

1

New Homes for Small Sites

Bernard Shaw & Foster Court Estate

Design Drop-in, July 2024



About today's event

Welcome to our residents and neighbours design drop-in to find out more about the New Homes for Small Sites project on Bernard Shaw & Foster Court.

Today you can:



Meet the architects for the proposed new homes



See early design ideas and options being explored



Ask questions and share your feedback with the design team

Meet the design team

Archio are architects who create buildings, places and strategies for local authorities, housing associations and community groups.

We specialise in designing affordable housing on publicly-owned infill sites. We believe that regeneration is most effective when design teams, councils and local communities take a collaborative approach to projects.



Mellis Haward
Director



Emma Bennett
Senior Architect



Roy Tan
Senior Landscape Architect



Michele Beraldo
Associate



Shared outdoor spaces and gardens



Infill housing and play streets



Community-led housing on an infill site

Proposed new homes on the estate



Following a cabinet decision in 2023 the **Council would like to build new affordable homes on Bernard Shaw & Foster Court estate**. Homes would be 100% affordable and prioritised for local residents with housing need.

The design team have been developing initial ideas and we want your feedback.

How to have your say



Feedback forms

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



Write to us at:

Bernard Shaw Foster Court 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:

www.camdensmallsites-bsfc.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

Our aims on this project



Deliver new affordable homes on the estate and improve the estate for current residents



Work closely with residents to understand their needs and respond to their feedback 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 approximately 8,000 people registered on the social housing waiting list in the borough.

Camden Living Homes: prioritised for local key workers and those earning £30K to £40K per year. 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

Since 2022, we have been speaking with local residents to understand how you feel about the Bernard Shaw & Foster Court Estate and get to know your concerns and priorities. Now that we have our design team, they will be able to think about your feedback as part of the design process.



You said, we did

Thank you to everyone who came to our Meet the Design Team event in April 2024. We appreciate your feedback, here are responses to key questions and comments raised:



We would like more information on the design proposals

We have looked in more detail at where new homes could go on the estate and have ideas for your feedback today. For more information please see the table-top boards.



We would like better safety and security on the estate

We understand that safety and security is a key concern for local residents. We have suggested some ideas to improve this on the estate for your feedback today.



What will happen to sheds, garages, and parking?

We have looked at different options for where new homes could go and what each option might mean for where sheds, garages, and parking are located on the estate.

We have suggested some ideas for your feedback today.



How will you ensure privacy for existing homes?

We have run early surveys, including mapping windows on the existing buildings to account for neighbours' privacy when thinking about the proposed buildings. The images on the table-top boards place proposed buildings in areas that allow existing neighbours to maintain their privacy.



We would like improved green spaces and to protect existing trees

We have presented some ideas for how we could improve green spaces today. If any trees were to be removed they would be replaced in line with planning requirements. We welcome your feedback on how we could improve the open space within the site.



It is important to us to keep a play area on the estate

We know that a play area is important to local residents but that the current play area could be better.

Our early design ideas explore where a play area could be located. The extent of play improvements would depend on which option is taken forward.

Join our Resident Feedback Group

In response to local feedback, we want to give volunteers from the estate and neighbouring homes the chance to represent your community on this project in a Resident Feedback Group.

We are looking for volunteers who represent Bernard Shaw Court, Foster Court, and the neighbouring homes, to meet with Camden officers before each round of consultation and have a focused discussion on the proposals to build more affordable homes as designs develop. **Speak to a Camden officer today to register your interest in joining this group.** A separate letter will be sent out to residents with more information, including on how to apply.

You can also register your interest by email: NewHomesSmallSites@camden.gov.uk by phone: 020 7974 8792 or on the website at www.camdensmallsites-bsfc.co.uk

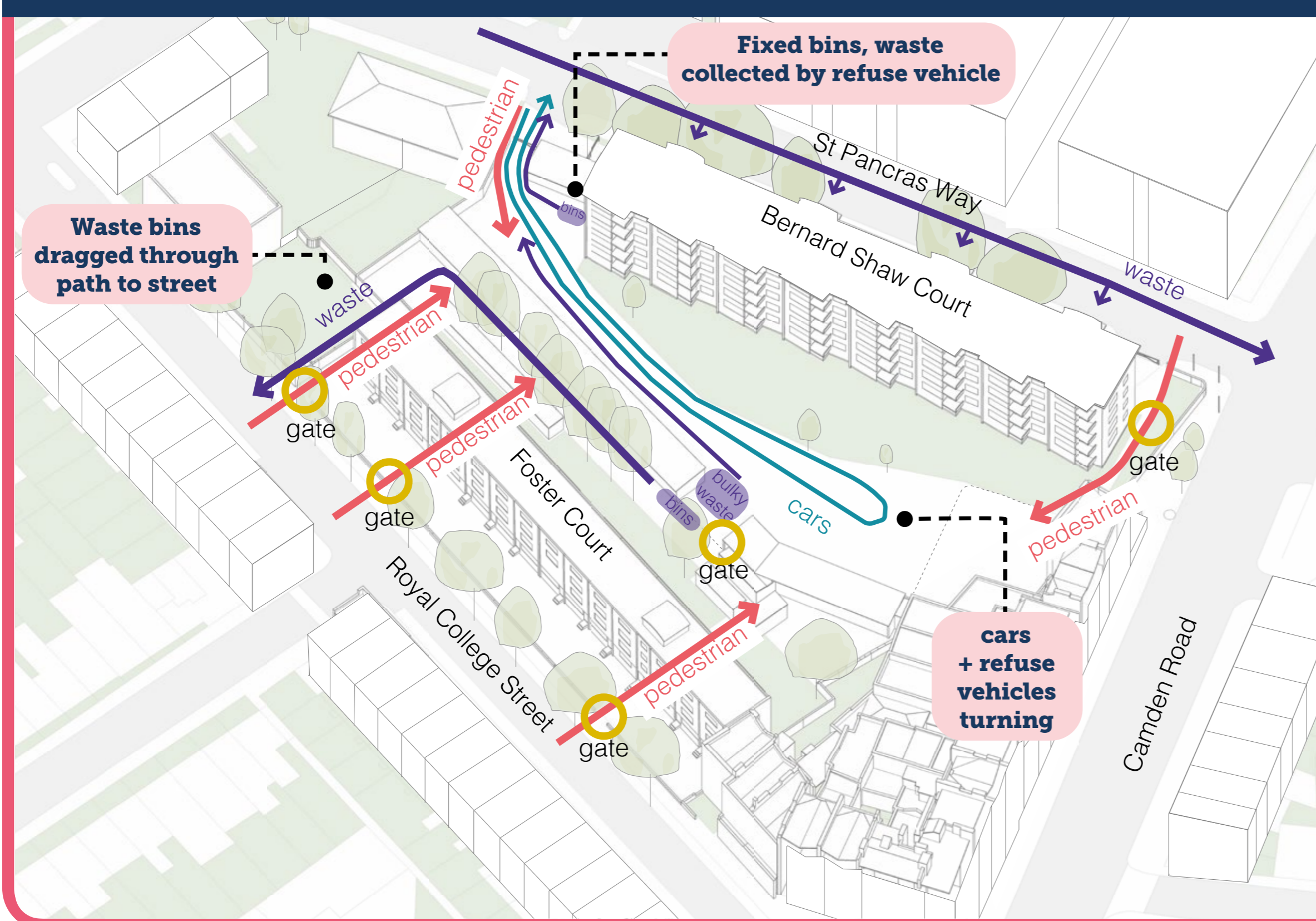
4

Site Analysis



The diagrams below show some of the design team's observations about how things work on the estate at the moment. Tell us if we have missed anything!

Access & Movement



Our observations

- Vehicle site access is from St Pancras Way
- Bernard Shaw Court bins are stored and collected from St Pancras Way
- Foster Court bins are stored behind the gardens. They are collected from Royal College Street and St Pancras Way.
- There are lots of gates - access is managed by keys or fobs

Key:

- Pedestrian route
- Vehicular route
- Waste collection route
- Existing gates
- Bins/Waste

Landscape, Greenery & Play Space

Our observations

- The centre of the site is hard landscaping - tarmac for car access
- Vents from Camden Road commercial units back on to the play area
- Green spaces aren't very well defined - sometimes there are low hedges and rails
- There are lots of mature / significant trees
- There is not much shade in the play space

Key: Open space

- Semi private grassy area
- Paved area
- Tarmac/Parking
- Play space



Storage & Parking



Our observations

Key:

- Existing garages
- Existing car parking spaces
- Existing sheds (used)
- Existing sheds (unused)

We want to understand more about how people use the garages

Have we missed anything?

5

Resident benefits



We want to make sure residents of Bernard Shaw & Foster Court 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 are most important to you.

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

What would you like to see at Bernard Shaw & Foster Court Estate?



Secure resident entry points

A more secure entrance for pedestrians and vehicles



Lighting

To improve safety and reduce antisocial behaviour



Passive Surveillance

Designing buildings and spaces so that people can naturally see and monitor public areas, making them safer



Natural shade

Spaces for play on the estate with shade



Fitness area

Areas that encourage physical activity and exercise



Dog exercising area

Dedicated secure space for dogs to exercise



Seating/ social area

New informal seating



New play facilities

Improved outdoor play areas with natural features



Softer landscape

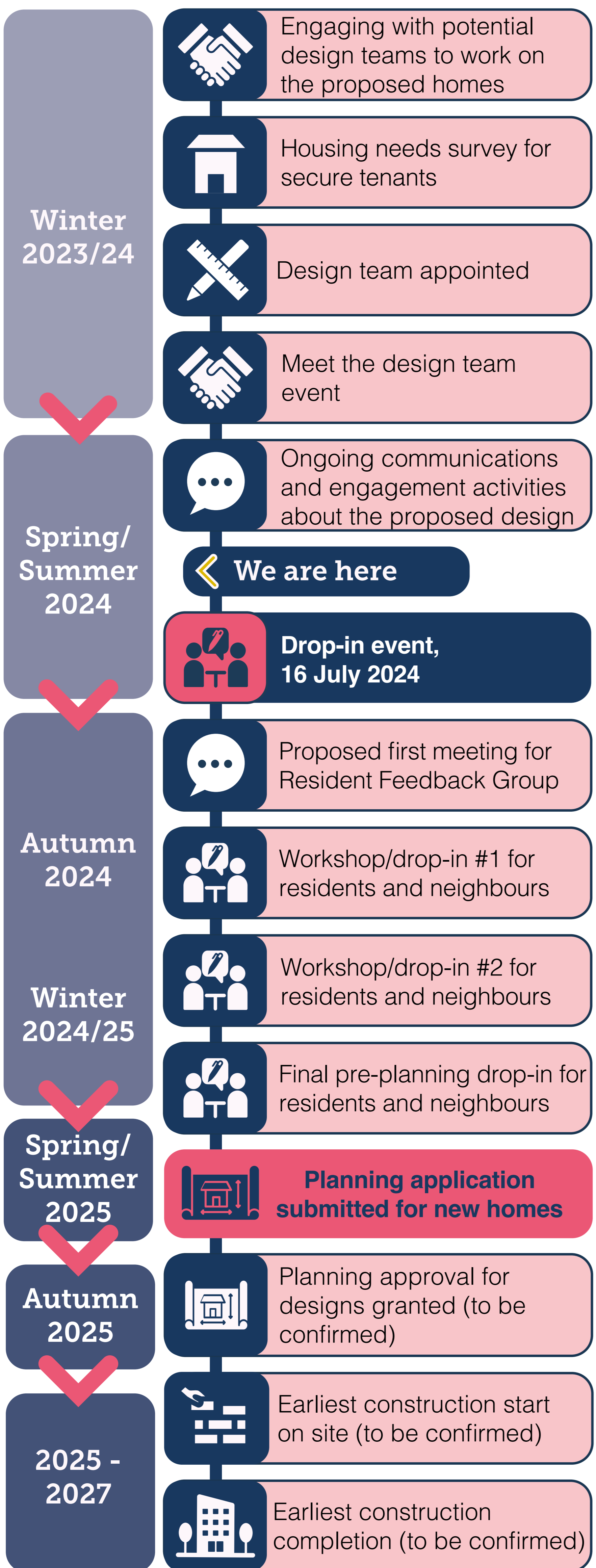
New biodiverse planting in the central courtyard

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

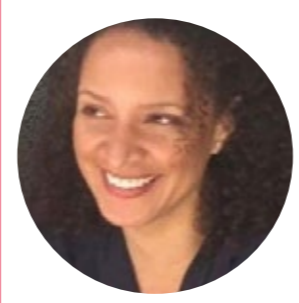
Update design responding to your ideas where possible

Share design developments after the summer

How decisions are made



Get in touch & find out more



Billie Dainton - Senior Development Manager

020 7974 8792

NewHomesSmallSites@camden.gov.uk



Visit our project website at:

www.camdensmallsites-bsfc.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.

Why are we exploring different locations for new homes on the estate?

The last time we spoke with you about possible locations for new homes, we were looking at plots at the ends of both Bernard Shaw Court and Foster Court.

With our new design team on board, we wanted to come to you with expert advice about these two locations and some other potential options for the proposed homes.

These new ideas are slightly different to what we talked about originally, **but we believe it is important to get your feedback on all possible options** before deciding on the best way forward.

We also believe that **some of these options could create great benefits for the estate**, and value your feedback on what you think would work best.

Take a look at the different ideas and please let us know what you think.

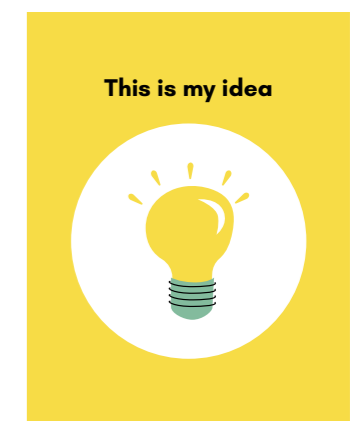
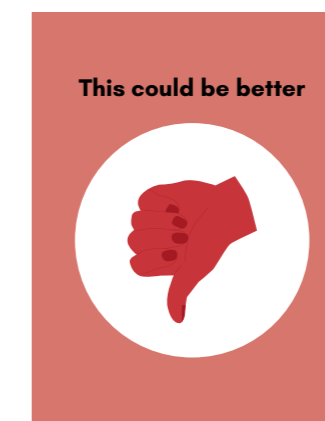
Tell us what you think



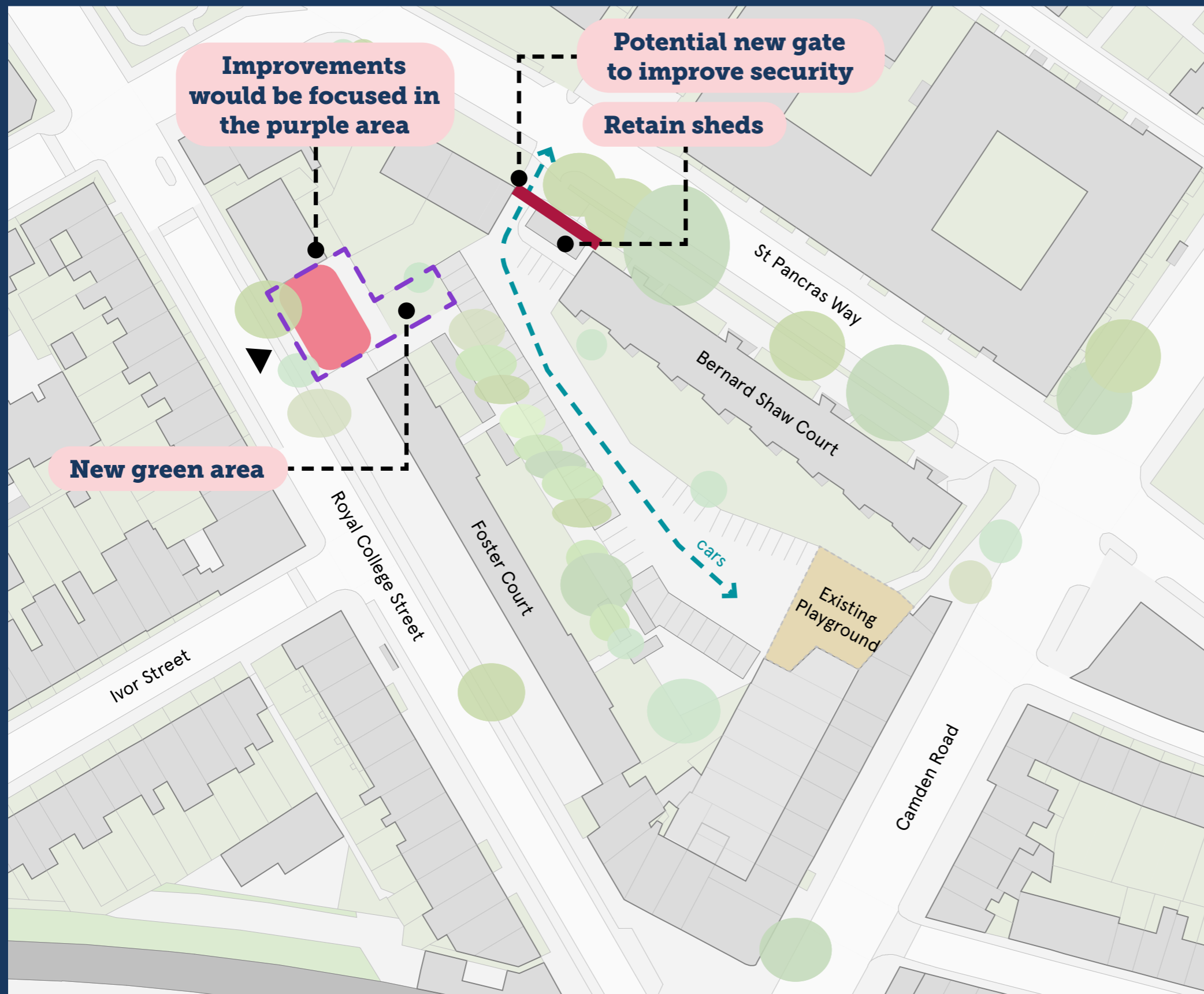
The design team has been exploring various ways to arrange new homes on the estate to maximise benefits for local residents and provide the most affordable housing.

There are four very high level options for your feedback. Each option offers **different potential benefits and compromises**, and we want to understand your preferences.

Use the cards and pins to let us know what you like, what you don't like and your ideas about the different options.



Option A: Area near Foster Court



This idea looks at developing the area next to Foster Court only.

This means there is the least opportunity to provide new homes or make improvements elsewhere on the estate.

Potential benefits

- Some new affordable homes for local people
- Potential new and secure gate next to Bernard Shaw Court

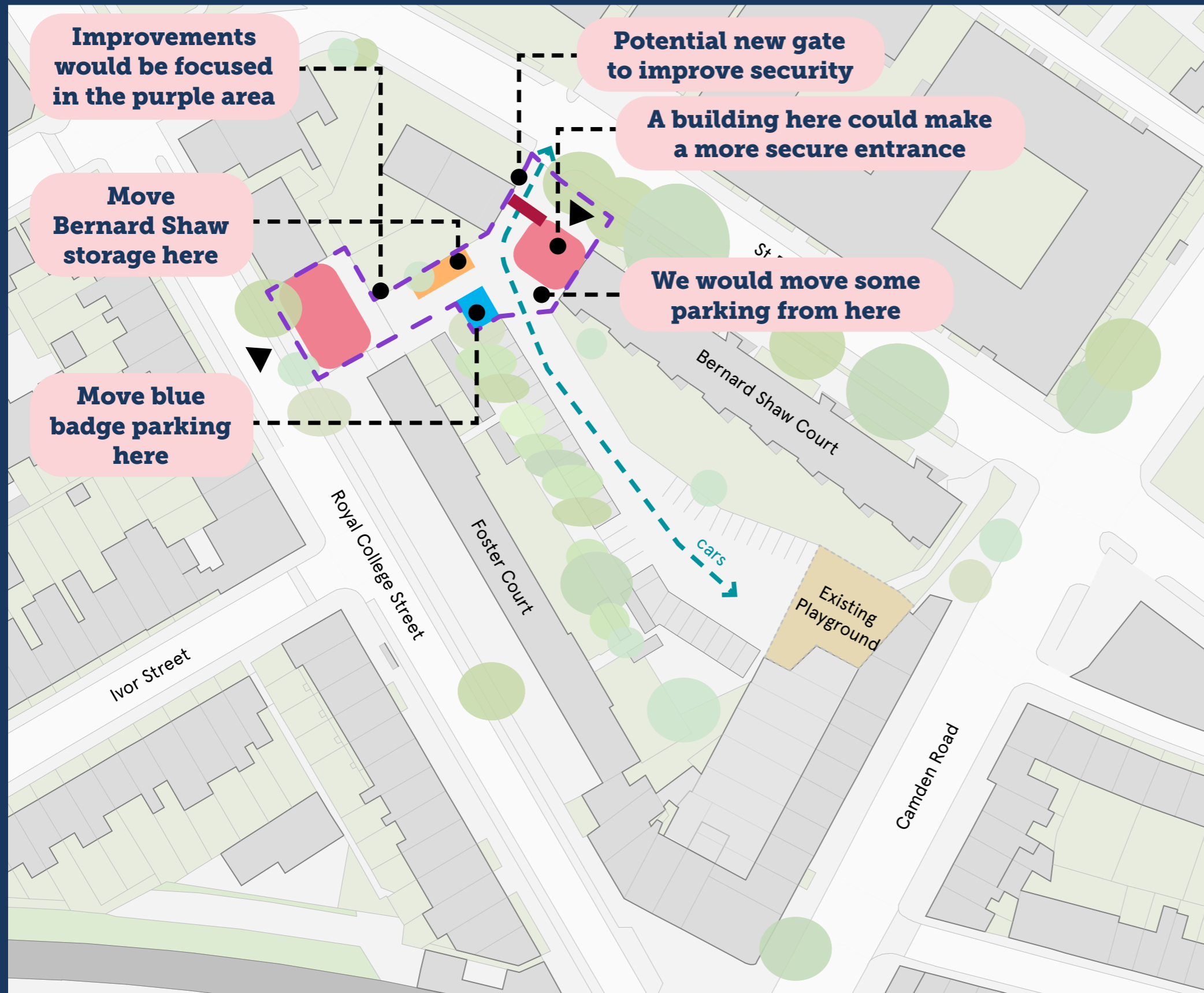
Compromises

- Fewer new affordable homes for local people
- Less opportunity to improve play space
- Existing location of cars and garages mean less opportunity for landscape improvements
- Loss of tree - to be replaced elsewhere on the estate

Key: - - Potential Site Boundary Existing buildings Proposed buildings Play space Trees

What do you think?

Option B: Areas near Foster Court and Bernard Shaw Court



Improvements would be focused in the purple area

Move Bernard Shaw storage here

Move blue badge parking here

Potential new gate to improve security

A building here could make a more secure entrance

We would move some parking from here

This idea looks at developing the area next to Foster Court and Bernard Shaw Court. We would explore where to move Bernard Shaw shed storage space and blue badge parking spaces.

Potential benefits

- Some new affordable homes for local people
- Potential new and secure gate next to Bernard Shaw Court

Compromises

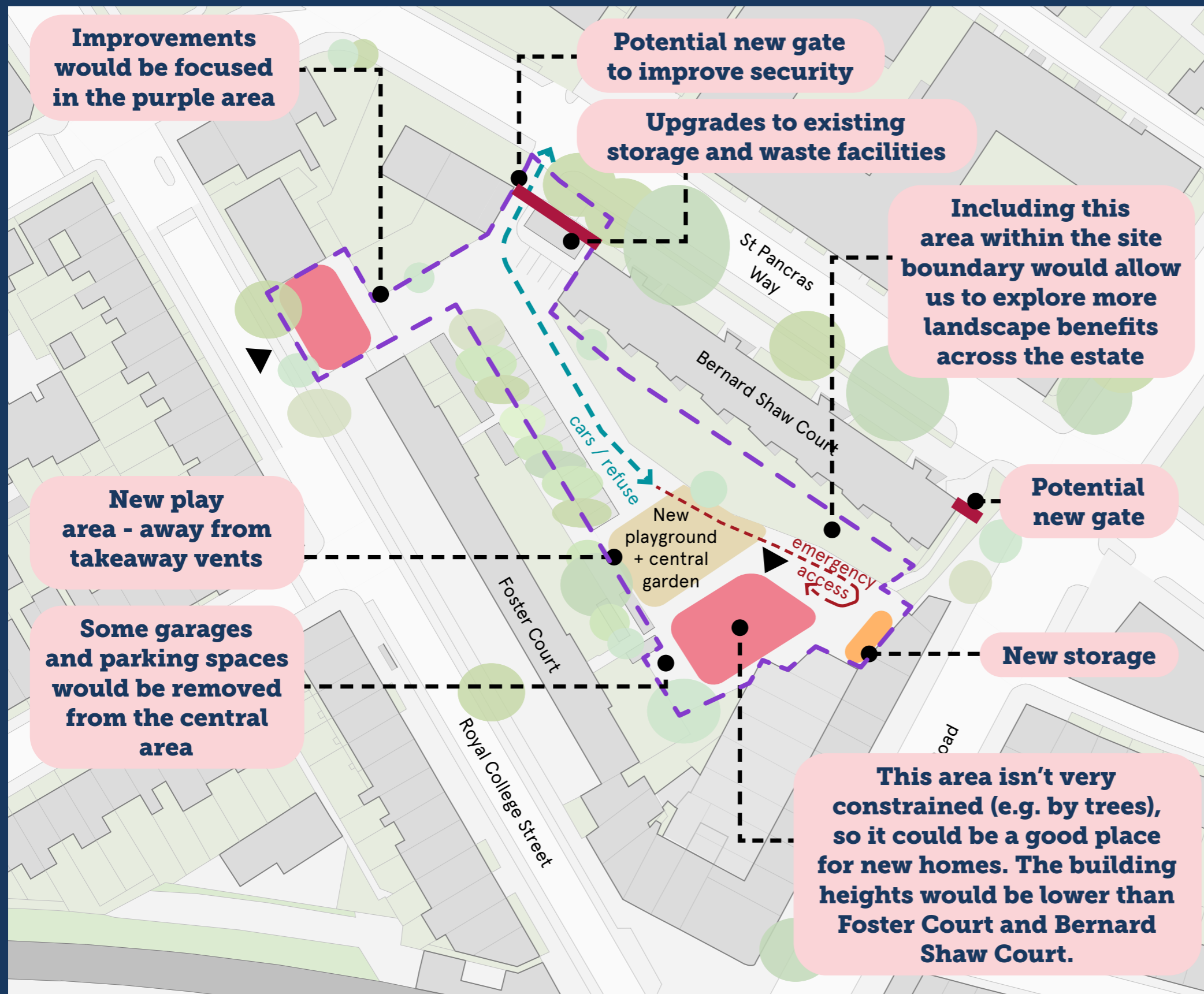
This option has the same compromises as Option 1, plus:

- 6 garages lost
- 4 parking spaces lost (blue badge would be re-provided)
- Bernard Shaw sheds to be moved

Key: - - Potential Site Boundary Existing buildings Proposed buildings Play space Proposed sheds Trees

What do you think?

Option C: Areas near Foster Court and playground



Improvements would be focused in the purple area

Potential new gate to improve security

Upgrades to existing storage and waste facilities

Including this area within the site boundary would allow us to explore more landscape benefits across the estate

New play area - away from takeaway vents

Some garages and parking spaces would be removed from the central area

Potential new gate

New storage

This area isn't very constrained (e.g. by trees), so it could be a good place for new homes. The building heights would be lower than Foster Court and Bernard Shaw Court.

This idea looks at developing the area next to Foster Court and an area in the southern part of the site. New homes would be located to respect the privacy of existing homes.

Potential benefits

- New affordable homes for local people
- Opportunity to improve security to the entrances of the estate
- Cars limited to northern part of the site - this means more opportunity for landscape and play improvements
- Play area in the centre of the site - naturally sheltered by trees
- Better use of old drying area
- Open up central area for use for all estate residents

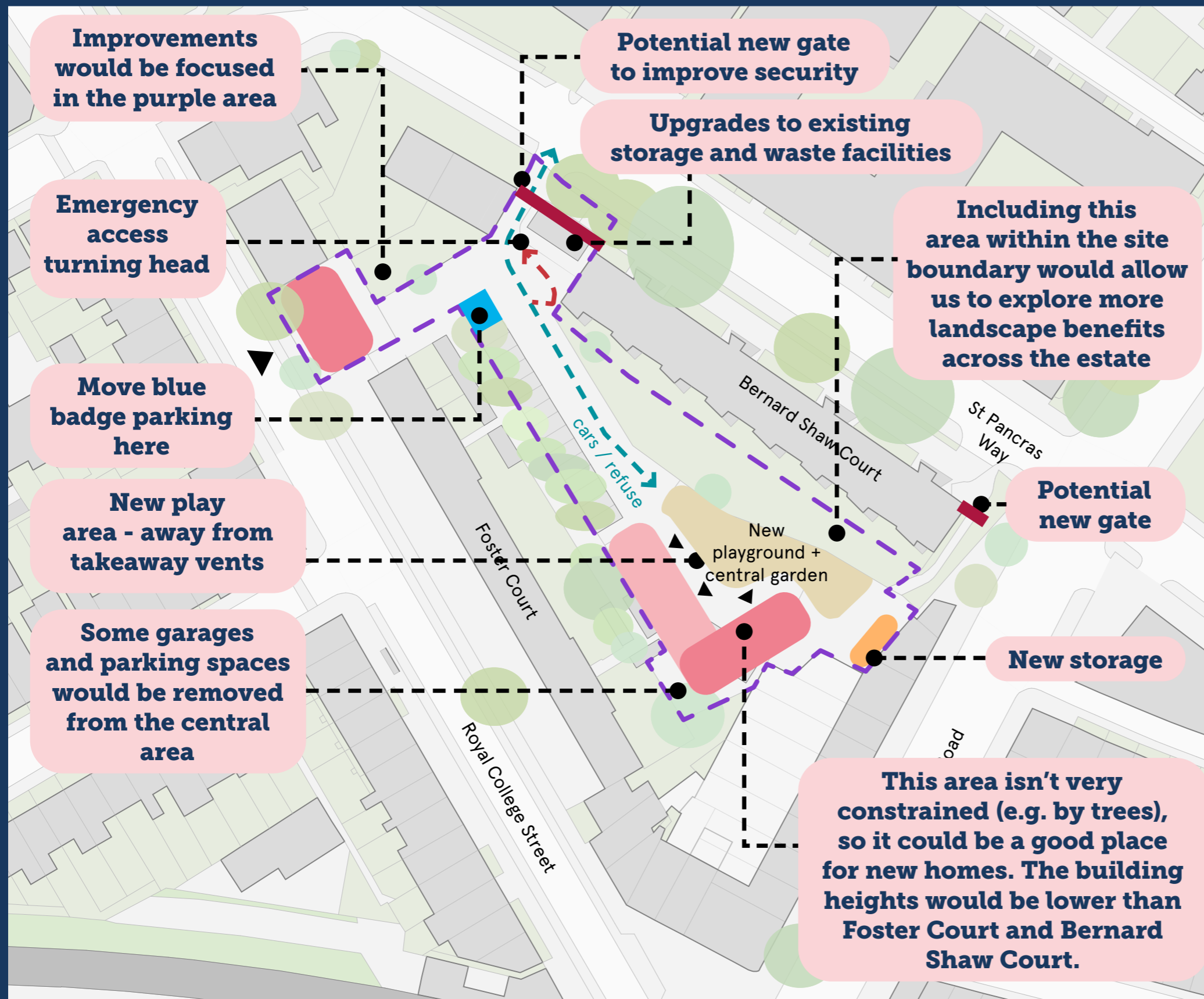
Compromises

- More parking + garages lost, though some new storage to be provided

Key: - - Potential Site Boundary Existing buildings Proposed buildings Play space Trees

What do you think?

Option D: Areas near Foster Court and playground



This idea looks at developing the area next to Foster Court and an area in the southern part of the site. New homes would be located to respect the privacy of existing homes.

Potential benefits

- New affordable homes for local people
- Opportunity to improve security to the entrances of the estate
- Cars limited to northern part of the site - this means more opportunity for landscape and play improvements
- Play area in the centre of the site - naturally sheltered by trees
- Better use of old drying area
- Open up central area for use for all estate residents

Compromises

- More parking + garages lost, though some new storage to be provided

Key: - - Potential Site Boundary Existing buildings Proposed buildings Play space Trees

What do you think?