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New Homes for Small Sites Bernard Shaw Foster Court Estate



The story so far

Cabinet decision made:

On the 22 February 2023 Camden Council's Cabinet agreed to **move forward and prepare a planning application for new homes on a small site on Bernard Shaw and Foster Court Estate.**



How was this decision made?

A recommendation to move forward with exploring new homes on your estate was made based on the following considerations:

- If the site is suitable to build new homes on
- The current use of the space
- The Council's commitment to addressing housing need in the borough
- Resident feedback through Local Conversations

What's next?

Camden Council's New Homes for Small Sites team want to work alongside you to develop a design for **approximately 7-15 council and/or Camden Living Rent homes.**

We also want to see how the project could benefit local residents, and the potential to improve some existing outside areas on the estate.

Focus area on your estate

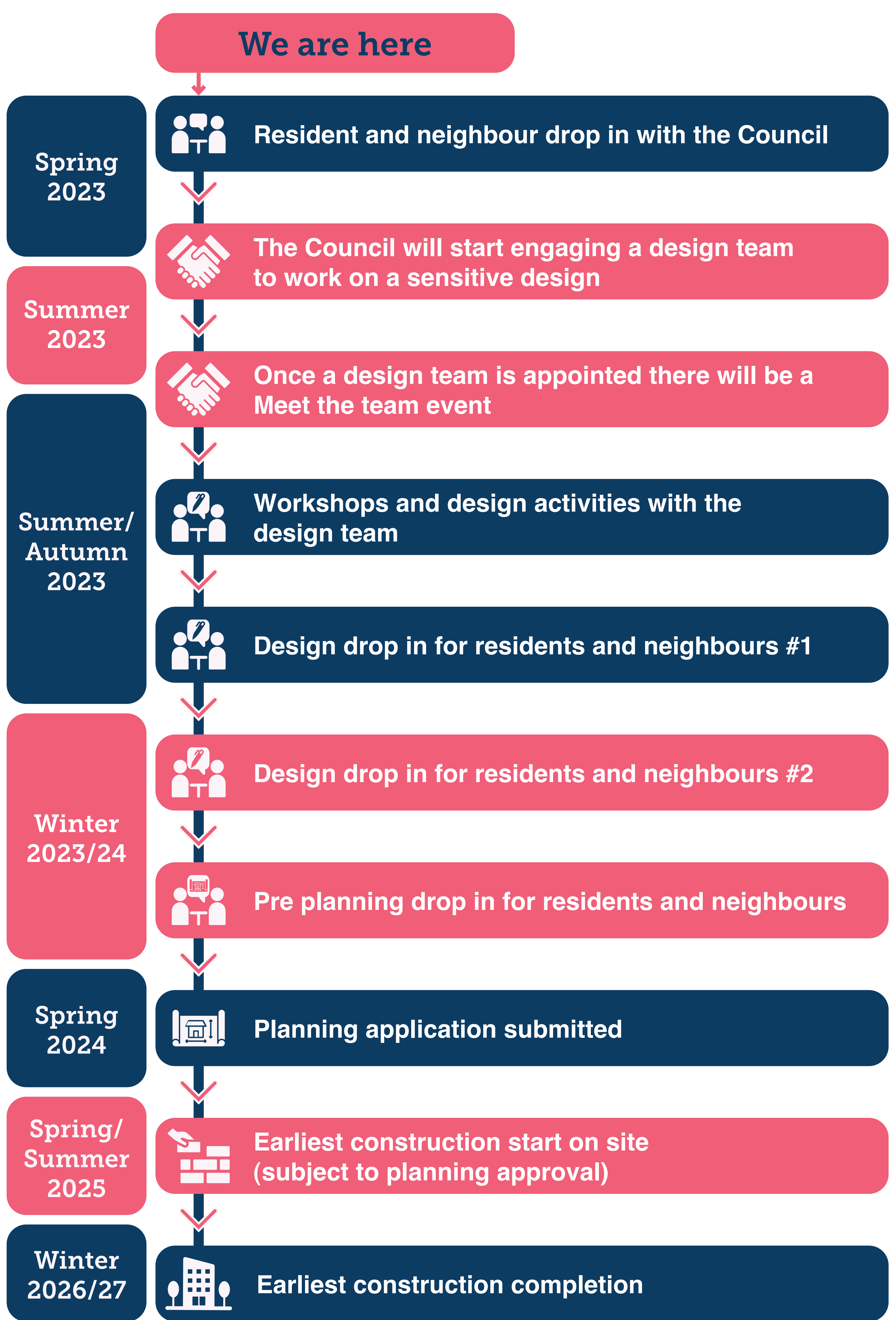


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Indicative project timeline*



*Indicative timeline may be subject to change

New Homes for Small Sites

Bernard Shaw Foster Court Estate

What we've heard so far

We heard your ideas and concerns about development during our Local Conversations programme from June to November 2022 and recognise that the majority of residents we engaged with told us they were concerned about development. As we move forward with design, we will be considering your feedback where you told us:

YOU DID WANT

- ✓ Improved maintenance of existing homes and outside areas in the short term

YOU DID NOT WANT

- ✗ New homes placed in the centre of the estate between the two blocks
- ✗ Overcrowding from too many new homes or negative impact on daylight or overlooking
- ✗ Loss of central green space

Safety and security

This site was identified as a problem area and people would like to see improved security. Suggestions included CCTV and secured resident-only access to prevent ASB and dumping.

Central area not suitable

Many expressed that the central area where the carparking and garages are was not suitable to be built on. This mirrors the sentiment on the feedback forms and general concerns that people had about the project.

Main concerns were blocking of light, views and openness of existing homes, and loss of carparking/storage.

Other ideas included improving appearance with planting, murals and landscaping.

Other comments

General maintenance to existing buildings such as painting and fencing.



Potential build site

10 participants identified this as a location that they thought new homes could be built.

The main reasons given were that it was currently underutilised and building here would minimally impact on existing homes.

Improve green spaces

10 participants mentioned a desire to improve green spaces. Suggestions included making more social spaces, picnic areas, allotments, and planting. Concerns included mitigating antisocial behaviour in the evening, mopeds and improving access to residents only.

Improve playground

5 participants mentioned a desire to improve and update the playground, which is currently well used. Suggestions included security and better maintenance.

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How you can get involved

There are no designs yet and we want to carry on talking to residents and neighbours as these are developed. This includes hearing your thoughts and ideas on the following themes:



Landscape and playspaces

We want to get your ideas for new outside spaces next to new homes and potential improvements to existing outside spaces:

- Connection to other landscape on the estate
- Kinds of plants and paving
- Safety (lighting and overlooking etc)
- Rejuvenation of trees
- Improvements to existing open spaces
- Location and ideas for types of play



Facilities

The new homes will require new waste and recycling facilities and it might be possible to improve existing facilities on the estate. We want to know your ideas for:

- Secured bike storage
- Improvements and best usage of remaining storage space and bin stores



Access and movement

The position of the new homes could change how you can access and move through the estate. Your feedback can shape:

- How this could make the estate safer
- How to best use and improve existing routes in and out of the estate
- Design of edges of the site and how they work in relation to the existing.
- Quality of character of routes, connections and entry points.



Urban design

Number of new homes was set in the cabinet report and design standards set size of rooms, and distance between buildings. Your feedback can influence the shape, size look and feel of the new buildings and how to make them feel like part of the estate.

Things that are fixed:



No. of new homes and tenure

The scheme would provide approximately 7-15 homes that will be council rent or CamdenLiving rent.

There will be a local lettings policy that gives priority to local residents who are on the housing waiting list. If you are living in accommodation that doesn't meet your needs and you would like to find out if you could be eligible contact XYZ



Investment into the existing estate

There is some money allocated to improving outside areas on the estate as part of this project and we want to understand your priorities for this.

Repairs or maintenance work to your homes will take place separately to, and regardless of the New Homes for Small sites programme. This will be carried out in line with the planned works program. You are also able to report specific repairs issues to the reactive and responsive repairs team <contact details>

Please get in touch if you have any questions or visit our website



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