

# Bernard Shaw Foster Court Estate

Early design ideas drop-in feedback summary, August 2024

## Context

An event was held on 16 July 2024 to share Archio's initial site understanding and design thinking in order to prompt conversation about what the appetite for change and improvements may be.

The intention was to gather feedback on 4 design options that took different approaches to placing new homes on the estate.

At the request of residents and neighbours feedback channels were kept open until 11 August 2024 and where printed copies of the drop in materials were requested these were sent.

We acknowledge that some of the early design ideas shown at our event in July included areas that had previously not been identified for new homes. As mentioned at the event, we wanted to show the full range of ideas the design team were considering and talk to residents about the potential opportunities each one presented.

We collected feedback at the event and then following the event we received further emails, surveys and letters sharing resident opinions.

## Key themes from event feedback

### 1 Parking and storage replacement

Users of these facilities requested more clarity on how/if these would be replaced if built on. Priority should be given to residents of the estate or replacement.

### 2 Security

Security continues to be a key concern for residents. Limiting access to the central area was seen as positive and ideas for improving security were preferred.

### 3 Site analysis

We received very useful feedback on the site analysis material that the team have received to incorporate into their next set of information. There was particular interest in accurately noting existing trees in order to further discuss the impact of any proposals on trees.

### 4 Estate repairs

There are ongoing concerns that existing repairs and maintenance are not being addressed.

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## Feedback on options

We received very mixed feedback on these ideas based on their impact on individual residents. While some residents supported the idea of homes in several locations on the estate, others were concerned about the idea of new homes in general.

### Option A Area near Foster Court Only

This site is seen as a positive use of a space that is currently underused and supported by most residents.

### Option B Area near Foster Court and Bernard Shaw

This approach was seen as a compromise position and minimised parking loss.

### Option C+D Area of Foster Court and Playground Site

It was identified that these options allow for more improvements to the wider estate including the Bernard Shaw green space and playspace but this is balanced with concerns about parking, storage, and negative perceptions of impact on light and privacy for existing homes.

### Option D Area of Foster Court and Playground Site

In addition to the above feedback there was additional support on a focus on houses.

**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 homes for local people
- Less opportunity for landscape and play improvements
- Existing garages and parking spaces lost
- Loss of Bernard Shaw sheds to be moved

**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**

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 Trees

**What do you think?**

**Option C: 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, helping to address anti-social behaviour and improve security

**Compromises**

- More parking + garages lost
- 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, helping to address anti-social behaviour and improve security

**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?**

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## Feedback on estate improvements

Features that directly improved security were seen as having the most impact and seating/social spaces and fitness area were seen as having the least impact if not combined with security as they could attract further ASB. Secure resident entry points was the most popular intervention as residents wanted to minimise access to non-residents.

Improving play provision was identified as impactful, on the condition that security could be improved, and setting it within softer landscape including making better use of green space in front of Bernard Shaw.



## Other comments

- **Clarity over storage replacement.** When considering options C & D storage and garage users wanted to understand specific approaches for replacing storage in other areas on the estate.
- **Construction disruption.** Concerns about construction disruption including the duration of any construction process were raised.

### Feedback received following the event\*

Following the drop in event we received emails and a letter endorsed by some residents about the project. This feedback included sentiment on the engagement approach. The key themes from this feedback are listed below in bold, and we have provided a response under each theme.

#### **Reversal of intention to develop in areas A & B only.**

The drop-in event in May 2023 focused on the idea of building only in areas A and B, however with a design team in place we wanted to take on board their expert advice. Through their analysis of the site, they wanted to explore design options that looked at potential benefits across the estate and balanced these with the constraints of the site. We felt it was important to have an open conversation with residents about all potential routes for the design before finalising an approach.

#### **Existing unresolved repairs:**

**There are ongoing concerns that repairs that have been reported on multiple occasions have not yet been completed and the walkabout in 2023 did not result in the action residents expected.**

These concerns have been communicated to the repairs team.

#### **Clarity on parking and storage.**

At this stage of the project it is not possible to be definite on the amount of parking/ garages that may be disrupted and any replacement put in place, however, the team are aware that this will need to be an ongoing conversation. The team is currently looking at options for potential reprovision on the estate and will share further information on this and how we will prioritise different user groups at the next engagement event.

#### **Overlooking:**

**There were concerns that options C and D would result in significant loss of privacy for existing homes; this is linked to concerns about the proposed new homes causing overcrowding on the estate.**

The information shared did not show height or specific building footprints therefore the exact impact has not yet been identified.



### Play area:

**There was concern that the existing play area is well used. We heard that losing it would have a significant negative impact for residents and this is an area residents were previously told would not be built on. It is valued that the area is away from the road and the area in front can be used for bikes and scooters. There was a perception that the new locations identified in option C & D would cause congestion in the central area and potentially promote more ASB and security issues.**

We are committed to relocating the play space if it moves as a result of the proposed designs. We understand that residents are concerned about placement, safety and security in relation to the play area. The design team will be carefully considering these factors as designs move forward.

### Size of new homes:

**Questions were raised over the aims of the programme. There were concerns that the new homes will be 1-bedroom properties and therefore not family homes, so will not provide homes for local people/ residents housed in adequate homes. Residents felt this is counter to how the NHSS programme has been promoted and were concerned that these homes will be expensive and not for local people.**

The number and size of new homes has not been confirmed yet but all homes will be Council-owned homes for affordable rent – this means they will either be let at Social Rent or Camden Living Intermediate Rent. To clarify, the information shared did not show 1-bedroom homes and the team will be working with planners to ensure that a suitable mix of homes is provided.

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\* Following the preparation of this summary we received an additional vision and objectives document for New Homes for Small Sites that we wanted to acknowledge the receipt of. The themes in this document reflect much of the feedback we received during this round of engagement.