

New Homes for Small Sites

Raglan Street Estate Newsletter - September 2025

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

Since we last wrote to you, the design team have been working to update the proposals for new affordable homes replacing the garages next to Monmouth House on Raglan Street Estate.

We are in the final stages of preparing a planning application and would like to invite you to see the final designs and share your comments before the application is submitted in the autumn.

Come along to see how we have taken on board your feedback in the final designs where possible.

If you have any questions, or would like information in an alternative format email us:
NewHomesSmallSites@camden.gov.uk
or call us on 020 7974 8792.

Residents seeing developing designs in February



Pre-planning drop-in exhibition

 **Tuesday, 16 September 2025**

 **4:00pm - 7:00pm**

 **Courtyard area on Raglan Street Estate next to Alpha Court, NW5 3BY**

See the plans for new affordable homes, as well as proposals to improve outside and play areas on the estate and have your say before they go to planning.



Can't make the event? See the final content online from 17 Sept 2025. Share your feedback by 1 Oct 2025



www.camdensmallsites-raglan.co.uk/resources

Your feedback on the designs

So far, the key themes from the feedback includes:

 **Size and scale**
Most residents and neighbours were positive about ideas for the scale and location of the new homes, though some thought they should be lower or further away from neighbours.

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

 **Security**
Residents felt strongly that adequate security measures will be required for the new improvements to be safe. Gates were requested for the estate.

 **Play and landscaping**
Many residents supported the idea of moving the existing playground and wanted to see improved equipment.

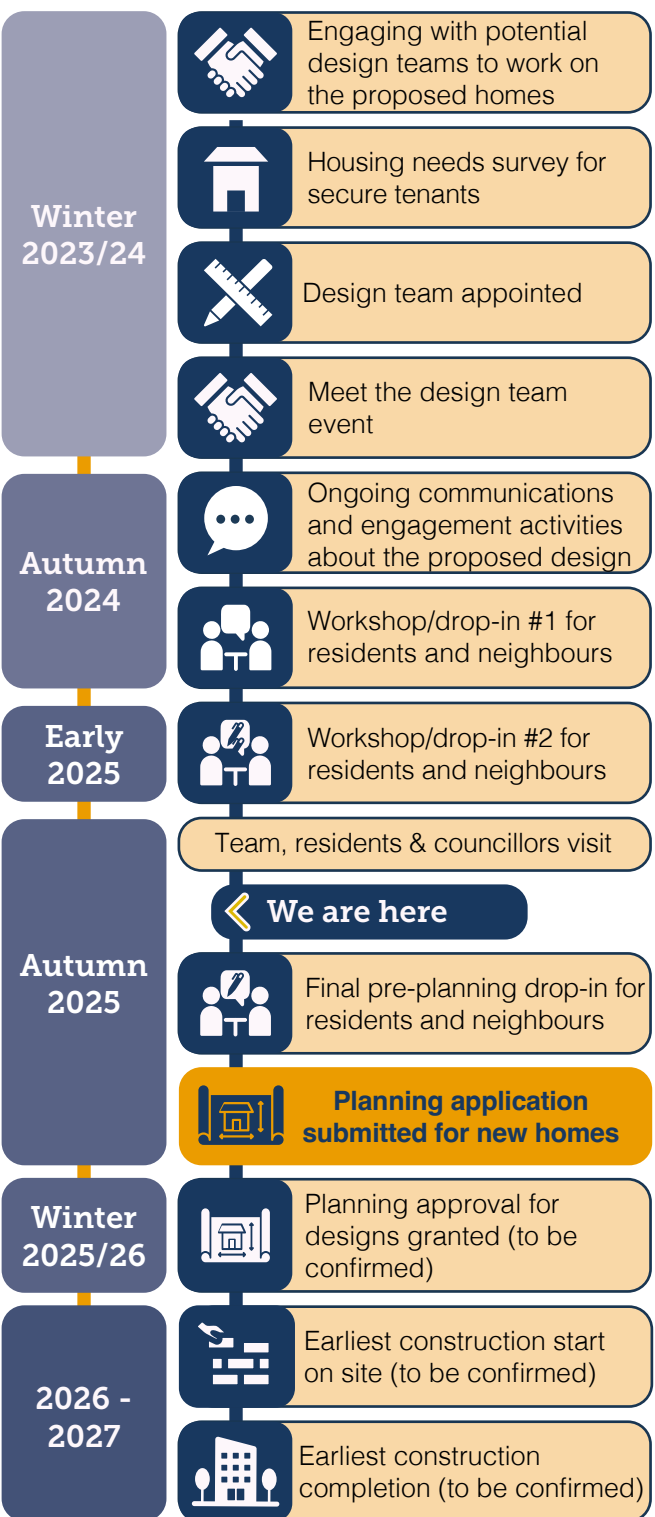
Feedback showed a preference to move play areas to the back of the estate.

 **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.

Come to our final event to see our responses to your feedback and the final designs. To see the content that was shown in February visit our website using the details shown left or get in touch for a print-out.

Indicative timeline

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



Translation? tradução? Large print?

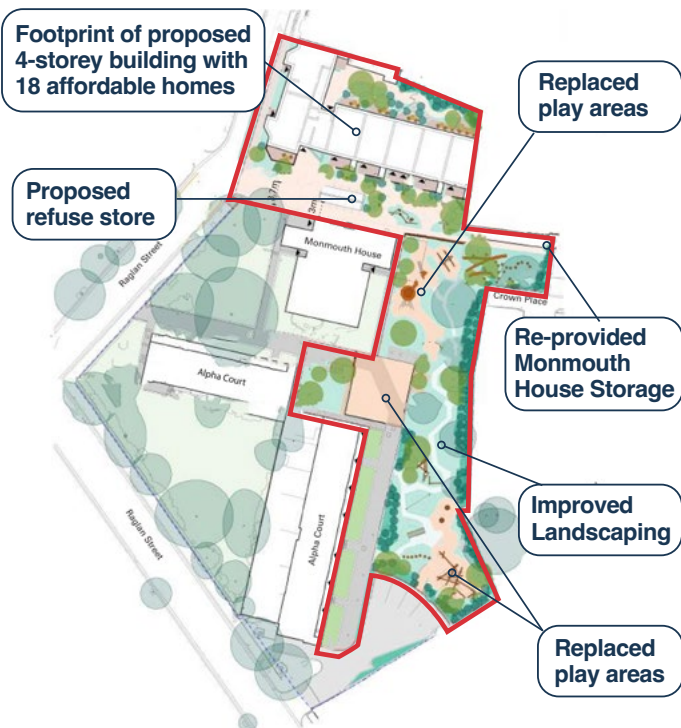
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For alternative formats or any questions, please get in touch:

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Our proposals



The proposed four-storey building could provide 18 homes: 4 one-bed, 10 two-bed, and 4 three-bed. This is one more home than in the February 2025 proposals, without significant changes to the building's size or shape.

Eleven homes are proposed for intermediate rent which is a reduced level of rent for key workers living or working in Camden, **and seven for social rent. All homes would be let at below market rate.**

Social rent homes would follow a Local Lettings Plan, giving **priority to eligible Raglan Street Estate residents** before others on Camden's housing waiting list.

The proposals would **re-provide play areas and storage sheds within the estate**, while introducing **improvements across the estate, like new gardens and landscaping and a secure bin store**. They also aim to provide **two on-street blue badge parking spaces and new cycle storage**.

Get in touch & find out more



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

If you want to be added to our digital mailing list please contact the Small Sites team and they will arrange this for you.