

1. New Homes for Small Sites

BSFC Estate | Early Design Ideas Drop-in, November 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 proposals at Bernard Shaw Foster Court Estate.

Today you can:



Meet the architects for the proposed new homes



See two early design ideas 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. We are joined by landscape architects BBUK.

Archio



Emma Bennett
Senior Architect



Will Hayter
Architectural Assistant

BBUK



Martyna Berek
Associate



Abbie Johnson
Landscape Architect



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



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.

Your Feedback

In July, many residents agreed that new affordable homes for people in housing need are a priority for the Borough, and that some could be built on the estate. Residents were keen to see low-rise homes, and wanted to understand more about how the estate could change if they are built.

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 households earning £30K to £90K 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 on the site now

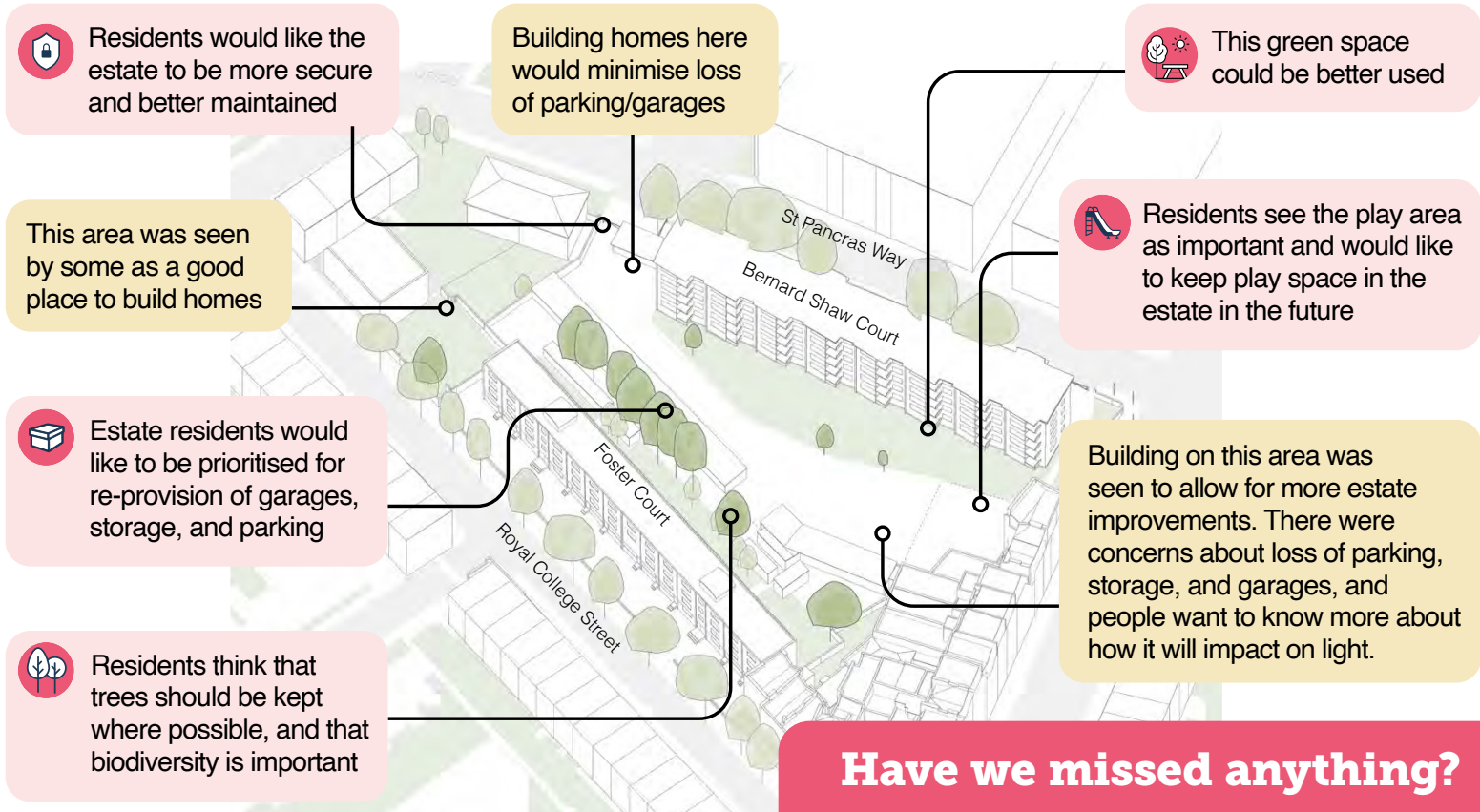
Understanding your estate

Since 2022, we have been speaking with local residents to understand how you feel about the area and get to know your concerns and priorities.

Thank you to everyone who came to our event in July 2024. One of the things that we discussed was how the estate works now. The images below show what we know about the estate and initial design responses.



Mapping your feedback

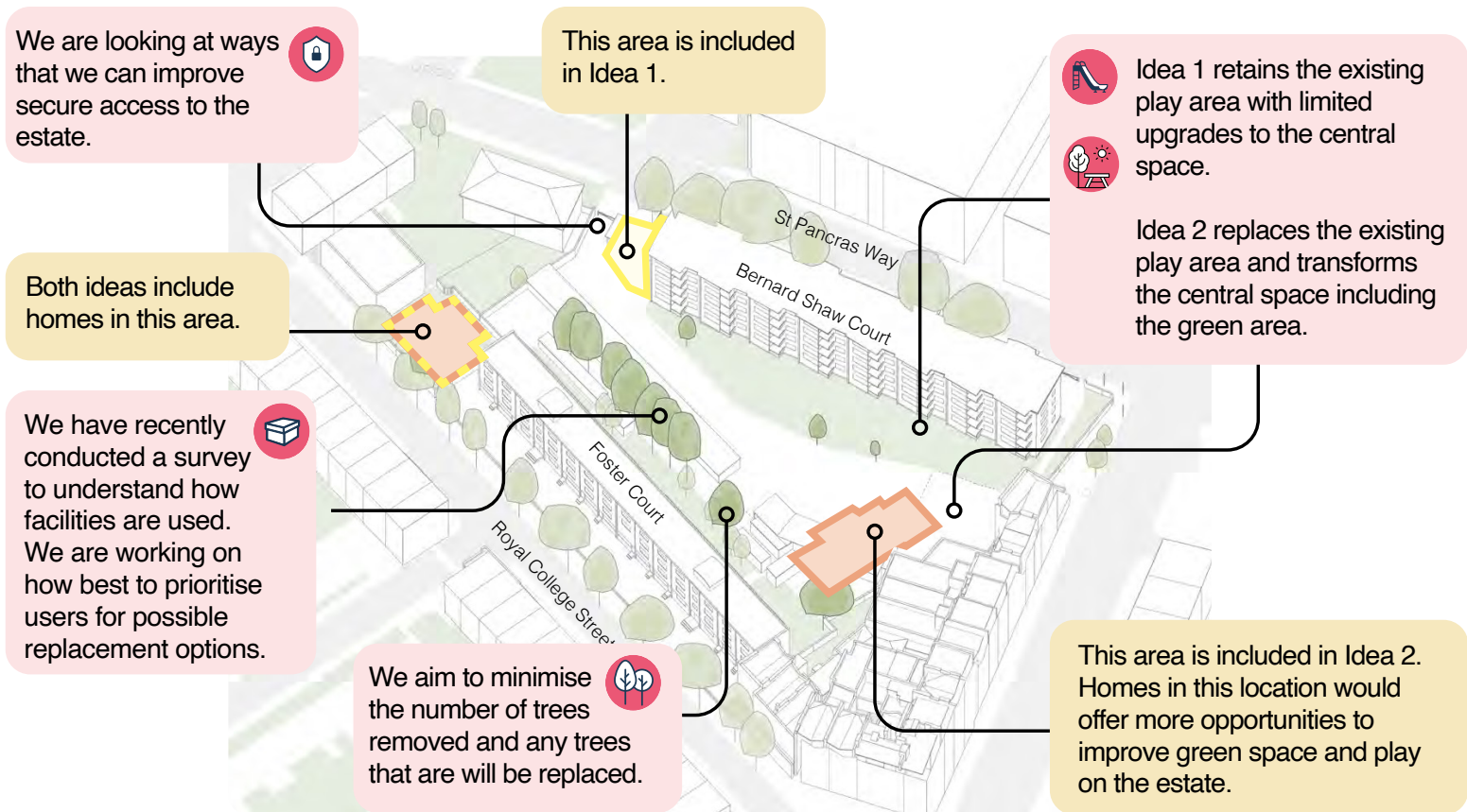


Have we missed anything?

Early design ideas

Balancing feedback and the need to build affordable homes, we are exploring these two ideas for development:

Key: ■ Idea 1 ■ Idea 2



4. Your feedback continued

Your feedback on potential resident benefits



- Overall, ideas to improve security were seen as having the most impact.
- Secure entry points were the most popular idea.
- Improving play space was also popular.
- Residents wanted to see this combined with security and soft landscape improvements.
- Seating and social spaces were seen as having the least impact.

Below we have responded to some of the key topics raised at our July event. As designs develop, we will be able to share more information on these topics in response to your feedback.

Other feedback and comments

Garages, parking and storage

Residents who use garages, parking, or storage are concerned about the potential loss of these facilities.

In October, the Council surveyed users to understand their needs. The results of the survey will help us develop a plan to prioritise replacements. We aim to prioritise estate residents for on-estate replacements where possible.

If you rent a garage, parking space, or storage and have not yet completed your survey, please speak to us today or email: NewHomesSmallSites@camden.gov.uk

Safety and security

We are exploring ways to improve the security of the estate that align with planning policy.

Planners have advised that closing off estates is generally against policy, but we will continue to pass on your feedback and look at other ways to address security issues.

Waste disposal and emergency access:

Residents wanted to know how access for vehicles would work. We have considered this in both design ideas shown today.

We will ensure that any proposal has bin storage, recycling options, and safe access for emergency and waste collection vehicles. More details will be available as designs develop.

Managing construction

Residents asked about construction management to safeguard the estate and neighbours.

If planning permission is granted, we will consult on a Construction Management Plan, outlining contractor guidelines on working hours, noise, and dust. An early draft will accompany the planning application.

The following are next steps if planning permission is given:

- 1 Camden hires a construction contractor
- 2 The contractor and Camden update the draft Construction Management Plan
- 3 Residents are consulted on the draft Construction Management Plan
- 4 A final Construction Management Plan is approved by the Planning team before works start.



For a full summary of feedback from July, scan the QR code or visit our website: camdensmallsites-bsfc.co.uk/resources

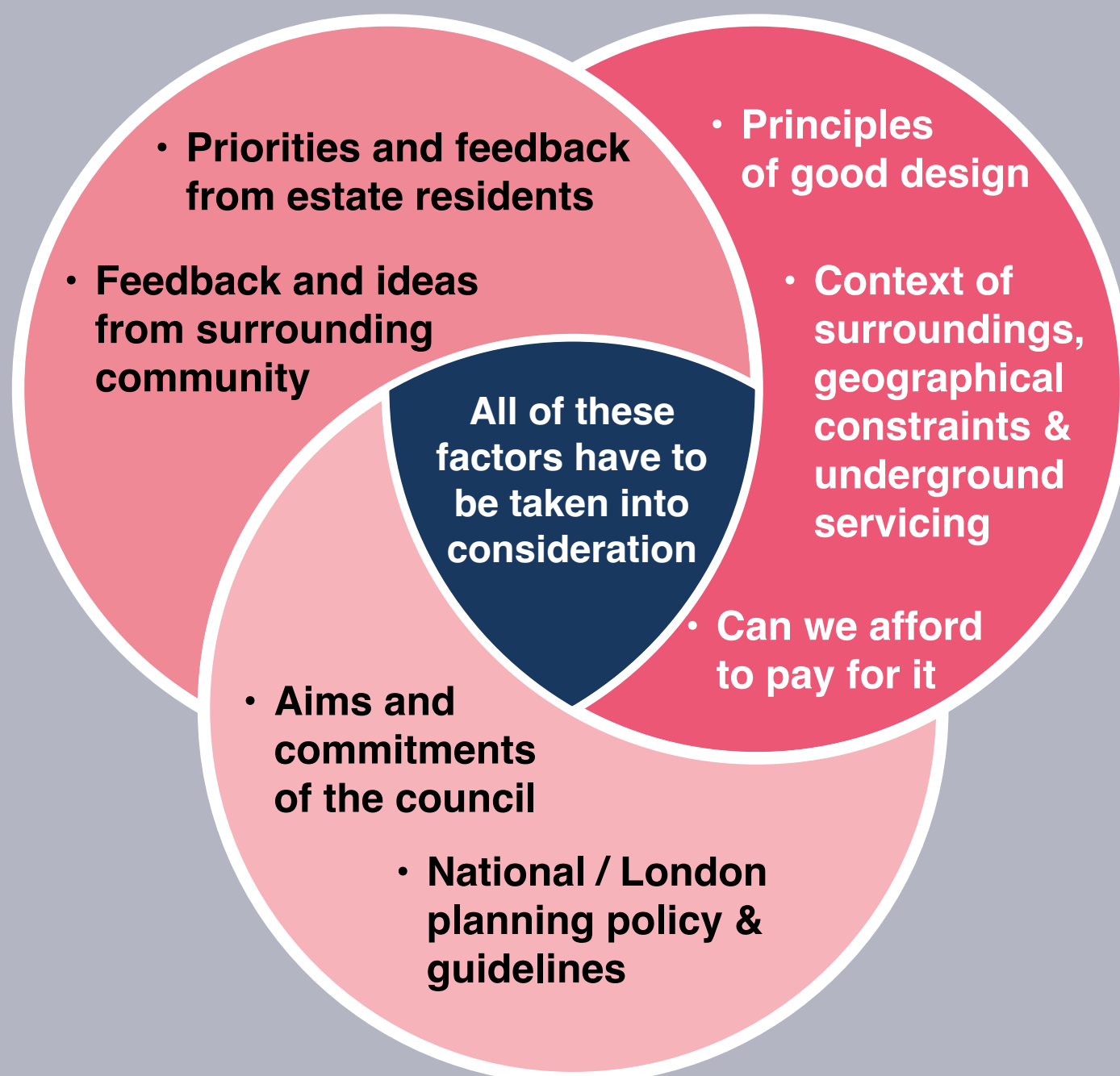
For an example of a similar plan, see our work on the Castle Road Estate Demolition Management Plan here: camdensmallsites-castle.co.uk/resources

Two ideas are being considered

We are currently considering two ideas for building new affordable homes on the estate. At this early stage, we are working to balance feedback from residents, the planning team, and the Council's priorities to deliver new affordable homes.

Your feedback is important to us and we consider it as part of our decision-making process. There are also a number of other factors that help the Council decide how to build new affordable homes.

The diagram below shows the different factors we consider when putting forward a planning application for new homes.

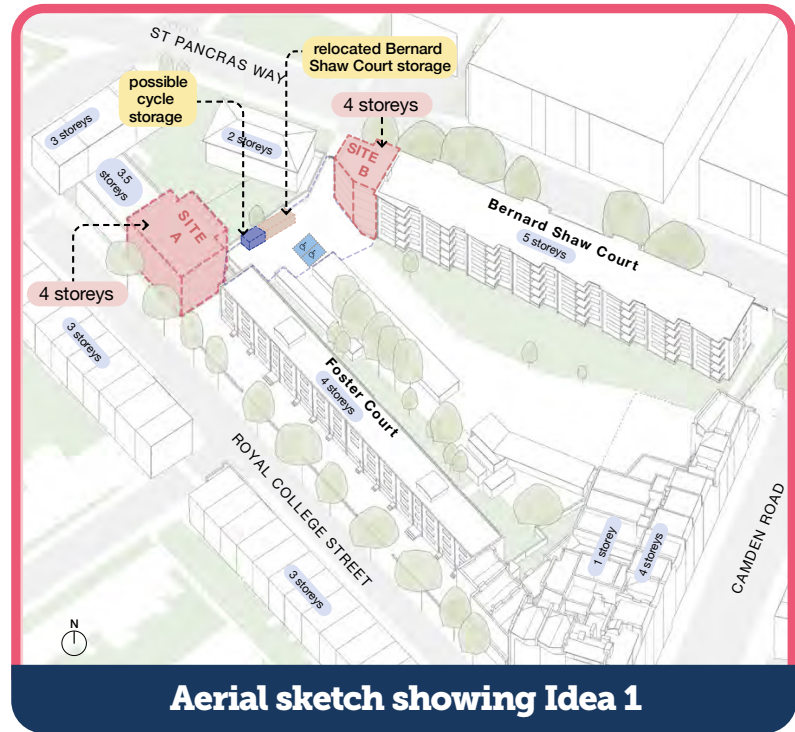


5. Design idea 1

Foster Court and Bernard Shaw Court

What's included in this idea?

-  Approx. 9 affordable homes (four 1-bed, three 2-bed, two 3-bed)
-  Retain approx. 23 of 29 garages
-  Retain approx 16 of 20 parking spaces, and add two new accessible bays
-  No change to Foster Court Sheds
-  Bernard Shaw Court Sheds reprovided
-  Central area and play area remain unchanged



Aerial sketch showing Idea 1

These illustrations show early indicative massing (height and size) of the buildings



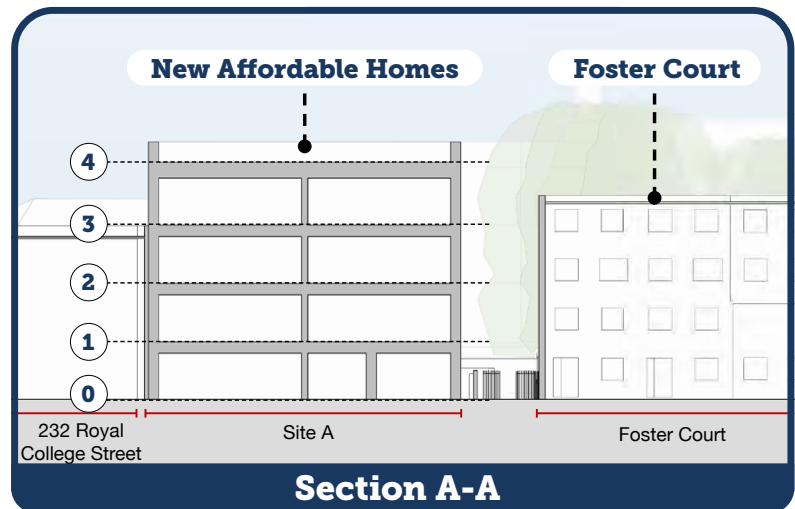
View of Site A looking towards Royal College street from inside the estate



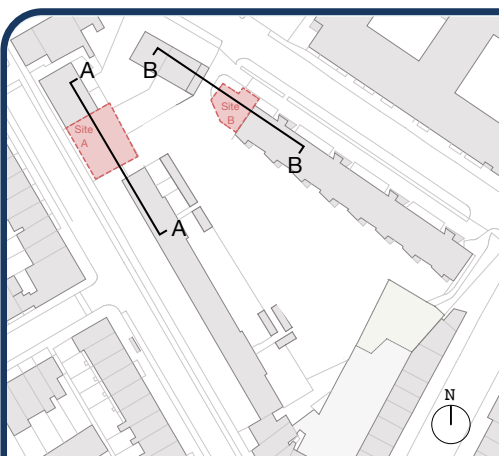
View down St Pancras Way looking towards Site B and Bernard Shaw Court



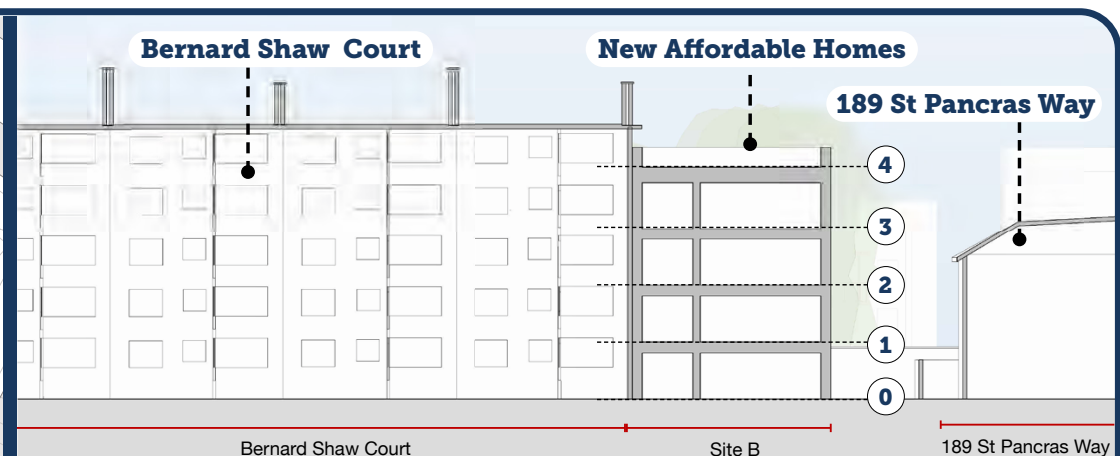
View of Site B from inside the estate



Section A-A



This plan shows where these sections are taken from.



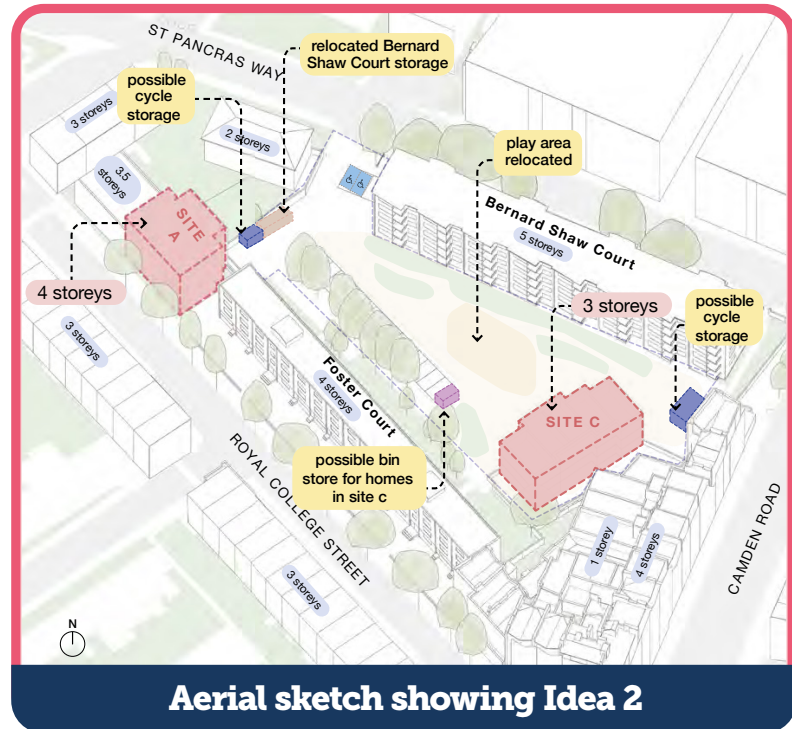
Section B-B

6. Design idea 2

Foster Court and Playground

What's included in this idea?

-  Approx. 13 affordable homes (two 1-bed, nine 2-bed, two 3-bed)
-  29 garages are replaced with approx. 20 parking spaces prioritised for estate residents
-  Approx. 25 sheds across the estate
-  Landscape improvements to central area behind Bernard Shaw Court
-  Play area relocated to centre of site



Aerial sketch showing Idea 2

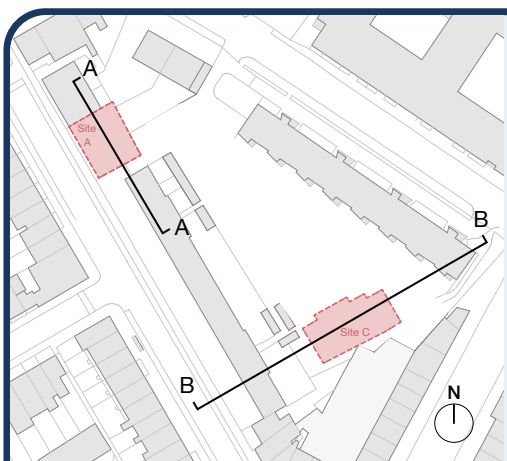
These illustrations show early indicative massing (height and size) of the buildings



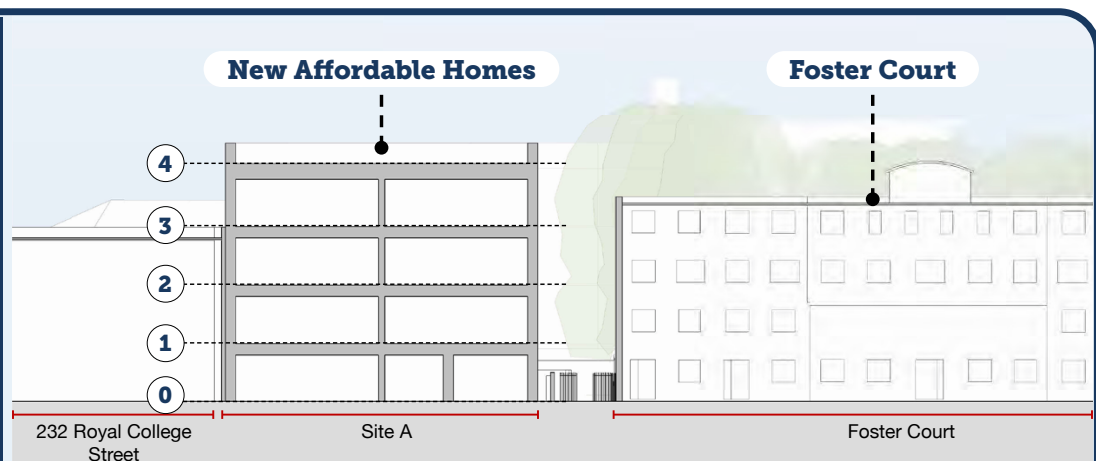
View down Royal College Street looking towards Site A and Foster Court



View looking towards Site C with Bernard Shaw on the left and Foster Court on the right



This plan shows where these sections are taken from.



Section A-A



Section B-B

7. Landscape ideas

Each idea for new affordable homes comes with a different approach to landscaping.

Idea 1

If we take forward Idea 1, landscaping improvements would be focused on the area around the buildings. Below are some ideas we could explore in this space.



...and frontage onto St Pancras Way

For Idea 2, we could explore these landscape improvements in addition to the ones shown below.

Key: proposed new building accessible car parking area for possible landscaping improvements
 new external storage possible cycle storage entrance to new homes

Idea 2

If we progress Idea 2, we would be able to make landscape improvements across the whole estate, opening up the space between Bernard Shaw Court and Foster Court. The image below shows some more ideas we could explore in the estate.



Key: proposed new building accessible car parking possible bin store for new homes area for possible landscaping improvements
 new external storage possible cycle storage ● possible riser inlet for fire
 entrance to new homes

Complete our landscaping feedback activity today and tell us what you think of these ideas

8. 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.



Resident Feedback Group

We have held our first meeting of the Bernard Shaw Foster Court Resident Feedback Group, where we showed a preview of the materials we have presented today.

We will be collating notes from the meeting and will share them on our website in the coming weeks.

Thank you to all who applied to be part of the group - we appreciate your interest in these proposals and hope to keep seeing you at our events.

Next steps

Process & analyse your feedback

Update design responding to your ideas where possible

Share design developments early next year

Get in touch & find out more



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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.