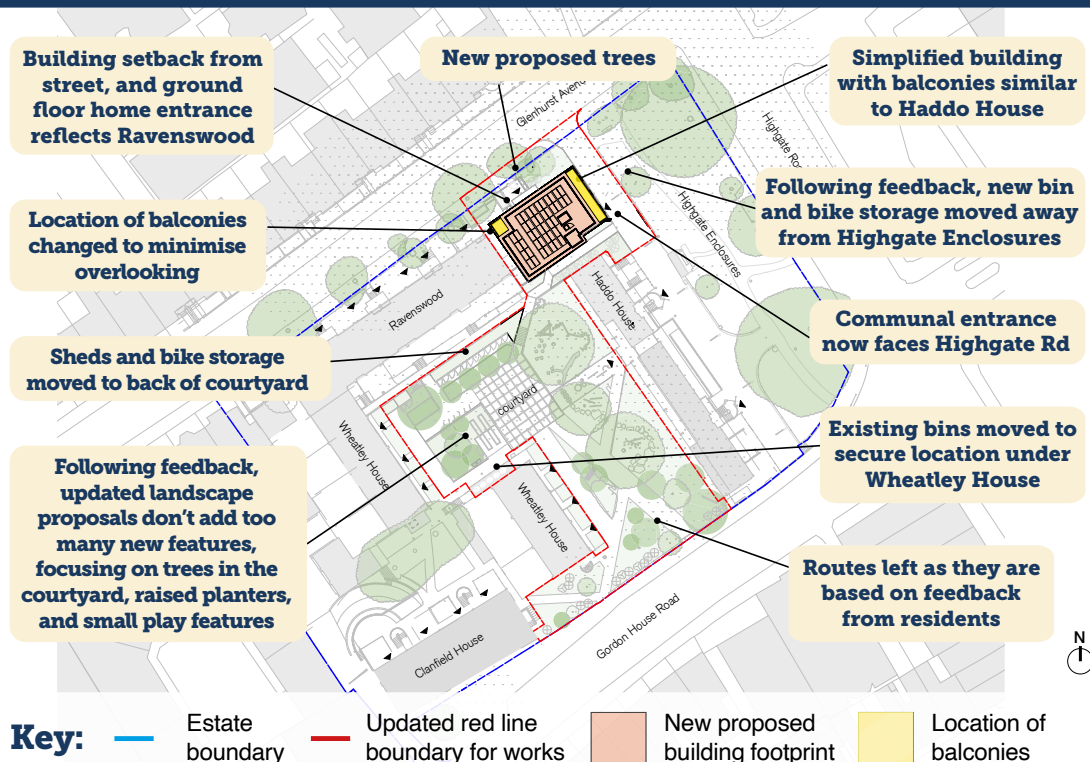
3 - Key changes since July 2024

Since last summer there have been a number of changes to our proposals. These are based on feedback from both residents and planners.

Proposals shown July 2024



Updated proposals



3 - Responding to your feedback

Thank you to everyone who has given feedback on these proposals since we started engaging with you in 2022. Your ideas have shaped our final designs for planning submission. See how we have responded to your feedback below:



Your Feedback	Our response	Your Feedback	Our response
Height  New buildings should be sensitive to surroundings	While we understand that some residents have concerns about the height of the proposed building, we have decided to keep with a six-storey building which is lower than Haddo House, and would allow us to build 10 homes for social rent. The design of the building has carefully considered daylight and sunlight for surrounding homes. A full daylight and sunlight report will be available as part of the planning application. See banner 8	Security  Improve security across estate and make it feel safer for residents	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. See banner 5 for more
Tenure  The area needs more social housing	We are aiming for these proposals to provide ten much-needed new homes for social rent, prioritised for eligible local people on the housing waiting list. See banner 6 for more	Routes  Maintain clear sightlines and desire lines across the estate	Responding to resident feedback, we have moved away from changing routes as suggested in 2024. All walking routes through the estate will remain the same, retaining existing sight lines across the estate. See banner 5 for more.
Materials  Should be high quality and feel like part of the area	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 proposals also consider the wider context of the conservation area in their design. See more on banner 8.	Landscape  Improve the existing courtyard space but don't change too much	We understand residents enjoy using the courtyard space as it is now. Responding to this feedback, we have scaled back proposals to improve the area. Our proposals now focus on small changes, such as planting, small natural play features, and improving storage and bin stores for residents. See more on banner 5.

For more detailed responses see the printed 'Feedback and Responses' document available today

Feedback on potential estate improvements

Throughout the project we have asked residents what they would like (and not like) to see in the outside spaces on the estate - these are some of the ideas that we have been able to incorporate

At our first event you told us that we should avoid too many landscape interventions that encouraged people to sit and loiter and that you would prefer these elements:



Playful features



Softer landscape



Secure bin storage



Improved lighting

At our second event you gave us more feedback on examples of different types of landscape improvements you'd like to see:



Raised Planters



Playable Landscape



Planting & Boulders



Green roofed storage

4 - About the proposals

One more home since July 2024

The last time we shared proposals, we were aiming to build nine homes on the car park site. Since then, we have made some changes which mean we can fit in one more home without any significant changes to the proposed building's size and shape.

We are aiming to build:



All 10 homes will be social rent

As part of the planning application we are proposing ten council homes for social rent.

This means they will be new council homes available to Camden residents in housing need, let at a cost below market rates.

All homes would be subject to a Local Lettings Plan, explained below.

What is a Local Lettings Plan?

Camden Council uses Local Lettings Plans to ensure that new social housing benefits estate residents first.

Local Lettings Plans prioritise local people in housing need for new social housing in their area.

Eligible residents from Highgate Road Estate, who are on the housing waiting list, could have first priority to move into the new homes.

To qualify, applicants must meet Camden's housing eligibility criteria and be registered on the housing waiting list.

The process involves confirming eligibility, assessing housing need, and allocating homes based on the Local Lettings Plan.

Scan the QR code to find out more about housing eligibility criteria



Carpark users



Car parking: If the proposals go ahead, we would work with current car park users next to Haddo House to find alternative parking for them nearby. This could include:

- Parking under Clanfield House
- Parking and garages behind Wheatley House
- On-street parking permits

Please note new residents would only be provided with new blue badge parking. No new general needs parking will be provided.

Wheatley House shed users



Storage sheds: To provide a secure place for the bins, we are proposing to move the storage sheds under Wheatley House to the back of the courtyard.

If you are using a shed or are renting one in the bottom of Wheatley House, please speak to a member of staff or contact us on 020 7974 8792 or at NewHomesSmallSites@camden.gov.uk

6 - Final design proposals: About the new homes

What's included in the building?

- The proposed building would be six storeys, providing ten council homes for social rent.
- Homes for social rent would be subject to a Local Lettings Plan, giving priority to eligible residents in housing need on the estate.
- All homes would have windows on at least three sides, with some outdoor space or a balcony. The homes would be energy efficient, with good insulation and ventilation, keeping residents warm in the winter and cool in the summer.

Proposed unit mix:



Ground floor: 2 bedroom wheelchair accessible home*



- The home on the ground floor would be wheelchair accessible to M43 standards. This gives a resident with accessibility needs the chance to move into a home that suits their mobility requirements.
- The home will have an entrance from Glenhurst Avenue, separate to the communal entrance for the rest of the building.

First floor: 5 bedroom family home*



- On the first floor we would provide a five-bedroom home, addressing the need for larger family homes in the local area.
- In addition to five bedrooms, the home would have two bathrooms, separate kitchen and living areas, and an inset balcony facing Highgate Road.

Typical 2-5 floor plan: 1 & 2 bedroom homes*



- From floors two to five, we would have a mix of one- and two-bedroom homes.
- One-bedroom homes would have a separate bedroom, bathroom, and open plan living/kitchen space, as well as a small inset balcony facing Glenhurst Avenue.
- Two-bedroom homes would have one bathroom, an open plan living/kitchen space, and an inset balcony facing onto Highgate Road.

Key:

- Entrance
- 1 bed home
- 2 bed home
- 2 bed wheelchair accessible home
- Plant/ stair core
- Storage/ refuse
- 5 bed home

*note these floor plans and any measurements shown are indicative

7 - Landscape proposals

Proposed landscape plan

The map below shows proposed landscaping improvements, updated in response to feedback from residents, neighbours, and key stakeholders.



Indicative views



Soft landscaping and informal play trail



More trees and raised planters for growing



View showing courtyard and new storage sheds

8. Final designs: Height, materials & sustainability

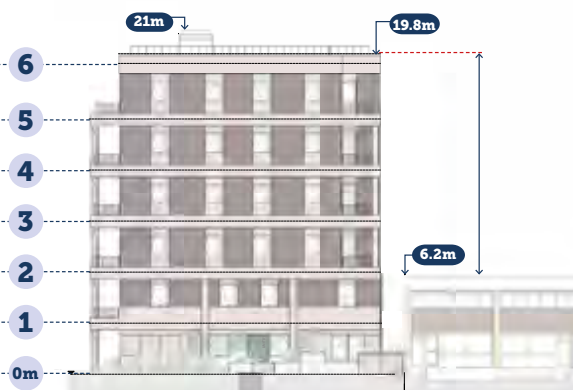
Height of the proposed building

The proposed homes are six storeys and approximately 21m at their tallest point. This is about 4m lower than Haddo House at its tallest point, and slightly lower than the proposals shown in 2024.. The height and massing of the building carefully considers daylight and sunlight for neighbouring buildings. The proposals aim to balance feedback from planners and residents with the need to build much-needed social rent homes in Camden.

Highgate Road Elevation



Glenhurst Ave Elevation



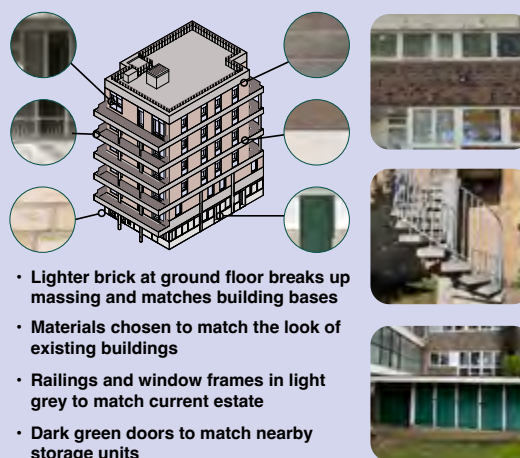
Heights shown in these images are approximate measurements

Proposed materials complement the existing context

A consistent piece of feedback throughout the project was that the new building should feel like part of the estate, drawing reference from the character, materials and form of Haddo House and Ravenswood but in a contemporary way.



View of new homes next to Haddo House



Key sustainability features

Within the design of the building and changes to the landscape we are considering how to make sustainable and climate resilient choices that are better for people and planet.

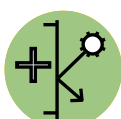
In the building



Renewable energy
Rooftop photo voltaic (solar) panels will allow us to generate renewable energy on-site.



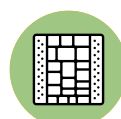
Sustainable material choices
aiming to use low carbon options, and re-use materials on site where possible.



Energy efficient design
putting rooms, windows and ventilation in the right places to make homes comfortable, efficient and affordable places to live.



Water management
Sustainable Drainage Systems (SUDS) to manage rainwater run-off and low-maintenance planting to reduce water use.



Permeable paving
and surfaces within the landscape further improve drainage.



At least 10% more biodiversity
improvements to existing and new planting and trees proposed across the site.

8. Final designs: Look and feel



① View over Highgate Enclosures of Haddo House and the new homes from Highgate Road



② View of Haddo House and new homes looking along Highgate enclosures



③ View of the new homes from Highgate Road towards Glenhurst Avenue



④ View of Ravenswood and new homes down Glenhurst Ave

Designing for the local context

These images show the design ideas that we have been developing in response to your feedback.

They show how the proposed new homes would look in context, including the materials to be used.

The corresponding existing views are shown below for comparison.



①



②



③



④

10. Planning & decisions

The planning application process

Following today's event, the design team will prepare a planning application and submit it to the Local Planning Authority to review.

Below is a summary of the stages of this process:



1. Submission

The team will submit the planning application to the Local Planning Authority.



2. Validation

The Local Planning Authority will make sure requirements are met before validating it ready for processing.

3. Statutory consultation period

The Local Planning Authority will send out letters to local residents and stakeholders inviting comments on the application for a period of 3 weeks.

Comments on the planning application must relate to 'material considerations' to be considered. These include issues like design, impact on light, privacy, noise, or parking. Other issues, like loss of property value or party wall matters, won't be considered.



4. Recommendation

Planning officers and statutory consultees review application and submit feedback. A report is shared with the planning committee.



5. Planning committee

Camden Councillors will review the report and question the team. People can apply to make representation about the proposals. The committee then makes a decision to approve or not approve the application.



6. Planning decision

Following the committee meeting a decision notice is issued. Our team will keep in touch with residents after the decision, letting you know about next steps.



How decisions are made



Find out more

For more information please visit:
camden.gov.uk/commenting-planning-application

Join the mailing list

to be notified about the submission and outcomes email us at:

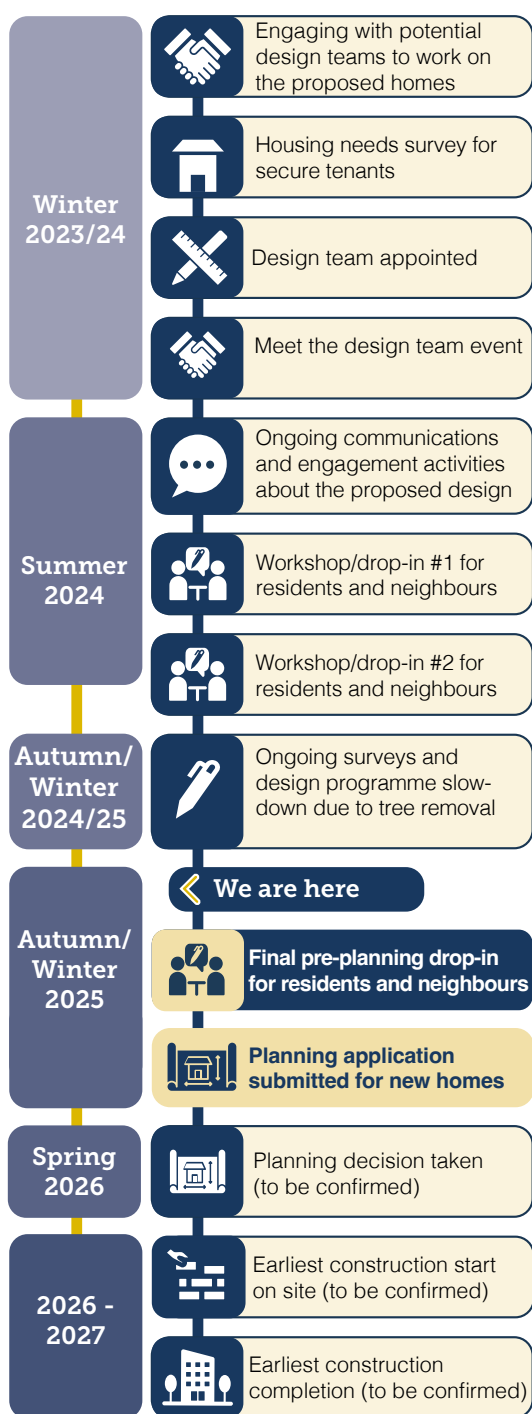
NewHomesSmallSites@camden.gov.uk

11. Timeline & construction

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.



Steps towards construction

Once a planning decision has been made, we will let residents know about next steps.

We have provided an overview of possible next steps if the proposals go ahead below.

Please see our Draft Construction Management Plan banner for more information.

- 1** Residents notified of outcome of planning application
- 2** If proposals go ahead, Camden works with carpark users to relocate
- 3** Camden hires a construction contractor
- 4** Residents are consulted on updates to the Construction Management Plan
- 5** Construction Management Plan is finalised and approved
- 6** Works begin, with regular communications to residents

Get in touch & find out more



Hugh Robinson - Development Manager

020 7974 8792

NewHomesSmallSites@camden.gov.uk



Visit our project website at:

www.camdensmallsites-raglan.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.

12 - Draft Construction Management Plan

A draft Construction Management Plan will be included as part of the planning submission. If the proposals are approved, the council would appoint a contractor, and then consult separately on the final Construction Management Plan, with their input. We have provided a summary of what is in the draft plan below, but please note details may change during the next consultation if planning permission is granted.

Our Draft Construction Management Plan proposes that:



Proposed working hours:
- 8am to 6pm, Monday to Friday
- 8am to 1pm Saturday

The council enforces contractor working hours. Any potential changes to hours must be agreed with the council in advance.



Provide a Community Liaison Officer to contact with any issues



Keep the site secure throughout the works



Send regular newsletters including notifying of noisy works in advance



Avoid heavy vehicles coming past at school pick-up and drop-off times

Proposed phasing

The Draft Construction Management Plan proposes a three-phase approach for the project to minimise disruption to residents:



1. Setting up the site:

- Securing the site with hoardings
- Site facilities for workers
- Storage areas for materials



2. Building the new homes:

- Removing the car park
- Building the new homes
- Landscaping for the new homes



3. Landscaping improvements:

- Moving storage and bins
- Updating the landscaping for the estate

All information about phasing, logistics, and facilities will be updated after a contractor is appointed. The full Construction Management Plan will be consulted on with residents before works begin.

Dealing with dust, noise & vibration



Dust would be monitored and controlled throughout construction. Contractors might use methods like damping down with water or screening.



Noise would be monitored across the site throughout construction. Residents would be notified in advance of any especially noisy works. The council will work with contractors to minimise noise as much as possible.



Vibration levels would be monitored throughout the build. The council would take advice from the contractors on the best way to reduce the impact of vibration. These could include methods such as using special machinery for digging.

We know construction can be disruptive, and concerning. If permission is granted we'll work closely with the contractor to reduce impacts and support neighbours throughout.

Site access and deliveries

A traffic management plan will be developed as part of the Construction Management Plan.

Traffic to the site could come through either the **Glenhurst Ave or Gordon House Road entrances** to the estate, depending on the phase of works.

Traffic would be managed by:

- Using traffic safety marshalls
- Ensuring deliveries take place outside of busy times
- Accounting for any other traffic expected to other nearby construction sites, if applicable
- Giving notice to residents and parking users about traffic routes and times

Please note all information above is part of a Draft Construction Management Plan. If planning permission is granted, further consultation will take place before any construction plans are finalised.