

1 - New Homes for Small Sites

Raglan Street Estate Pre-planning Drop-in, September 2025

About today's event

Welcome to our residents and neighbours design drop-in to find out more about the Raglan Street New Homes for Small Sites project.

Today you can:



Meet the architects for the proposed new homes



See final design ideas before planning



Ask questions and share your feedback

Meet the design team

Mikhail Riches - Architects for new homes



Annalie Riches
Director



Sophie Cole
Associate



Chloe Clacy
Architectural Assistant

Industry leaders in creating affordable, eco-friendly Net Zero Carbon housing while prioritising community engagement and innovative design.

Periscope - Landscape architects



Daniel Rea
Director



Marilena Barmalia
Architect



Rebecca Faulkner
Architectural Assistant

Periscope work with local communities to create public spaces that support people and care for the planet.



Car-free social streets



Communal amenities



Low energy homes



Playful, social spaces



Working with residents



Enhancing biodiversity

Proposed new homes by Monmouth House



*The existing play area and ball court would be reprovided elsewhere on the estate.

The council is looking to build **18 new affordable homes on the area next to Monmouth House**. We are also looking to **improve** other areas, like **landscaping and play spaces** on the estate.

We are proposing **11 new homes for intermediate rent**, aimed at key workers in Camden, and **seven homes for social rent**, prioritised for local people in housing need.

Thank you to everyone who has given feedback to help shape our final proposals.

Aims of the project on Raglan Street Estate



Build new affordable homes on the garage area near Monmouth House



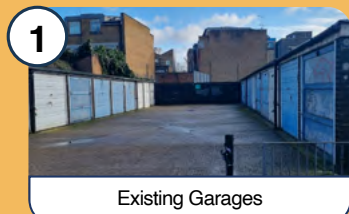
Work with garage, parking and shed users to understand their needs and provide alternatives where possible



Create benefits for estate residents through this project, informed by your feedback

2 - About the Site

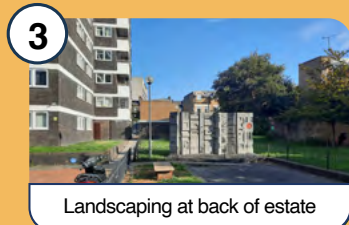
The site today



Existing Garages



Existing playground and ballcourt



Landscaping at back of estate



We are proposing to build a four-storey building with 18 homes on the current garages, and play space at Ragan Street Estate to provide much needed affordable homes for the Camden community.

We would re-provide the play spaces elsewhere on the estate and are also proposing some landscaping improvements for the wider estate, which include moving the sheds currently next to Monmouth House, alongside planting and security measures.

Camden's Community Investment Programme (CIP)

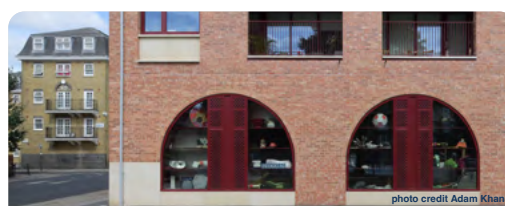
Our Community Investment Programme is **investing in schools, homes and community facilities** to ensure everyone in Camden has a place they can call home.

We're **proud to be building homes of all tenures including the first council homes in a generation.**

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



Tessa Jowell Court development

3 - Responding to your feedback

Thank you to everyone who has given feedback on these proposals since we started engaging with you in 2022. Your ideas have shaped our final designs for planning submission. See how we have responded to your feedback below:



Your Priorities	Our response	Your Priorities	Our response
Height  New buildings should be sensitive to surroundings	The building is 4 storeys and is of a similar height (approx. 14m) to the neighbouring property on Raglan Street. It would be in an area with buildings of between two to thirteen storeys, with Monmouth House at 13 storeys tall.	Security  Make the estate more secure, preferably gated	We understand concerns around anti-social behaviour. While we are not proposing to fully enclose the perimeter of the estate, we are proposing additional boundaries around the new landscaping, play areas and gardens at the rear of the estate.
Light  Minimise impact on daylight and sunlight	The designs were checked with a sunlight and daylight consultant to reduce overshadowing. A full report will be published with the planning application for residents to view and comment on.	Privacy  Concern about proposed balconies and deck access	Balconies are spread across the building, facing Monmouth House, and Raglan St. Second Floor deck access for five homes is located at rear to give homes more privacy and south-facing living rooms. A solid balustrade is proposed in response to feedback.
Materials  Should be high quality and feel like part of the area	The proposed designs would use materials that fit into the architecture of the local area, taking from the colour palette and reflecting the brickwork in surrounding homes both on the street and in the estate.	Landscape & Play  Landscape and play should be for residents, and not enticing for passers-by	Following consultation on preferred locations, we are proposing play areas to the rear of the estate with well defined boundaries around them. This would improve ASB due to better overlooking, whilst also clearly marking these areas for use by estate residents.

For more detailed responses see the printed 'You Said, We did' document available today

Final design response

New buildings in context

Proposed buildings are approx 14m tall at their highest point. This is of similar height to neighbouring buildings on Raglan Street. The proposals are designed to reflect the context of the local area.

Daylight and privacy

The proposals consider acceptable daylight and sunlight levels for neighbours in their design. A full daylight and sunlight report will be provided as part of the planning application.

Landscape improvements

Our approach improves the biodiversity and ecology of the existing green spaces.

Improving security

The proposals would remove existing areas prone to ASB, and aim to make the estate safe through features such as lighting, better sight lines, and new boundaries. Proposals have been reviewed by an officer from the Police's Secured by Design group.

Play provision

The existing ball court and play area would be moved to the back of the estate, based on resident feedback. Play spaces would be updated to include play for:

- Younger Children (0-5 years)
- Children (5-11 years)
- Informal play in landscape (all ages)
- Multi-use games area (12+ years)

Key  Building Frontage  Site Boundary  1 bed homes  2 bed homes  3 bed homes  New storage/ refuse location

4 - About the proposals

One more home since Feb 2025

When we updated residents in February 2025, we were aiming to build 17 homes on the garage site.

Since then, we have made some updates to the design which mean we can fit in an additional home without any significant changes to the proposed building's size and shape.

As a result, we are aiming to build:



Council-owned affordable homes

We are proposing a mix of affordable homes:

x 7 homes for social rent would be prioritised for eligible local people on Camden's housing waiting list, and subject to a Local Lettings Plan (see below)

x11 homes for intermediate rent, which is a reduced level of rent for key workers living or working in Camden

All homes are tenure blind, with no visible difference in external appearance. Both types of homes will help Camden provide much needed housing to people in the borough.

What is a Local Lettings Plan?

Camden Council uses Local Lettings Plans to ensure that new social housing benefits local residents and neighbours first..

Local Lettings Plans prioritise local people in housing need for new social housing in their area.

Eligible residents from the estate, who are on the housing waiting list, could have first priority to move into the new homes.

To qualify, applicants must meet Camden's housing eligibility criteria and be registered on the housing waiting list.

The process involves confirming eligibility, assessing housing need, and allocating homes based on the Local Lettings Plan.

Scan the QR code to find out more about housing eligibility criteria



Garage and car park users

If the proposals go ahead, we would work with current garage and car park users next to Monmouth House to understand their needs and find alternative parking for them nearby. This could include:

- **On-street parking permits**
- **Parking near Alpha Court, if available**
- **A garage elsewhere in the area, if available**

We aim to prioritise blue badge users for any replacement parking if space is limited.

If you use your garage for storage, you may be able to move to a shed on the estate. We will work with users to understand storage needs.

Moving Monmouth House sheds



To improve the landscaping on the estate, we are proposing to move the storage sheds next to Monmouth House to against the wall next to Old Dairy Mews and Crown Place. All current shed users would receive a replacement shed.

If you are using a shed or are renting one next to Monmouth House, please speak to a member of staff or contact us on 020 7974 8792 or NewHomesSmallSites@camden.gov.uk

On-street parking users

As part of these proposals, we would provide two blue badge parking on Raglan Street.

No new general needs parking would be provided as this is a car-free development..

Please see Banner 6 for more information.



5 - Final design proposals: Unit mix

We are proposing 18 new affordable homes at Raglan Street Estate. By refining the design of the top floor we have gained one additional home, without significantly changing the height or size of the building.

The height and size of the proposed building is designed to minimise the impact on daylight for the surrounding area.

Our proposed unit mix:



Ground floor plan



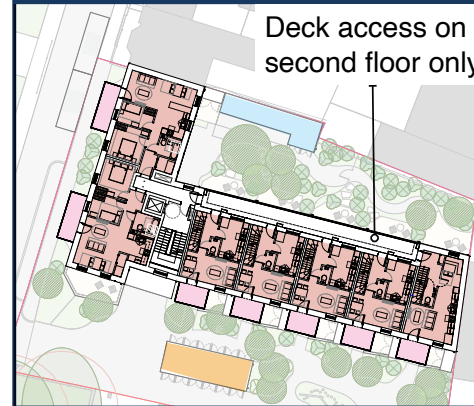
All ground floor homes for social rent: two accessible 1-bed homes with blue badge parking spaces on Raglan Street and five family maisonettes. Ground floor includes access to shared courtyard.

First floor plan



The first floor includes two 2-bed homes with balconies and the upper floor of the family maisonette homes.

Second floor plan



The second floor has seven 2-bed homes, five accessed by a deck. They include south-facing balconies, increasing passive surveillance onto the estate.

Third floor plan



The third floor has two 1-bed homes on Raglan street and the upper floor of five 2-bed duplexes.

Key

1 bed 2 person home
Private balcony/ garden

2 bed 3 person home
Communal bike store

2 bed 4 person home
Secure binstore

3 bed 5 person home

6 - Sustainability and parking

P

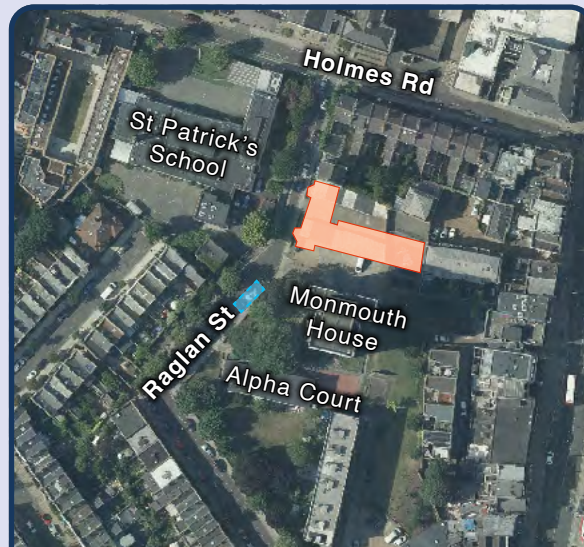
Parking update

P

As per current planning guidance, this would be a car free development, meaning that we would not provide parking permits for new residents unless they had a blue badge permit.

At the last consultation in February, we proposed to put new blue badge parking within the Raglan Street Estate, by the entrance to the proposed new homes and Monmouth House.

Following further consultation with the local planning authority, transport planners and our transport consultants, we have been advised the disabled parking bays should be located on the street. This would create a better and safer area around the entrances to these buildings.



KEY: Proposed footprint for new homes Indicative on-street blue badge parking

The indicative area where these parking bays could be located is shown on the adjacent map.

Please note, a parking survey showed that there are approximately nine parking bays currently not used on Raglan Street at the moment.

As part of our pre-planning consultation with Council stakeholders and our preparation of the Draft Construction Management Plan, we are undertaking ongoing consultation with transport planners and the Highways teams regarding the short-term impact of our construction work and any long-term plans for improvements.

Key sustainability features

Within the design of the building and changes to the landscape we are considering how to make sustainable and climate resilient choices that are better for people and planet.

In the building



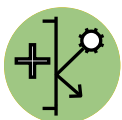
Renewable energy

Rooftop photo voltaic (solar) panels will allow us to generate renewable energy on-site.



Sustainable material choices

aiming to use low carbon options, and re-use materials on site where possible.



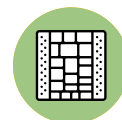
Energy efficient design

putting rooms, windows and ventilation in the right places to make homes comfortable, efficient and affordable places to live.



Water management

Sustainable Drainage Systems (SUDS) to manage rainwater run-off and low-maintenance planting to reduce water use.



Permeable paving

and surfaces within the landscape further improve drainage.



At least 10% more biodiversity

improvements to existing and new planting including trees proposed across the site.

7 - Strategies for improving security

We know security is important

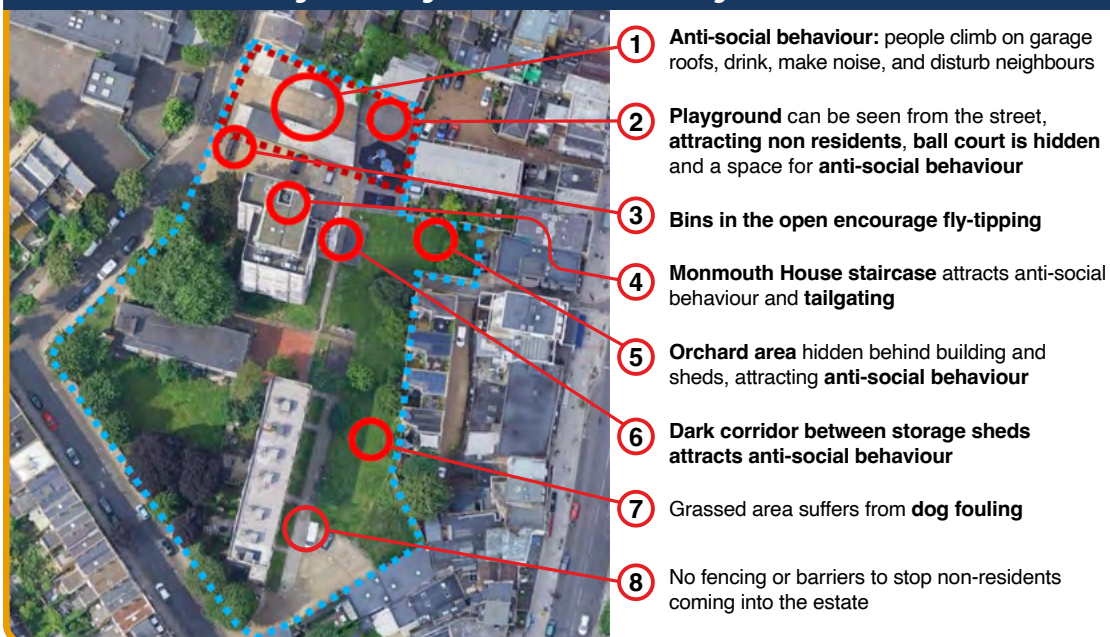
The images below show the security issues residents have raised, and how we have responded to them.

The ideas shown here are supported by Secured by Design principles. While we are not fully enclosing the estate, the new landscaped area will include new fencing, as shown below.

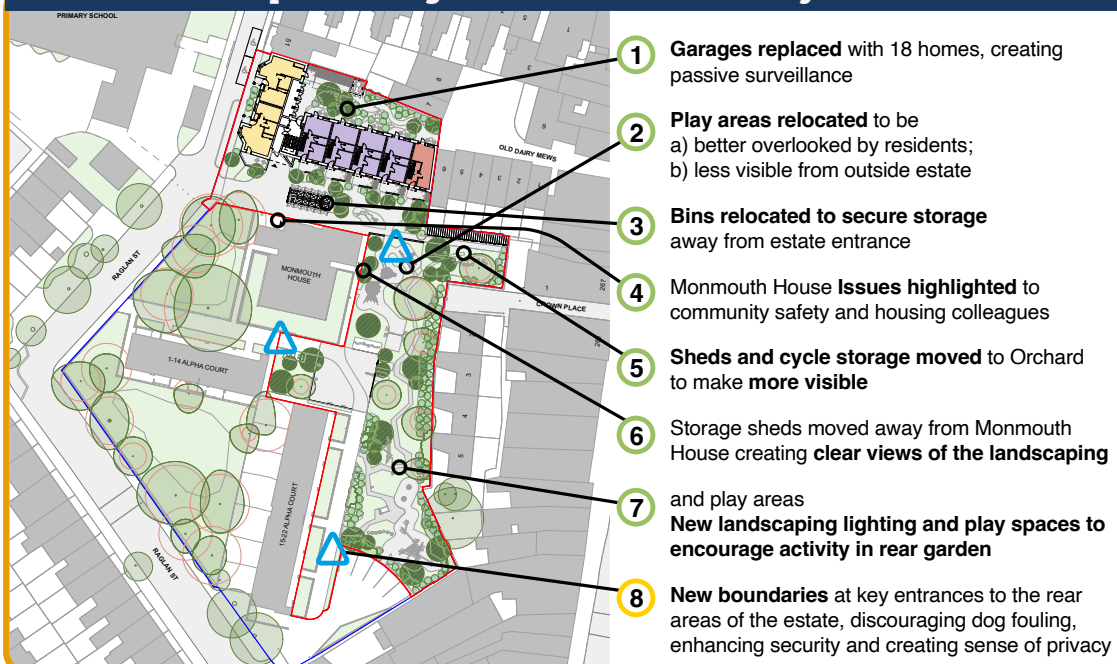
Alongside these responses, we are proposing:

- **More lighting across the estate**
- **Better sight lines, reducing dark or hidden corners**
- **Signage across the estate, highlighting it is a space for residents.**

Key security issues identified by residents



Proposed mitigations to address security issues



8 Improved landscape

Proposed landscape plan

The map below shows proposed landscaping improvements, updated in response to feedback from residents, neighbours, and key stakeholders.



Indicative views



View looking south showing 0-5 years play area and central play area for 12+ years



View looking north showing central play area for 12+ years and 6-11 years play area

9 - Final designs - Massing & materials

Key changes to the massing of the proposed building

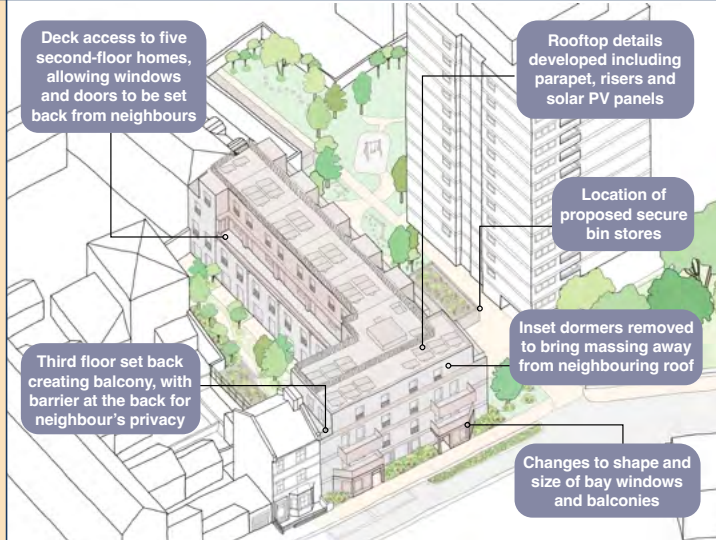


Massing shown February 2025

The overall height and size of the building has not significantly changed since the last public exhibition. At four storeys, it is approx. 14m tall.

As well as developing the details around deck access, windows, balconies, rooftop and parapets we have also refined the design of the third floor on Raglan Street.

This brings the building away from No. 51 Raglan Street and creates an additional home with balcony.



Final massing proposed September 2025

Materials and architecture

The building's exterior has been thoughtfully designed to fit in with both the traditional terraced houses and the nearby 1960s estate buildings. This was achieved by aligning key features like floor levels, balconies, and brick colours to reflect the mix of old and newer styles in the area.

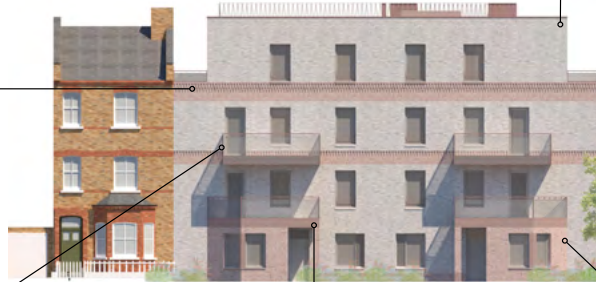
Raglan Street Elevation



Hit and miss brickwork



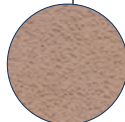
Aluminium mesh balconies



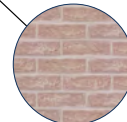
Brickwork - grey tones with white hues and white mortar



Metal lettering on binstore



Pink render colour matched with pink/red tones of brick



Brickwork - pink tones with red hues and colour-matched mortar



Dairy Mews Elevation



Galvanised steel gutters and drain pipes



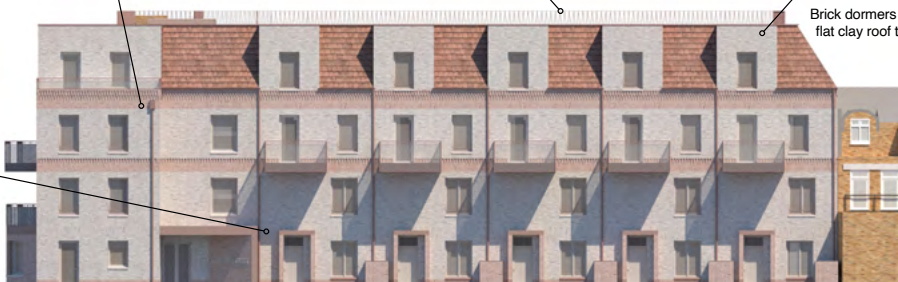
Balustrade for windows and parapet



Brick dormers with flat clay roof tiles



Cast stone canopies with brick piers



10 - Final design - Look and feel



Designing for the local context

The below images show the design ideas that we have been developing in response to your feedback. They show how the proposed new homes would look in context, including the materials to be used.



Visualisation showing the view of the new building looking North from Raglan Street



Visualisation showing view of the new building looking south down Raglan Street



Visualisation of new green street between new homes and Monmouth House

Rear Elevation

View across the rear courtyard, including:

- Ground floor living room windows and garden access
- First floor bedroom windows
- Second floor deck access and kitchen windows
- Upper floor bedroom windows



Daylight / sunlight studies



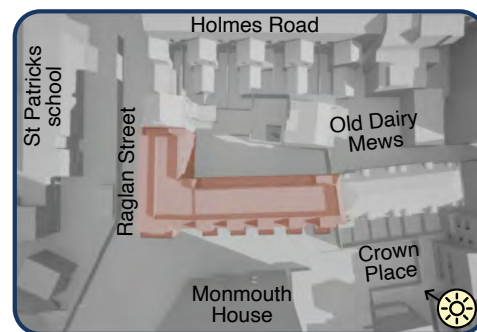
Daylight / sunlight studies

Daylight and sunlight studies help our design team understand how the proposed homes could impact light in the area. The images below show how shadows could be created by the proposed buildings during typical light conditions on 21 March, the time of the Spring Equinox.

Existing

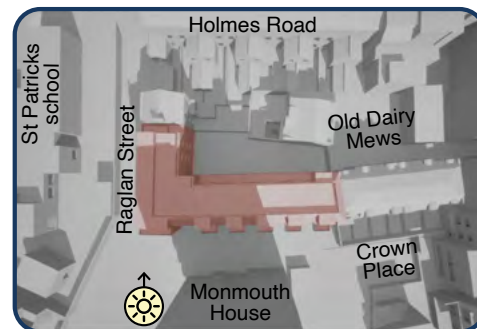
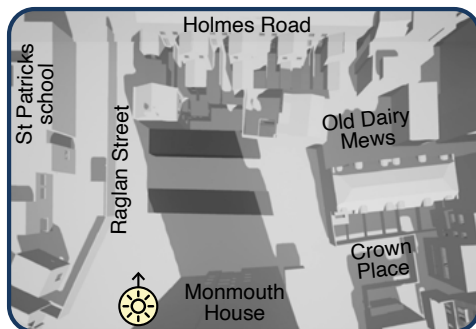
Proposed

9am



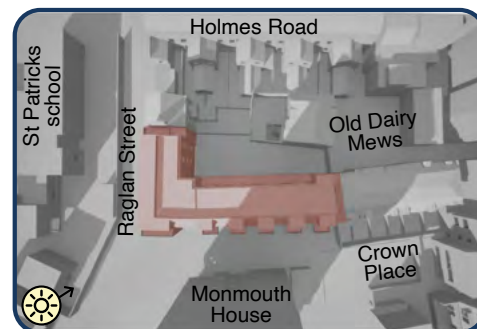
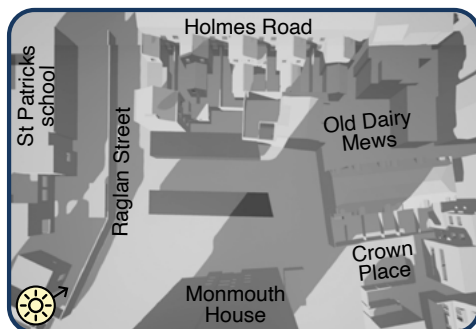
Proposed homes cast some additional shadow onto school opposite

12pm



Some proposed new homes in shadow from Monmouth House, with some additional shadow from proposed homes onto gardens of 51 Raglan Street and 7-8 Old Dairy Mews

3pm



Some shadows from proposed homes could reach lower floors of Old Dairy Mews

These images are indicative, and more detailed daylight and sunlight information will be included in a planning application. The proposed new homes would need to work within planning requirements on daylight and sunlight in order to be approved.

11 - Timeline & Planning

Indicative project timeline

Since our last event There have been some changes to our indicative timeline. Please see below for the latest information.



Get in touch



Hugh Robinson - Development Manager

☎ 020 7974 8792

✉ NewHomesSmallSites@camden.gov.uk



Visit our project website at:

www.camdensmallsites-raglan.co.uk

or scan the QR code

Planning application consultation

After we submit the planning application, the Local Planning Authority will give you another opportunity to comment before it is considered at committee.

These are the steps in this process:

- 1 Submission:** the application is sent to the Local Planning Authority
- 2 Validation:** Local Authority checks the application is ready to be processed
- 3 Statutory Consultation:** Local Planning Authority notifies local residents and stakeholders about the planning application and asks for comments on material planning considerations*
- 4 Recommendation:** planning officers review comments and application and write a report for the planning committee
- 5 Planning Committee:** elected members review the report and make a decision to approve or not approve the application
- 6 Planning Decision:** a decision notice is issued and residents are notified

Our team will write to you when the application has been submitted with more information on how to have your say.

*Note: Comments must be on 'material considerations' such as design, light, privacy, noise, or parking. Issues like property value or civil matters aren't considered.

For more info scan or visit:
camden.gov.uk/commenting-planning-application



12 - Draft Construction Management Plan

A draft Construction Management Plan will be included as part of the planning submission. If the proposals are approved, the council would appoint a contractor, and then consult separately on the final Construction Management Plan, with their input.

We have provided a summary of what is in the draft plan below, but please note details may change during the next consultation if planning permission is granted.

Our Draft Construction Management Plan proposes that:



Working hours would be:
- 8am to 6pm, Monday to Friday
- 8am to 1pm Saturday

If hours change or an activity takes longer than the above hours the contractor would need to agree them with the council in advance.



Provide a Community Liaison Officer to contact with any issues



Keep the site secure throughout the works



Send regular newsletters including notifying of noisy works in advance



Avoid heavy vehicles coming past at school pick-up and drop-off times

Proposed phasing

The Draft Construction Management Plan proposes a three-phase approach for the project:



Provision of new play area & associated landscaping, including erection of hoarding and associated site services and preparation of garage site.



Demolition of existing garages and play areas, including erection of hoarding and associated site services.



Building of new homes, with associated landscaping, and new refuse storage for new homes and Monmouth House.

All information about phasing, logistics, and facilities will be updated after a contractor is appointed. The full Construction Management Plan will be consulted on with residents before works begin.

Dealing with dust, noise & vibration



Dust would be monitored and controlled throughout construction. Contractors might use methods like damping down with water or screening.



Noise would be monitored across the site throughout construction. Residents would be notified in advance of any especially noisy works. The council will work with contractors to minimise noise as much as possible.



Vibration levels would be monitored throughout the build. The council would take advice from the contractors on the best way to reduce the impact of vibration. These could include methods such as using special machinery for digging.

We know construction can be disruptive, and concerning. If permission is granted we'll work closely with the contractor to reduce impacts and support neighbours throughout.

On-site construction traffic

A traffic management plan will be developed as part of the Construction Management Plan.

Traffic to the site would come through the current Raglan Street entrance. Depending on advice from a construction contractor, **it may use routes that come in from the north or the south of Raglan Street.** More information would be available as part of the full Construction Management Plan consultation.

Traffic would be managed by:

- Using traffic safety marshalls
- Ensuring deliveries take place outside of busy times
- Respecting St Patrick's School's drop-off and pick-up times
- Accounting for any other traffic expected to other nearby construction sites, if applicable
- Giving notice to residents and parking users about traffic routes and times

Please note all information above is part of a Draft Construction Management Plan. If planning permission is granted, further consultation will take place before any construction plans are finalised.