

# New Homes for Small Sites

## Bernard Shaw and Foster Court Estate

Newsletter June 2023

### Tell us your priorities for designs of new homes on the estate



Following a cabinet decision in February 2023, Camden Council's New Homes for Small Sites team want to work alongside you to develop a planning application for **approximately 7-15 council and/or Camden Living Rent homes**.

Thank you to the 32 residents and neighbours for attending our May drop in.

Did you miss it?

Tell us your ideas online here: [bit.ly/bsfc2](https://bit.ly/bsfc2)

### Conversations with Garage & Storage Shed Users

We have written to residents to invite you to a one-to-one conversation about their parking and storage needs if impacted by building new homes in these locations.

If you have not yet arranged your conversation please contact Billie Dainton on:

☎ 020 7974 8792

✉ [NewHomesSmallSites@camden.gov.uk](mailto:NewHomesSmallSites@camden.gov.uk)

### Understanding your priorities

Whilst the Cabinet decision to prepare a planning application for new Council and Camden Living homes is set, your feedback can influence the designs as they develop. We will work closely with you and housing management to identify improvements that can be made. We asked for your priorities for these themes and this is a summary of what we heard:



#### Landscape and playspaces

**Green space:** improving and increasing the amount of useable space

**Privacy:** to ground floor units through hedges or greenery

**Play space:** improving the setting and quality



#### Facilities

**Improving recycling & bins area:** addressing the overflowing and unsanitary setting of existing facilities and impact of wind blowing waste around the estate

**Bike storage:** providing secure bike storage



#### Urban design

**Heights:** be sensitive to surrounding buildings and try to maintain street setting

**Trees:** keep existing trees and aim to increase where possible



#### Access and movement

**Secure boundary:** preventing public access through the estate to address antisocial behaviour, estate security and rubbish dumping.

### Hearing your feedback

Feedback showed that residents were generally more supportive of the reduction in the site areas and were more supportive of site A (next to Foster Court) than site B (next to Bernard Shaw). Concerns focused on construction disruption, noise, dust and access to the central area for parking, garages and play. We are working with our Estates Team to address specific concerns about maintenance and repairs and have notified our colleagues about the issues of antisocial behaviour raised.

### What's next?



#### Door knocking

From 19 June – 30 June we will be door knocking on your estate to talk to residents we did not speak to at the drop ins. We will be collecting feedback on the key themes and any other comments you have. You can comment online via our new website.

[www.camdensmallsites-bsfc.co.uk](http://www.camdensmallsites-bsfc.co.uk)



#### Meet the designers

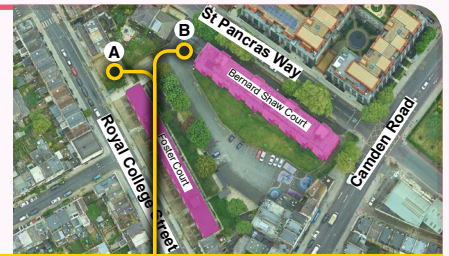
We are in the process of finding a design team to work with us, residents and neighbours. When they are appointed we will arrange an event in late summer 2023.

# Indicative timeline\*



\*Indicative timeline may be subject to change

There are no detailed designs yet and we want to carry on talking to residents and neighbours as these are developed



**We will be focusing on homes in these locations - area next to Foster Court and the store sheds next to Bernard Shaw Court.**

## Repairs

Our repairs team work hard to keep your council homes safe, warm and in good repair all year round. You should report any damp and mould in your council homes straight away.

**If your repair is an emergency please call 020 7974 4444 option 3 then 1**

How to report a repair online Log in or sign up at: [camden.gov.uk/camdenaccount](https://camden.gov.uk/camdenaccount)

- Click on 'Housing' then 'Request a repair'

### Contact via SMS

You can now report non-emergency repairs by texting **07360 277909** in your preferred language. Text us any time, and we will reply from 8am to 6pm Monday to Friday excluding Bank Holidays.

### Contact using live chat

If you have a question or need advice about a housing repair, you can talk to us instantly and upload pictures of your repair. You can get straight through to a real person to ask your question or book your repair, available from Monday to Friday, 8am to 6pm

[www.camden.gov.uk/housing-repairs](https://www.camden.gov.uk/housing-repairs)

## Get in touch and find out more about the New Homes from Small Sites programme.



**Billie Dainton - Development Manager**

📞 020 7974 8792

✉ [NewHomesSmallSites@camden.gov.uk](mailto:NewHomesSmallSites@camden.gov.uk)

We have a new project website where you can see the information from our last drop in and you can share your priorities with us.

[www.camdensmallsites-bsfc.co.uk](https://www.camdensmallsites-bsfc.co.uk)



**Translation?** tradução? traduction? ¿traducción? tłumaczenie? itumṭ? اترجمت لرا? অনুবাদ? turjumaad? asekyer?

**020 7974 8792**

[NewHomesSmallSites@camden.gov.uk](mailto:NewHomesSmallSites@camden.gov.uk)

## Large print?

Any other alternative formats or if you have any questions get in touch: