

# 1. New Homes for Small Sites

## Raglan Street Estate | Design Drop-in, October 2024

### About today's event

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

### Today you can:



Meet the architects for the proposed new homes



See early design ideas



Ask questions and share your feedback

### Meet the design team

#### Mikhail Riches - Architects for new homes



**Annalie Riches**  
Director



**James Turner**  
Associate Director



**Chloe Clacy**  
Architectural Assistant

Industry leaders in creating affordable, eco-friendly Net Zero Carbon housing while prioritising community engagement and innovative design.

#### Periscope - Landscape architects



**Daniel Rea**  
Director



**Marilena Barmpalia**  
Architect



**Rebecca Faulkner**  
Architectural Assistant

Dedicated to regenerative design and public spaces, Periscope work in collaboration with local communities to benefit both people and the planet.



Car-free social streets



Communal amenities



Low energy homes



Playful, social spaces

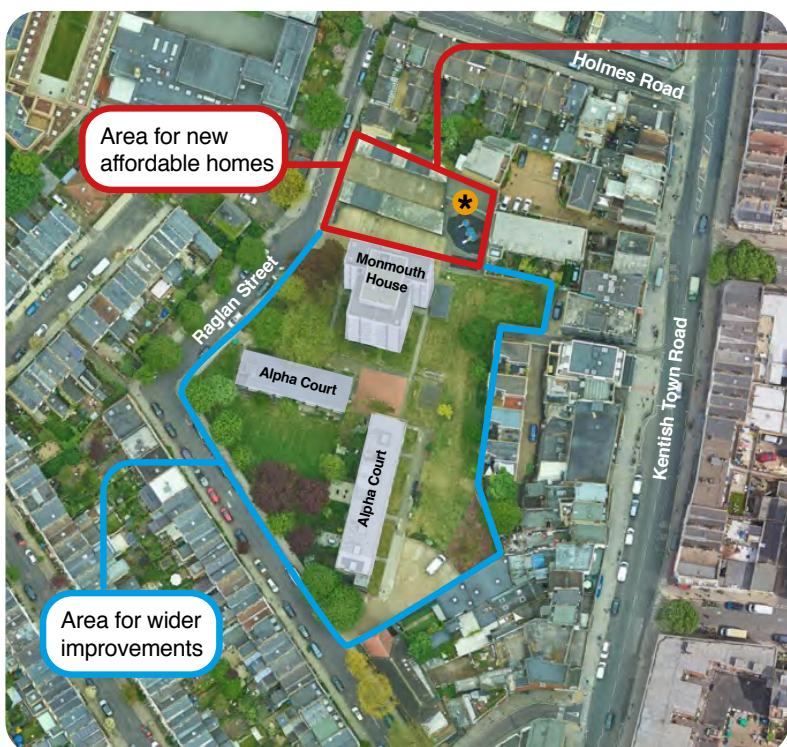


Working with residents



Enhancing biodiversity

### Proposed new homes by Monmouth House



Area for new affordable homes

Area for wider improvements



#### \*New play facilities

The existing play area and ball court would be reprovided elsewhere on the estate.

Following a cabinet decision in 2023 the council would like to build homes on the garage site north of Monmouth House.

Homes would be 100% affordable and prioritised for local residents with housing need.

The design team has been developing initial ideas for this site, alongside looking at the ballcourt and playspace and other opportunities on the estate for improvements, and **we want your feedback.**

### How to have your say



#### Feedback forms

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



#### Call us on:

020 7974 8792



#### Email us at:

NewHomesSmallSites@camden.gov.uk



#### Visit our website:

www.camdensmallsites-raglan.co.uk



Or scan the QR code above

# 2. 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 Raglan Street Estate



**Deliver new affordable homes on the estate with focus on the garage area near Monmouth House**



**Work closely with users of the garages and parking to understand their needs and provide alternative options where possible**



**Allocate money to create 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 approx. 8,000 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.**



# 3. Your Feedback

## Working with you

After we introduced the design team to you in February 2024, there were three elections in your area which restricted our communications meaning we could not run any events until now. Over this period we paused work to make sure we had a chance to speak with residents before designs progressed.

We apologise for the delay, and look forward to hearing your feedback on the early design ideas today.



## 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



**Improve the security for the whole estate**

Residents want to see the whole estate made to feel safer to address current challenges with anti social behaviour.

We have suggested some ideas to address this, for you to give feedback on today.



**Make the height of the building sympathetic to the area**

We understand height is a concern for local residents. At this stage we are suggesting a height that is in keeping with the existing houses on Raglan Street. 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 existing homes?**

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 improve green space, gardens and safe play areas?**

We heard that the green space is important to the estate community but also that people want to see it improved with potential play upgrades.

We have suggested some ideas for your feedback today.



**We want you to address the current waste and fly tipping problem**

We continue to work closely with our colleagues in housing management to address this challenge.

The design team are looking at ways to improve estate security and prevent access for fly tipping.



**How will you address concerns about construction disruption?**

People told us they were concerned how the length of the construction process, potential noise and vehicle access would impact them.

A construction management plan would need to be prepared and consulted on prior to any works starting on site.

## Information for garage and parking users

We know that those who currently use the garages and parking spaces next to Monmouth House are keen to understand what would happen if the proposed new affordable homes receive planning permission.

While we cannot guarantee all current users will receive a like-for-like replacement, we are exploring parking and storage solutions within the design and 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



Use 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 garage or parking user 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.

# 4. Site analysis & design opportunities

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.

## What we know about the site

**Anti-social behaviour:**

- Hidden areas around the proposed site attract unwanted behaviour
- Monmouth House entrance, storage sheds behind the block, and the ballcourt/play area are particular hot spots

**Green spaces:**

- Could be better used to allow a range of activities

**Ball court & playground:**

- Hard surfaces cause noise to echo
- Ball court is not very well used
- The playground is used by children from outside of the estate, doesn't feel like it's for residents

**Parking & garages**

- Parking and garages used by some residents but also attract use from non-license holders

**Vehicle access**

- Entrance is main access to the estate for vehicles

**Flytipping:**

- Seen near Monmouth House, Alpha Court and next to the garages

**Security & Maintenance:**

- Entrance to Monmouth House and stair-core often broken

**Have we missed anything?**

## Design opportunities

**New play facilities:**

- Opportunity to move and improve play areas, making them safer, quieter, and more appealing for residents
- **Let us know where you think these should go.**

**Improved green spaces:**

- Potential to improve public green spaces

**Improving security**

- Opportunity to improve the entrance to Monmouth House to design out anti-social behaviour

**Complementing local context**

- Proposals would be similar in height to existing buildings on Raglan St, Holmes Road, and the Old Dairy Mews
- Match existing lines and echo historical terraced houses with front gardens

**Storage & parking**

- Consideration around parking spaces and storage to be re-provided on site
- Relocating storage away from behind Monmouth House would create a more open space
- **Let us know where you think new storage could go**

**Creating a new street with character**

- Opportunity to improve security in new shared space, helped by passive surveillance from new homes
- Maintaining emergency access to the estate and improving use for pedestrians and cyclists

**Tell us what you think**



# 5 Providing new play and storage facilities on Raglan Estate?

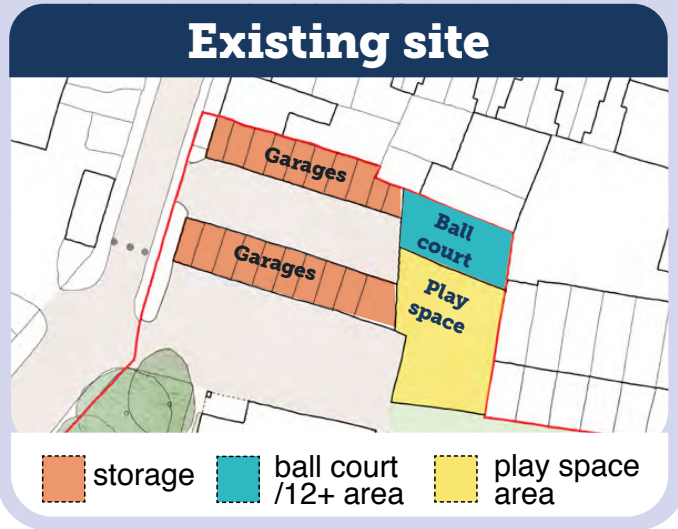
As part of design development we will need to look at how we re-provide the play space.

We also want to explore ways of providing secure storage and bike storage elsewhere on the estate.

There are lots of factors and constraints to consider with where these facilities go.

While this will not be a like-for-like re-provision, we want the replacement play space and storage to improve how residents use these facilities on the estate.

We have identified some potential locations and indicated which facilities would work and, if not, why not.



### Zone A

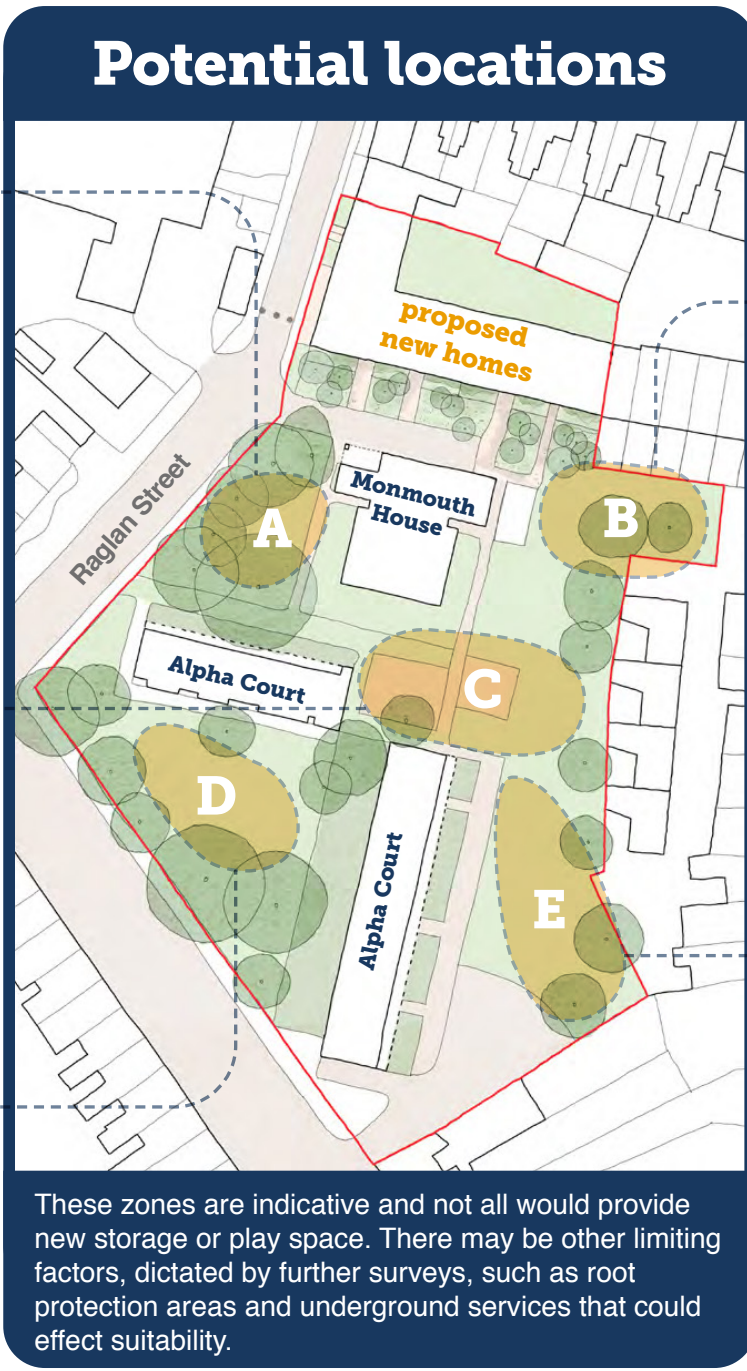
- Play space here would be in more public view, therefore could be used by local people and estate residents.
- Storage unsuitable here due to visual impact and possibility of anti-social behaviour.

### Zone C

- A ball-court/equivalent could be unsuitable here due to noise proximity to existing residences.

### Zone D

- Play space here would be in more public view, therefore could be used by local people and estate residents
- Storage unsuitable here due to visual impact and possibility of encouraging anti-social behaviour
- A ball-court/equivalent could detract from green amenity in this location.



**Key:**

- play equipment (yellow icon)
- over 12's equipment (blue icon)
- storage (orange icon)

### Zone B

- Any of these could be provided in this location - however note that tucked away could encourage anti-social behaviour and noise nuisance to neighbours should be considered.
- Adding facilities here could mean trees being removed.

### Zone E

- Play equipment or a ball-court/ equivalent could be provided here
- Storage too far from homes and could possibly encourage anti-social behaviour.

**Use the map below to tell us where you think these elements could go and why.**

# A note on how we re-provide play space for different ages

As building new homes would require moving the existing play space, we want to understand how we could improve play across the estate.

If the project goes ahead, we would provide play areas similar to the ones you have at the moment, but the type of equipment or space may not be exactly the same as what you have today. For example:

**Play-equipment:** we have to re-provide play equipment but it doesn't need to be all in one place and could be spread out. **What kind of equipment would you like to see?**

**Play for young people 12+:** We need to provide play space that is more challenging and suitable for use by older children (over 12 years). That doesn't have to be an enclosed ball court - it could be gym equipment, social spaces or a smaller multi use goal.

**Let us know what you think!**



# What type of play re-provision would you like to see on Raglan Estate?

We have heard that play, sports and social provision is important to residents and we have identified some possible examples of features we could include in the design. Note that some of these examples are more about material and style rather than scale. Tell us what you think!



Play equipment



Equipment for older children/ teenagers

## 1. Metal climbing frame



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...

## 2. Timber climbing frame



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...

## 3. Stepping/ jumping logs



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...

## 4. Spinning play equipment



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...

## 5. Semi-open sports area



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...

## 6. Sports wall using existing wall



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...

## 7. Raised stage area



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...

## 8. Social spaces



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...

## 9. Bodyweight gym



I LIKE IMAGE #  BECAUSE...

I DON'T LIKE IMAGE #  BECAUSE...



# 7. Resident benefits

We want to make sure residents of Raglan Street 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 you think would have the most positive impact for you.

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

## What would you like to see at Raglan Street Estate?

### Improving Safety



#### Monmouth House entrance

Opportunity to improve security for the entrance to Monmouth House



#### Landscaped barriers

Using landscape features as a barrier to more private areas of the estate



#### Passive surveillance

New residential streets and improving sightlines from homes.

### Improving facilities



#### Lighting

To improve safety and reduce antisocial behaviour



#### Secure bin storage

Concealing bins to reduce fly-tipping.



#### Shared green street

Shared access with green buffer between new homes and Monmouth House

### Improving landscape



#### Informal play

Introducing informal play within pathways through the estate



#### Allotments

Opportunities for food growing and allotments



#### Increase biodiversity

By introducing more trees and planting.



# 8. Early design ideas

## What's included in the building?

We are proposing 16 new affordable homes at Raglan Street Estate. These homes would help to address local housing need, and **eligible estate residents would be prioritised for any social rent homes built.**

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

### Our proposed unit mix:



5 one bedroom homes



6 two bedroom homes



5 three bedroom homes

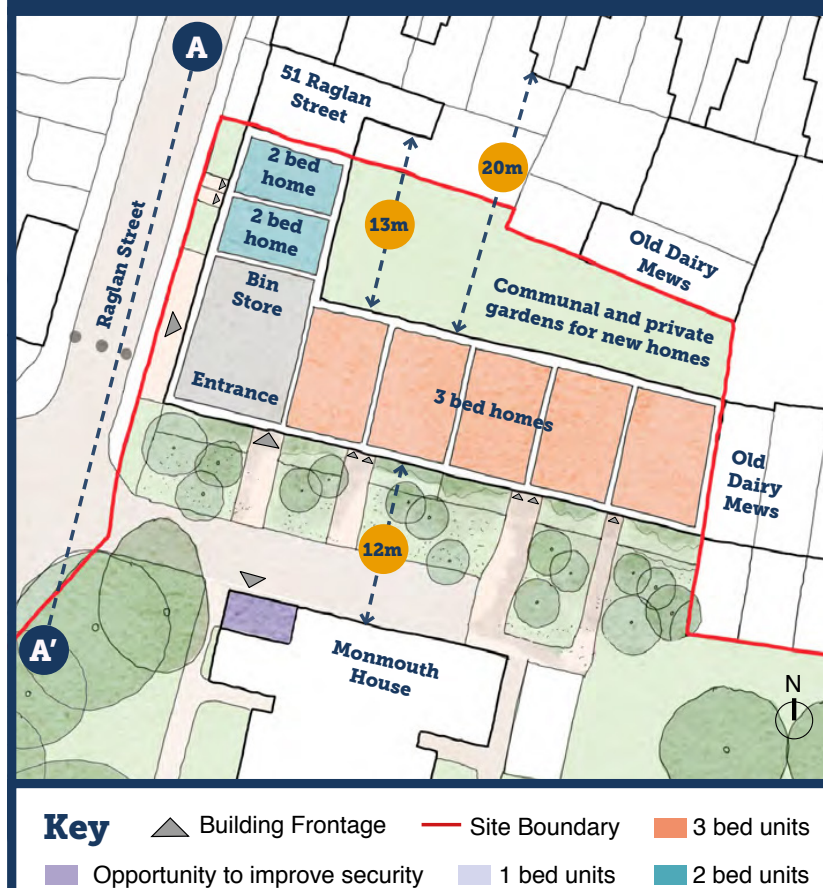
## Ground floor plan and section

### Making the area feel safe & welcoming

Space at the ground floor is being carefully considered to improve safety and security, and reflect the character of the local area. We are exploring:

- Placing the entrance to the new building opposite the entrance to Monmouth House
- Improvements to the Monmouth House entrance, improving security and addressing anti-social behaviour
- Providing five duplexes with front doors opposite Monmouth House, helping to improve passive surveillance
- Adding two new duplexes with entrances on Raglan Street, continuing the terraced row
- Minimising overlooking and overshadowing for Holmes Road residents by placing new gardens opposite existing ones
- Increasing biodiversity with new plants and greenery, which will also help give new residents privacy

### Proposed ground floor plan

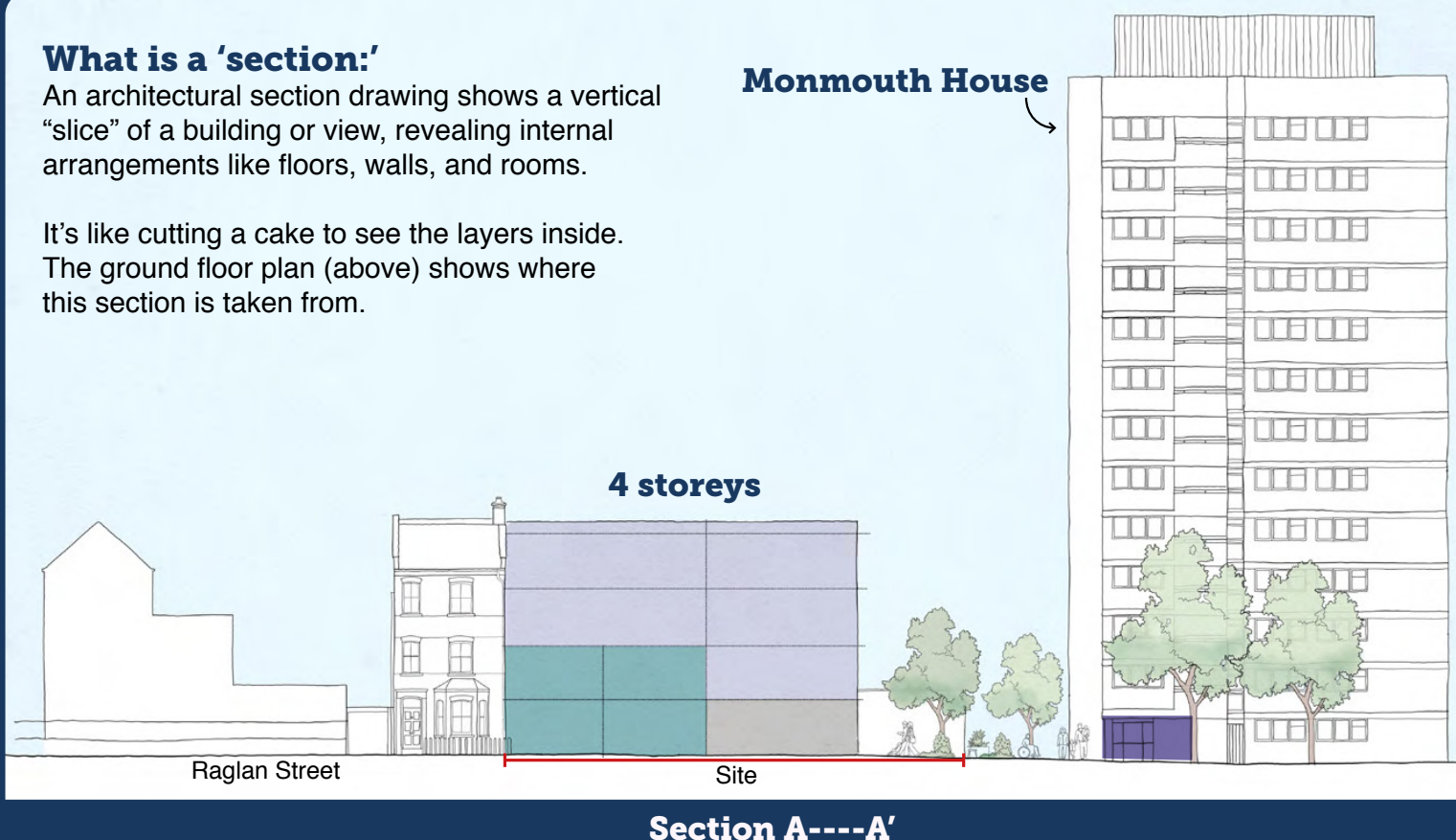


### What is a 'section:'

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 this section is taken from.

### Monmouth House





# 9. Indicative views & massing

**'Massing' refers to the height, size and shape of a building.**

**These images show our initial ideas for the 'massing' for the new homes and how they are designed with the context of the existing estate and surrounding area in mind, along with sunlight and daylight analysis.**

The height of the new homes are a similar height to 51 Raglan Street and Old Dairy Mews Housing, minimising impact on sunlight and daylight in existing homes.

## Indicative view of proposed new homes next to Monmouth House

The details shown in the images such as windows, balconies and doors are indicative and not the final design.



## Indicative view of proposed new homes from corner of Raglan Street

In the next stages we will develop more detailed ideas about materials and the look and feel of the building.





# 10. 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 early next year

## How decisions are made



## 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](http://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.