New Homes for Small Sites
Raglan Street Estate Newsletter - April 2025

Welcome to the April 2025 edition of your New Homes for Small Sites Raglan Street Newsletter.

In this issue, you can:
- **View a summary of feedback on the February 2025 developing design ideas**
- **See an updated timeline**

If you have any questions about this newsletter, you can get in touch at NewHomesSmallSites@camden.gov.uk or call us on 020 7974 8792.

Developing design ideas event, February 2025

Developing design ideas

If you want to see the information presented in February 2025 it is available on the **Resources** page of our website.

Alternatively, get in touch with us to have a copy sent to you.

scan code above to read

www.camdensmallsites-raglan.co.uk/resources

Indicative view of proposed new homes next to Monmouth House

This sketch shows the view of the new building looking north from Raglan Street

The new building would deliver around 17 much needed affordable homes for your community across two types of tenure:

1. Social Rent Homes prioritised for eligible residents on the estate through a local lettings plan

2. Reduced rent 'Camden Living' homes.

Read a summary of your feedback opposite and above

Your feedback on the designs

At the Developing Design ideas events in February, the key themes from the feedback we received included:

Size and scale
The majority of residents and neighbours were positive about ideas for the scale and location of the new homes.

Overlooking
There was some concern about overlooking from the entrance to the new homes into surrounding homes and gardens.

Security
It is important to improve security across the whole estate; residents felt strongly that the estate should be gated, although this is not currently supported by planning policy.

Play and landscaping
Many residents supported the idea of moving the existing playground and wanted to see improved equipment. However, there was concern that without adequate security measures this area would still attract anti-social behaviour.

Bin stores and bulky rubbish
The bin stores are seen as an area of focus for anti-social behaviour that should be addressed, alongside preventing people from the wider area contributing to fly tipping.

Next event

At our next event, we will provide more information about the outcomes of the consultation process and how we have taken on board feedback in design, in particular to resident comments about security, where possible.

Keep an eye out for our flyer advertising this event later in the spring.

Indicative timeline*

Since we last wrote to you there have been some changes to our indicative timeline. Please see below for the latest information.

Winter 2023/24

- Engaging with potential design teams to work on the proposed homes
- Housing needs survey for secure tenants
- Design team appointed
- Meet the design team event

Autumn 2024

- Ongoing communications and engagement activities about the proposed design
- Workshop/drop-in #1 for residents and neighbours

Early 2025

- Workshop/drop-in #2 for residents and neighbours

Spring/ Summer 2025

We are here

- Final pre-planning drop-in for residents and neighbours
- **Planning application submitted for new homes**

Autumn 2025

- Planning approval for designs granted (to be confirmed)

2026 - 2027

- Earliest construction start on site (to be confirmed)
- Earliest construction completion (to be confirmed)

*Indicative timeline may be subject to change

Young designers programme

In February half-term our Design Team recruited seven local young people aged 16 - 25 to participate in three workshops exploring the different roles of a designer.

Participants were paid for attending and now have the opportunity to take up work placements in the teams' studios.

Work placements for local young people

Mikhail Riches
Are you aged 16-25 and interested in pursuing a career in architecture and design? Mikhail Riches are offering a 4-week paid work placement to a Camden resident where you'll be gaining an insight into what an architect does and have the opportunity to work on your own project with guidance from a mentor. For more information, please contact **info@mikhailriches.com** or call **020 7608 1505**

make:good
Join this Stratford-based design studio in July for a one week work placement where you will try your hand at graphic design, illustration and creating workshop activities that encourage people to think creatively about their area. Travel and subsistence will be reimbursed. Get in touch at **hello@make-good.com**

Get in touch & find out more

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Visit our project website at:
www.camdensmallsites-raglan.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.

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