New Homes for Small Sites
Raglan Street Estate Newsletter October 2024

Welcome to the October 2024 edition of your New Homes for Small Sites Raglan Street Estate Newsletter.

After we introduced the design team to you in February 2024, there were three elections in your area which restricted our communications meaning we could not run any events until now. Over this period we paused work to make sure we had a chance to speak with residents before designs progressed.

We apologise for the delay, and look forward to hearing your feedback on the early design ideas today.

In this issue, you can find out more about:
- **Our upcoming design drop-in event**
- **See an updated timeline**
- **View a summary of your feedback so far**

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

Early design ideas drop-in

Saturday, 19 October 2024

Kentish Town Library
262-266 Kentish Town Rd,
London NW5 2AA

Estate residents' session

10:30am - 12:30pm

Come along to have your say on early design thinking for proposed affordable homes on your estate and ideas for how we can give back to estate residents.

Local community drop-in

12:30pm - 2:30pm

Neighbours and the local community are invited to have your say on early design thinking for the proposed affordable homes.

Meet the Design Team event, February 2024

Design workshop & drop-in events

Thank you to everyone who came to our February 2024 Meet the Design Team event where we introduced Mikhail Riches Architects. Since then, the team have been busy getting ready to share their early ideas for designs.

On Saturday 19 October we will be holding a drop-in event with **one session for estate residents only, from 10.30am -12.30pm, and one session for the wider community, between 12.30-3.30pm, where local residents and neighbours** can find out more about the proposals.

At each event you will be able to:
- Have your say on the design team's early design ideas for new affordable homes for Social Rent and Camden Living Rent
- Hear how the design team and Camden have started to respond to your feedback so far
- Help us prioritise ideas for wider estate benefits

If you can't make the events, the information shared will be available afterwards on the Resources page of our website: **camdensmallsites-raglan.co.uk/resources** or get in touch with us to have a copy sent to you.

We hope to see you there!

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
- We are here
- **Workshop/drop-in #1 for residents and neighbours**

Early 2025

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

Spring 2025

- Final pre-planning drop-in for residents and neighbours

Summer 2025

- **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

Your feedback so far

At the Meet the Design Team event in February, the key themes from the feedback we received included:

- **Security of the whole estate**
- **Building heights working with the estate**
- **Considering daylight and sunlight**
- **Improving green space, gardens and a safe play area**
- **Addressing waste and fly tipping on the estate**
- **Concerns about construction disruption**

At the October event, our architects, Mikhail Riches, will provide more information on how these themes are being considered in the proposed designs.

We welcome your feedback on their early ideas.

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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