New Homes for Small Sites

Raglan Street Estate

Since June 2022 we have been asking residents about building new homes on a small site on your estate.

We reached 56% of households (40 out of 72 households) in your estate via these activities:

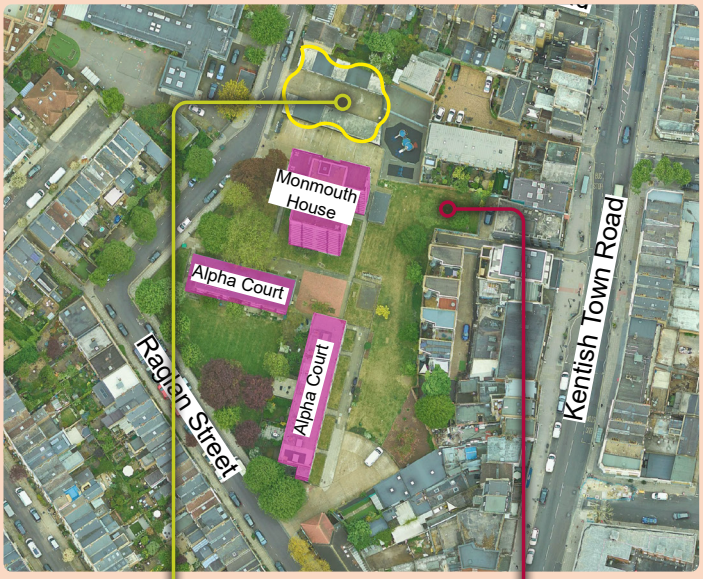
- Presentations to TRA
- Letter drop and hard copy feedback sent out
- Door knocking
- Flyers
- Pop-up event
- Online project information and feedback form
- E-mail and phone contact

Pop-up event at the estate in September 2022

What is the New Homes for Small Sites programme?

Camden are committed to building as many genuinely affordable homes as possible prioritising council homes, to help those in housing need. We know that residents know their communities best and that's why we have been asking residents for their views on building new homes in your local area.

We found out:



Some residents said that this area could be explored further

You told us that this area was not suitable

You told us you did want:

- Improved maintenance of existing homes in the short term
- Designs that are sensitive in scale and size to the existing homes

You told us you did not want:

- Development that impacted existing light levels and views
- Overcrowding from too many new homes
- Loss of green space or trees

No decisions have been made yet, but if we were to move forward with any changes to this estate we would listen to residents and:

- Focus on garage site not the orchard site
- Work with you to develop a design that addresses your concerns
- Adhere to all overlooking and rights of light requirements
- Have a clear timeline for when we can give more clarity on what a design might look like
- Engage with more residents and neighbours about the idea
- Engage with garage leaseholders
- Discuss mitigating construction impacts early on

Turn page to find out more

What else did we hear?

- **We also heard that you wanted to see improvements to the playground and the overall security of your estate and we are working with the wider Camden Housing teams to look at ways we can support this.**

Photos showing the existing playground that can be improved and entrance to the Monmouth House

Next steps:

Camden Council's Cabinet is meeting in Spring 2023 to review the information we have collected.

After this we will come back to you with:

Confirmation on whether your estate is being taken forward in the New Homes for Small Sites programme

Timeline for when we would talk to you further about New Homes for Small Sites

A review of the suggested site on your estate

If we did build a small number of homes you told us that the benefits could be:

- Improved security
- Improvements to green spaces
- Improvements to playground and play provision

Get in touch to find out more:

We are continuing to keep all residents on the estate updated on the project and welcome their feedback on the contact information below:

Phoning us: 020 7974 8792
E-mailing us: NewHomesSmallSites@camden.gov.uk