

# 1. New Homes for Small Sites

## Castle Road Estate | Pre-planning Drop-in, Feb 2026

### About today's event

Welcome to our residents and neighbours design drop-in to find out more about the Castle Road 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

### Archio - Architects for new homes



**Simon Metstead**  
Senior Architect



**Frida Ravn**  
Architectural Assistant

Archio designs affordable housing and community-led regeneration on public land, partnering with local councils to deliver impactful, sustainable places.



Shared outdoor spaces and gardens



Infill housing and play streets



Community-led housing on an infill site

### BBUK - Landscape architects



**Jenia Kalugina**  
Director



**Michele Beraldo**  
Senior Landscape Architect

BBUK is an award-winning landscape practice creating sustainable, site-specific public and private spaces that enhance people's daily lives.



Playful, social spaces



Working with residents



Enhancing biodiversity

## Proposed new homes on the car park next to Heybridge



**KEY:** — Indicative location of new homes — Indicative area for wider improvements

Images of the site now the parking structure has been demolished



We are looking to build **16 council-owned homes on the demolished car park site next to Heybridge**. We are also looking to **improve landscaping** on the estate in the area shown within the yellow line.

All proposed homes would be for social rent. This means they will be council-owned homes and subject to a Local Lettings Plan, prioritising eligible residents at Castle Road Estate.

Thank you for all of your feedback which has helped to shape the final design proposals.

## Aims of the project on Castle Road Estate



Build new affordable homes on the Hadley street demolished car park site



Work closely with local residents to understand their views and respond to feedback where possible



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

# 2. About the site

## The site today



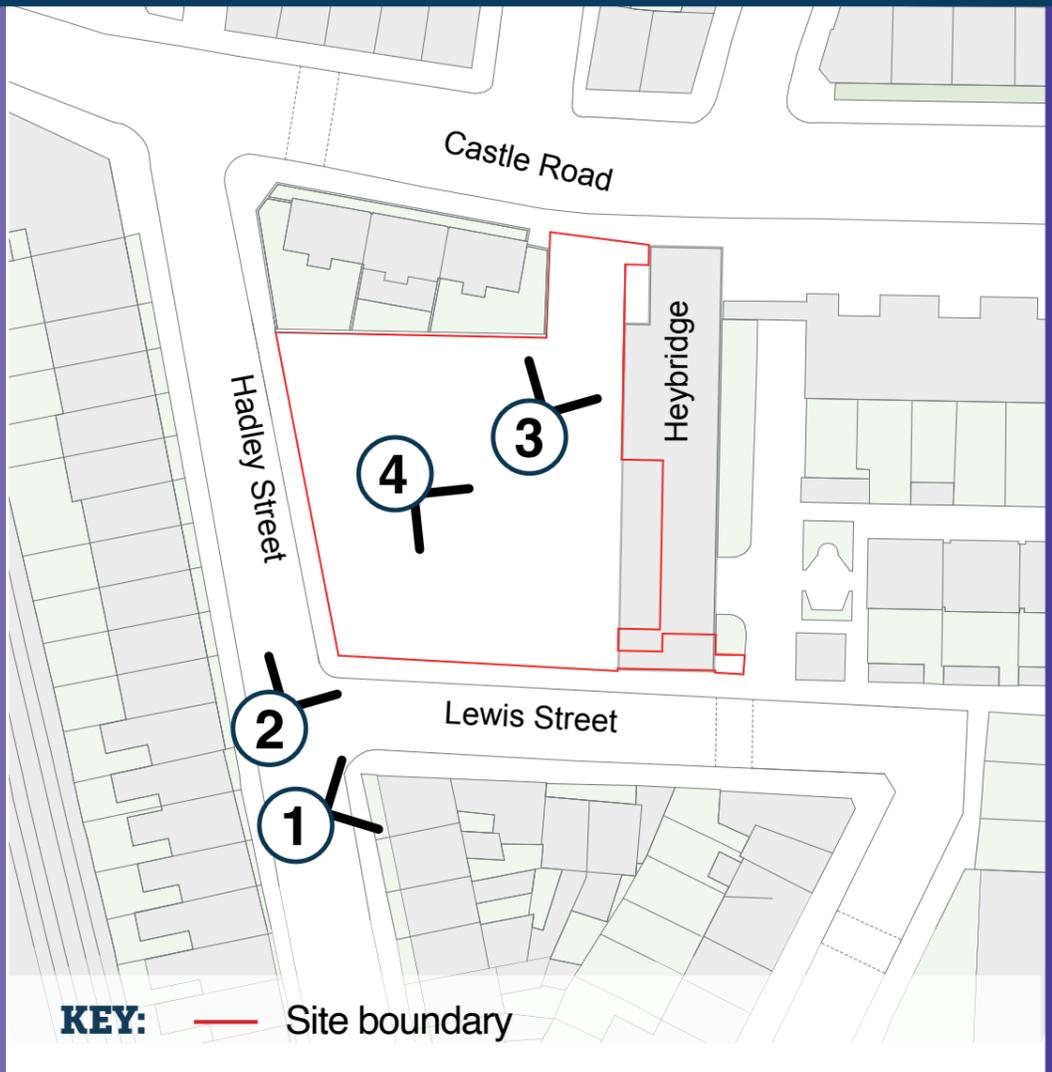
1 Junction of Hadley and Lewis Street



2 Site hoarding on Hadley Street



4 Current site within hoarding, next to Heybridge



KEY: — Site boundary

We are proposing to build 16 homes for social rent on the demolished car park on Hadley Street, to provide much-needed affordable homes for the Camden community. This is five more homes than were shown in November 2024, but without significant changes to the height and shape of the proposed building.

We are also proposing some landscaping changes for the wider estate.

## About 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. Key changes

Since November 2024 there have been a number of changes to our proposals. These are based on feedback from both residents and planners.

## Proposals shown in November 2024

**Height of new buildings**  
Proposed buildings stepped from two to four storeys

**Daylight and privacy**  
Buildings designed to be in keeping with existing local context, and distances respect planning guidance.

**Front doors**  
All proposed homes had front doors onto the street.

**TRA space**  
with homes above was previously proposed.

**Secure by design**  
Passive surveillance and secure access points in design

**Green space and safe play areas**  
Shared courtyard for new and existing residents, with proposed play areas and planting

**Materials & architecture**  
Materials were being explored, looking at the local context and considering residents' views

**Key**

- Proposed new buildings
- Proposed TRA space
- Undercroft
- Bin stores
- Secure courtyard entrances
- Resident access from Heybridge
- Site boundary

## Updated proposals

**Height of new buildings**  
Height of proposals is similar to what was shown in November 2024, with designs stepping up from two to four storeys.

**Daylight and privacy**  
Size and shape of the proposals remains similar to 2024, ensuring distances respect existing homes. See board 9 and daylight studies for more information.

**Front doors**  
A new communal entrance has been added to access flats in the proposed building, but ground floor homes keep proposed front doors on Hadley St, Lewis St and Castle Rd.

**Information on materials**  
Proposals have been updated to show brickwork and materials. See board 9.

**More social rent homes**  
All homes are now proposed to be for social rent. This includes two wheelchair homes in the main building, and a new ground floor flat on Castle Road. See board 7.

**Secure by design**  
Proposals continue to provide passive surveillance and design includes secure access points for residents.

**Green space and safe play areas**  
Further detail is shown today on landscaping in the new courtyard, and proposals for improving the existing space in front of Heybridge. See boards 5 + 6.

**TRA space**  
We are now proposing storage spaces for the TRA in the new courtyard, which could be used for gatherings. See Board 4.

**Incorporating artwork**  
Proposals include artwork in the Heybridge passageway and the wall facing Heybridge on Lewis Street. See board 5.

**Key**

- Site boundary
- Caretaker's space
- Cycle storage
- Secure entrances
- TRA storage
- Sprinkler tanks
- Resident access from Heybridge
- 1 bed, 2 person accessible flat
- 2 bed, 3 person maisonette
- 1 bed, 2 person flat
- 3 bed, 5 person maisonette
- 2 bed, 4 person flat
- 3 bed, 6 person maisonette
- 3 bed, 5 person flat
- 4 bed, 7 person maisonette

# 4. About the proposals

## 16 homes proposed for social rent

As part of the planning application we are proposing 16 council homes for social rent. This means they would be new council homes available to Camden residents in housing need, let at a cost below market rates.

The last time we shared proposals, we were aiming to build eleven homes on the car park site. Since then, we have made some changes which mean we can fit in five more homes without significant changes to the proposed building's size and shape.

**We are aiming to build:**

**7x one-bedroom homes\***

**3x two-bedroom homes**

**5x three-bedroom homes**

**1x four-bedroom home**

**\*Two of these would be fully wheelchair accessible**

All homes would be inclusive and accessible, meaning that they could potentially suit a wider range of people, such as older people, those with reduced mobility, or some wheelchair users.

**We aim for all homes to be subject to a Local Lettings Plan, explained below.**

## What is a Local Lettings Plan?

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

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

**Eligible residents from Castle Road 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**



## Wider improvements

**These proposals could provide:**

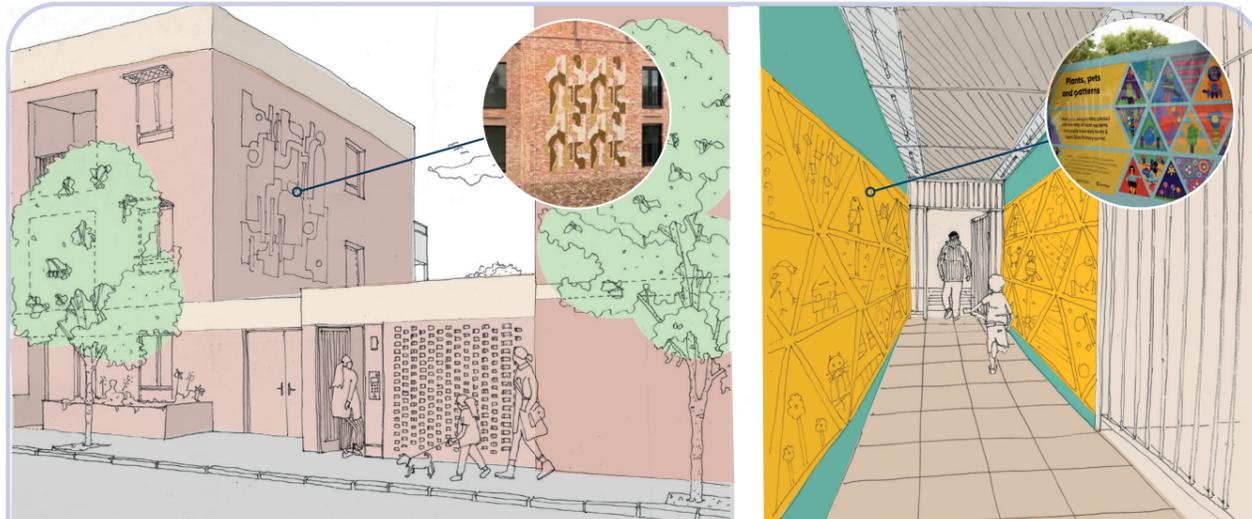
-  Planting and playspace for both new and existing residents
-  Access from the existing estate into the new courtyard, and improvements to the undercroft
-  Storage space for the Tenants and Residents Association.

## TRA space

Since 2024 there has been a change to the proposed TRA space. The TRA would now retain their existing room on the estate and be offered two storage areas in the Heybridge undercroft.

These storage spaces would open onto the new courtyard, which the TRA could use for gatherings. It would also make it easier for the TRA to manage their spaces on the estate. On Castle Road, where a TRA room was previously proposed, we are now proposing to build a new home for social rent.

# 5 A new courtyard for all estate residents



The courtyard will be accessible to residents from Lewis Street (left) as well as a new connection through the undercroft of Heybridge. We could explore ways to work with local people on the artwork in these spaces.



Proposed new courtyard between new homes and Heybridge, with planting, growing spaces, social and play areas, and storage for bikes and the TRA.

This plan shows proposals for new landscaping and play on the site. The proposals include a mix of secure, shared spaces for estate residents, and private gardens for the new homes.



Grass lawn area



Stepping stones in landscape



Small children's table set for activities



Play path within rain garden



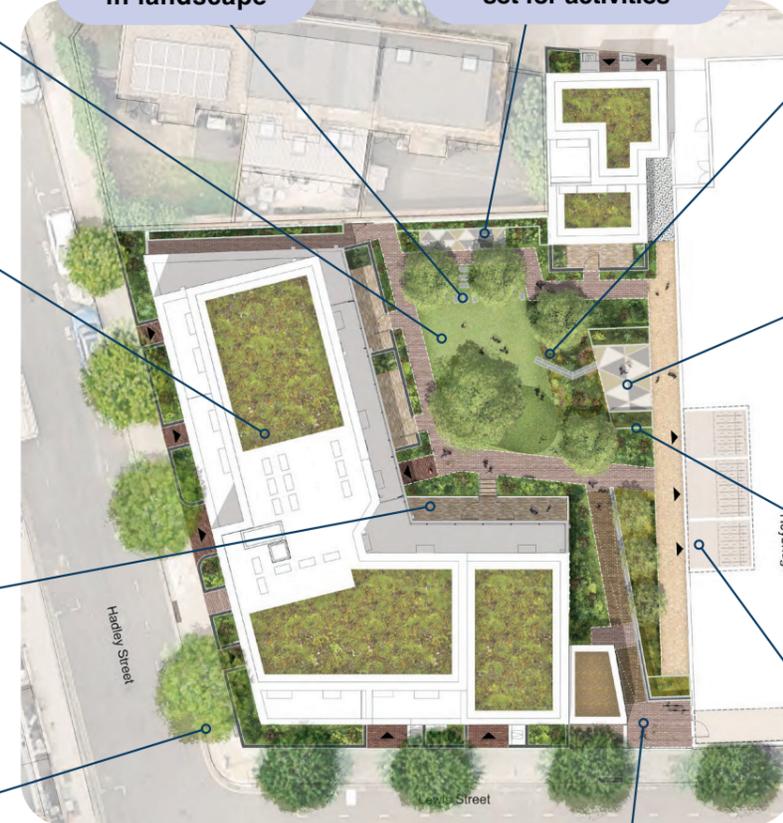
Photovoltaic panels on green roofs



Private amenity space for residents



Areas of planting in front of homes



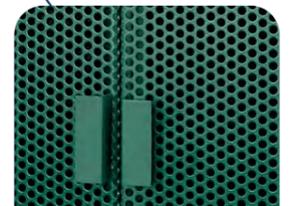
Playful patterned flooring / paving



Herb gardens



Resin bound gravel clay paving on paths + ramp



Secure storage for bikes and TRA

# 6 Proposed wider improvements

## Responding to your feedback about wider improvements



At our previous events we asked you for feedback and priorities for how that the project could improve outside spaces and benefit existing residents.

Safer lighting was a popular intervention. There is lighting proposed at communal entrances, in the new courtyard and in the Heybridge passageway and existing courtyard.

Proposals for the undercroft includes a storage area for the TRA, secure cycle storage, and a space for the caretaker.

Landscape, play facilities and areas for growing were also seen as positive possibilities that we have incorporated.

## What would you like to see in Heybridge courtyard?

We want to know which of these ideas is your top priority.

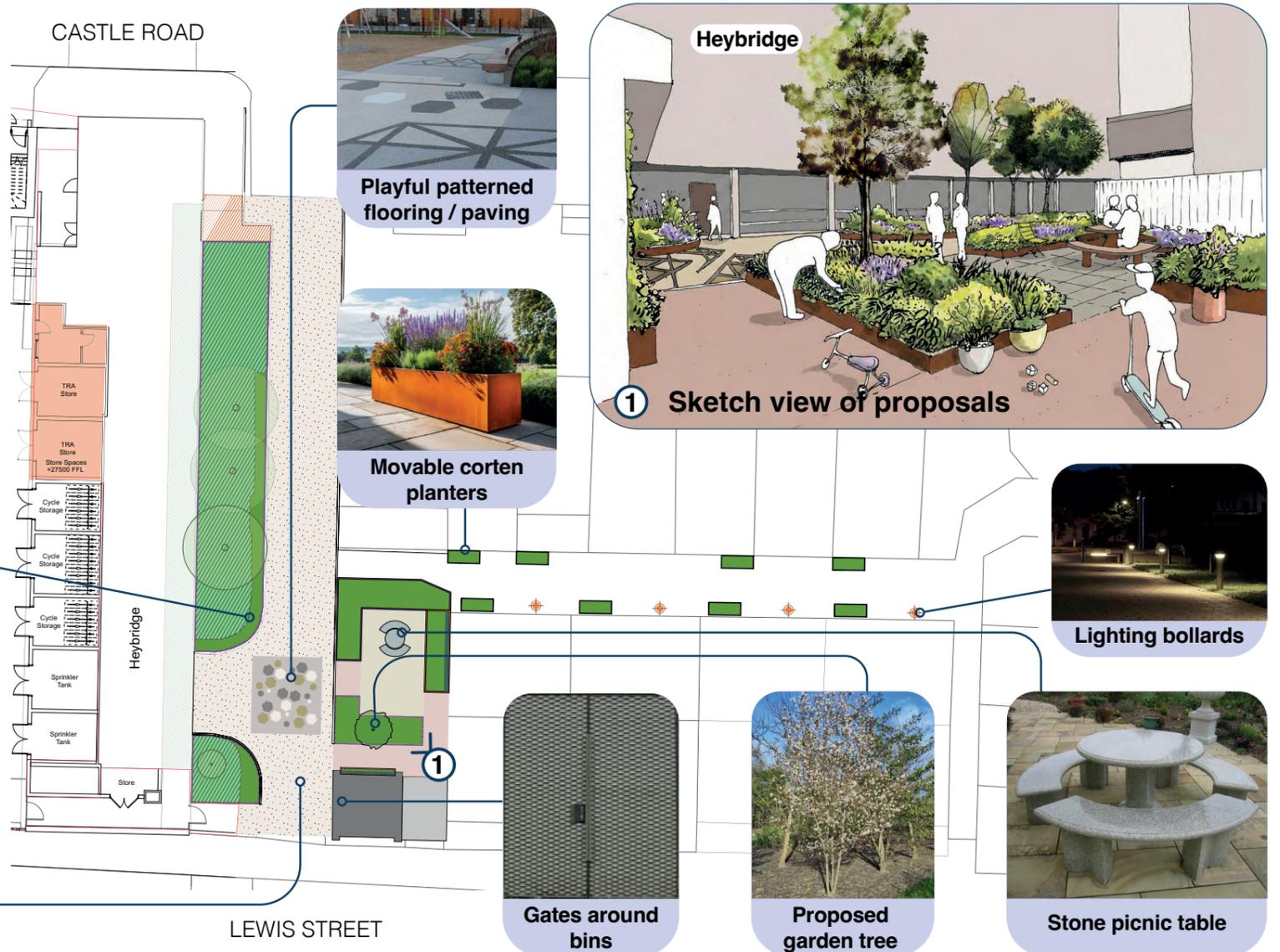
Fill out the feedback form to let us know what you would like to see in this space.



Existing planting beds improved with new plants and edging



Footway re-surfaced with resinbound gravel



**KEY:** Storage area, Existing trees, Proposed trees, Ornamental planting, Existing planting retained + improved, Resin bound gravel (18mm), Resin bound gravel (16mm), Patterned area of flooring, Indicative location for lighting

# 7. Final design proposals

## About the new homes

### What's included in the buildings?

We are proposing to build 16 homes for social rent on this site. These will be a mix of flats and maisonettes. The key design principles are:

-  Front doors to ground floor homes from Hadley Street, Lewis Street and Castle Road to create a neighbourly feel.
-  Buildings 2-4 storeys in height, designed to respect existing neighbouring properties.
-  16 social rent homes, plus new TRA storage within the Heybridge undercroft.

### Proposed mix of homes:

7x one-bedroom homes\*

3x two-bedroom homes

5x three-bedroom homes

1x four-bedroom home

*\*2x one-bed homes on the ground floor will be wheelchair accessible*

### Ground floor plan



### About the proposals

- Mix of homes to meet local demand and help reduce the housing waiting list
- Mix of front doors on the street and communal entrances
- New TRA storage space in Heybridge undercroft, opening up to courtyard
- New secure entrances to the space
- New planting, shared green space, bin stores, and bike stores

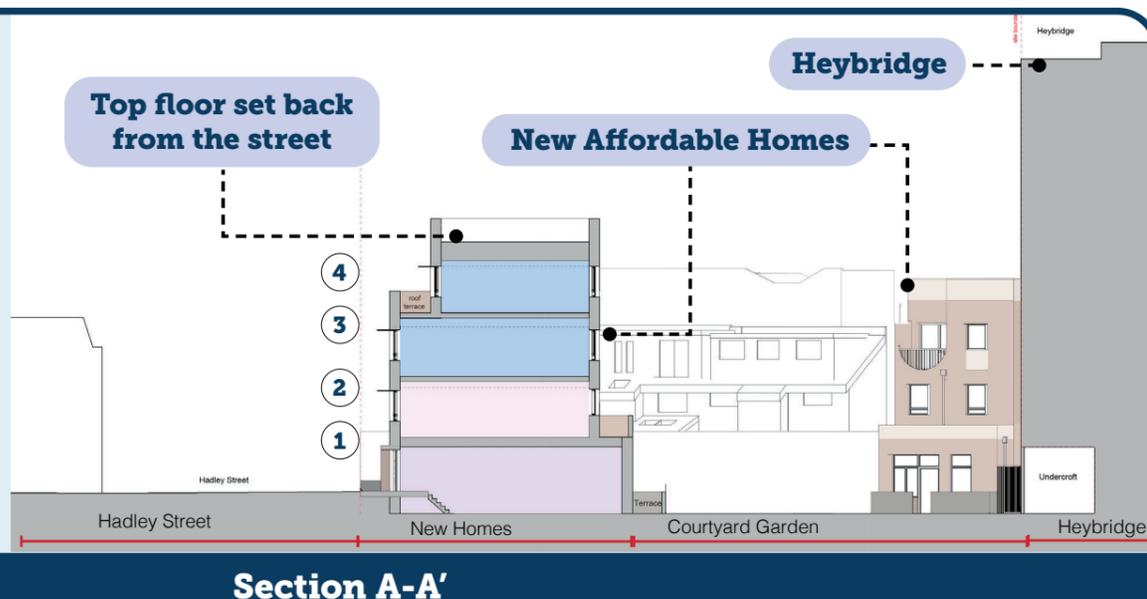
#### Key

- |   |  |
|---|--|
|  Site boundary                   |  Secure entrances           |
|  Resident access from Heybridge  |  TRA storage                |
|  Caretaker's space               |  Sprinkler tanks            |
|  Cycle storage                   |  1 bed, 2 person flat       |
|  1 bed, 2 person accessible flat |  3 bed, 5 person flat       |
|  2 bed, 4 person flat            |  3 bed, 5 person maisonette |
|  2 bed, 3 person maisonette      |  4 bed, 7 person maisonette |
|  3 bed, 6 person maisonette      |  |

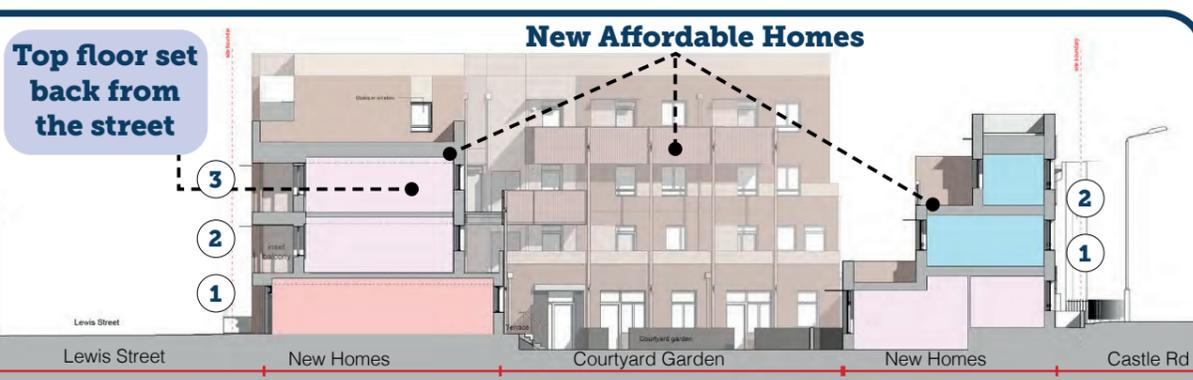
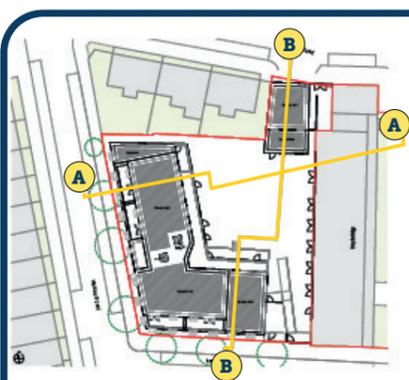
### What is a 'section:'

An architectural section drawing shows a vertical "slice" of a building or view, revealing internal arrangements like floors, walls, and rooms.

It's like cutting a cake to see the layers inside. The diagram below shows where these sections are taken from.



Section A-A'



Section B-B'

## Proposed Ground Floor



### KEY

- Site boundary
- ▲ Secure entrances
- ← Resident access from Heybridge
- Caretaker's space
- TRA storage
- Cycle storage
- Sprinkler tanks
- 1 bed, 2 person accessible flat
- 1 bed, 2 person flat
- 2 bed, 4 person flat
- 3 bed, 5 person flat
- 2 bed, 3 person maisonette
- 3 bed, 5 person maisonette
- 3 bed, 6 person maisonette
- 4 bed, 7 person maisonette

## Proposed First Floor



### KEY

- Site boundary
- ▲ Secure entrances
- 1 bed, 2 person accessible flat
- 1 bed, 2 person flat
- 2 bed, 4 person flat
- 3 bed, 5 person flat
- 2 bed, 3 person maisonette
- 3 bed, 5 person maisonette
- 3 bed, 6 person maisonette
- 4 bed, 7 person maisonette

## Proposed Second Floor



### KEY

- Site boundary
- ▲ Secure entrances
- 1 bed, 2 person accessible flat
- 1 bed, 2 person flat
- 2 bed, 4 person flat
- 3 bed, 5 person flat
- 2 bed, 3 person maisonette
- 3 bed, 5 person maisonette
- 3 bed, 6 person maisonette
- 4 bed, 7 person maisonette

## Proposed Third Floor



### KEY

- Site boundary
- ▲ Secure entrances
- 1 bed, 2 person accessible flat
- 1 bed, 2 person flat
- 2 bed, 4 person flat
- 3 bed, 5 person flat
- 2 bed, 3 person maisonette
- 3 bed, 5 person maisonette
- 3 bed, 6 person maisonette
- 4 bed, 7 person maisonette

# 8. Final design proposals

## Look and feel



1 View of proposed new homes looking at junction of Hadley Street and Lewis Street



2 View of proposed new homes from junction of Castle Road and Hadley Street



3 New homes on Castle Road

### Designing for the local context

These 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.

The corresponding existing views are shown below for comparison.



1



2



3

# 9. Final design proposals

## Height, materials & sustainability

### Height and massing

The proposed homes on Hadley Street and Lewis Street are between 2 and 4 storeys tall. The height and massing of the building carefully considers daylight and sunlight for neighbouring buildings.

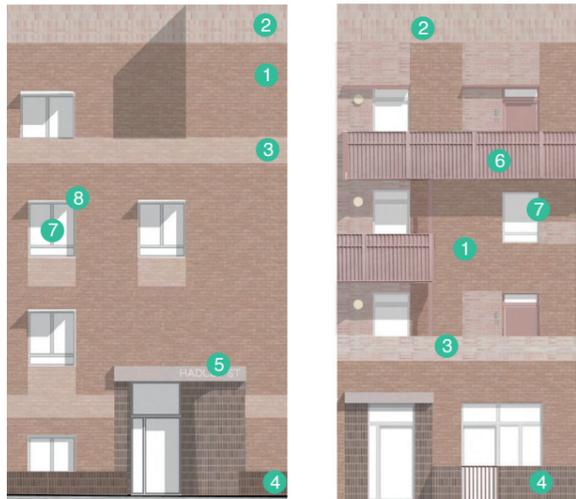
The proposals aim to balance feedback from planners and residents with the need to build much-needed social rent homes in Camden.

### Lewis Street Elevation



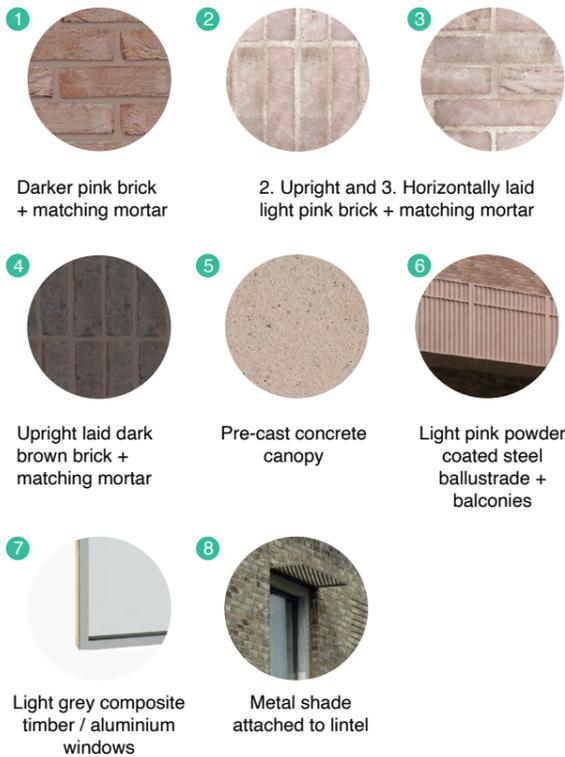
Hadley Street Proposed New Homes Heybridge

### Proposed materials



Hadley Street Elevation

Courtyard Elevation



1. Darker pink brick + matching mortar

2. Upright and 3. Horizontally laid light pink brick + matching mortar

4. Upright laid dark brown brick + matching mortar

5. Pre-cast concrete canopy

6. Light pink powder coated steel balustrade + balconies

7. Light grey composite timber / aluminium windows

8. Metal shade attached to lintel

### Hadley Street Elevation



Castle Road Proposed New Homes Lewis Street 39 Lewis Street

### Castle Road Elevation



Heybridge Proposed New Homes 71-75 Castle Road Hadley Street Pub

### 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



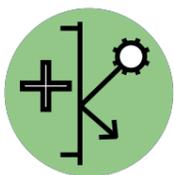
##### Renewable energy

Bio-solar roofs with photo voltaic (solar) panels and air source heat pumps would 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

Rainwater systems and permeable paving used for irrigation to reduce water use for planting and improve drainage



##### Accessible transport

Step-free access to cycle storage, to encourage cycle use



##### More biodiversity

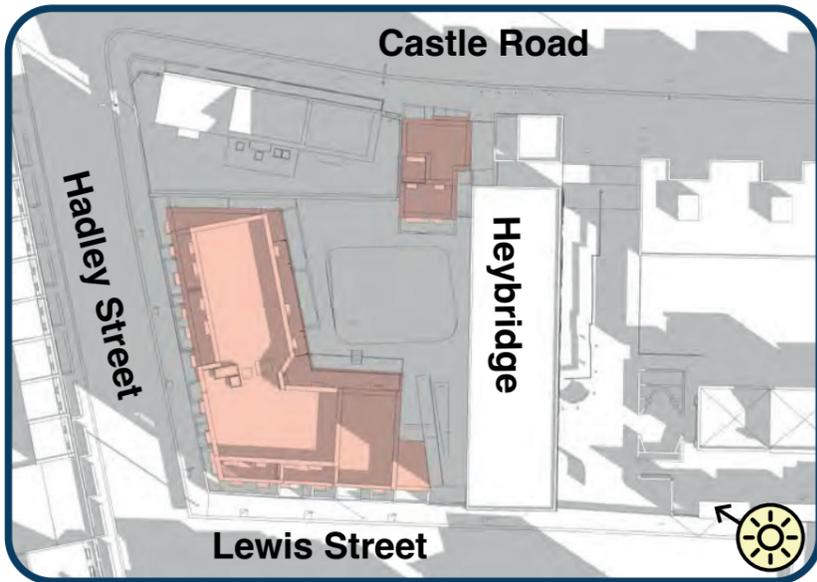
improvements to existing and new planting and trees proposed across the site.

#### In the landscape

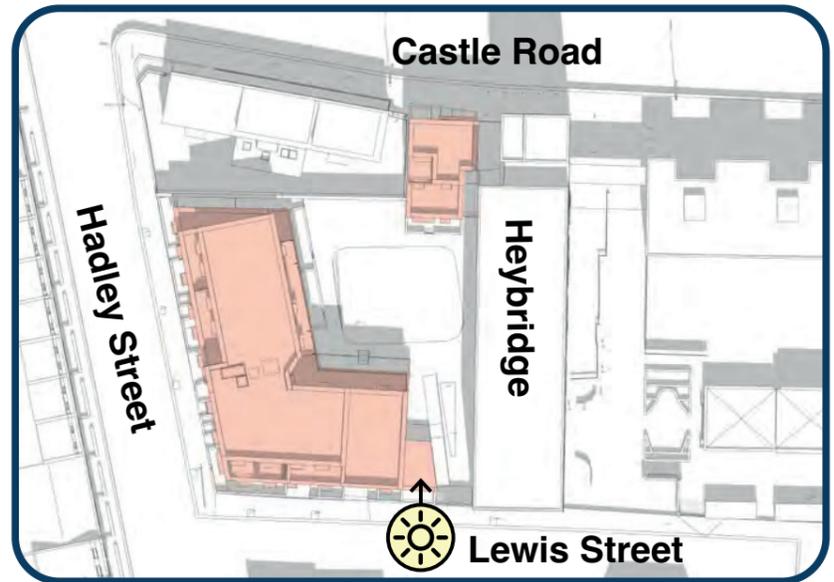


# Daylight / sunlight studies

Daylight and sunlight studies help our design team understand how the proposed homes will impact light in the area. The images below show the latest studies of shadows that could be created by the proposed buildings at different times of the day.

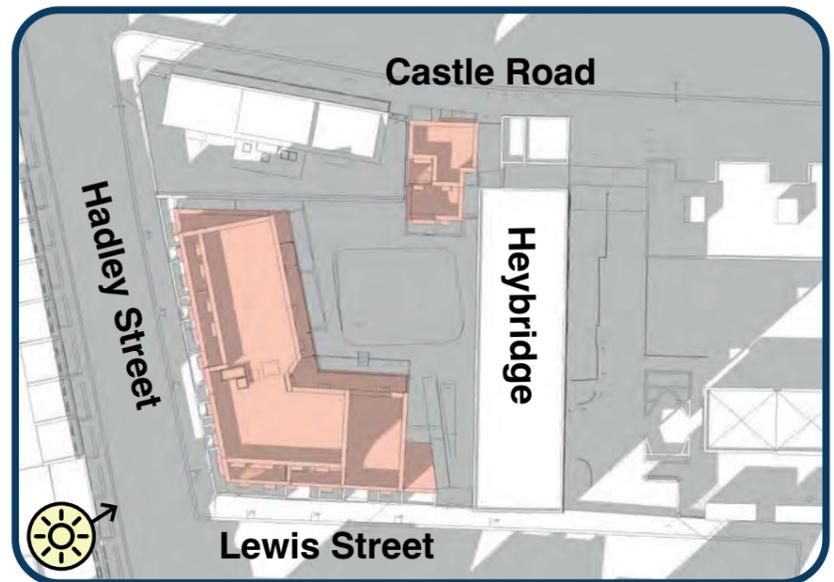


Proposed homes would be in shadow from existing Heybridge block, some shadows on Hadley Street.



Shadows created from proposed homes would be focused on garden and courtyard area.

**These images show typical light conditions on 21 March, the time of the Spring Equinox.**



Some shadows from proposed homes could reach lower floors of Heybridge.

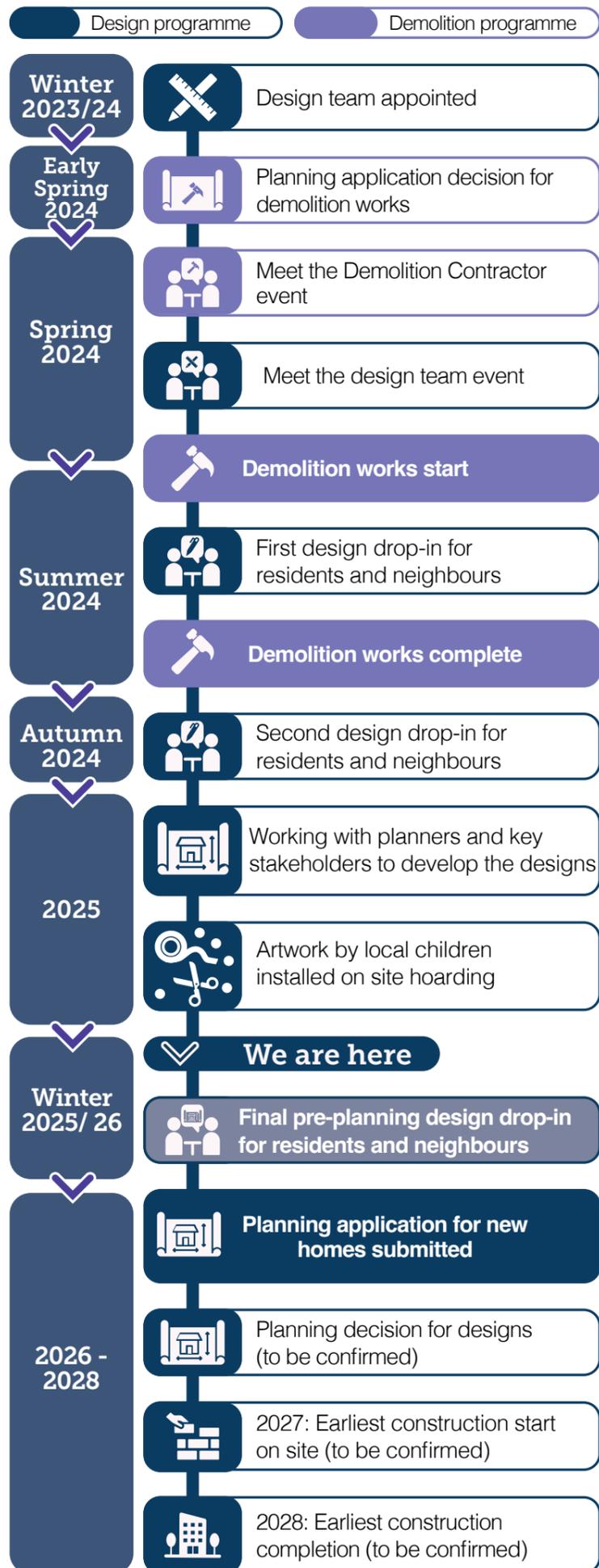
## Light and planning

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 guidance on daylight and sunlight in order to be approved.

# 7. Timeline & Planning

## Indicative timeline\*

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



## 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
- 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.

## Get in touch



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5 Pancras Square, London, N1C 4AG

For more info scan or visit:  
[camden.gov.uk/commenting-planning-application](https://camden.gov.uk/commenting-planning-application)



# 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. The information below summarises what could be in a draft plan, but details may change during the next consultation if planning permission is granted.

## Our Draft Construction Management Plan proposes that:



**Proposed working hours:**  
- 8am to 6pm, Monday to Friday  
- 8am to 1pm Saturday

The council enforces contractor working hours. Any potential changes to hours must be agreed with the council in advance.



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



Provide a Community Liaison Officer to contact with any issues



Send regular newsletters including notifying of noisy works in advance



Keep the site secure throughout the works

## Proposed phasing

The draft Construction Management Plan will propose a broad approach to how the building should be constructed. This could look like:



### 1. Setting up the site:

- Site facilities for workers
- Storage areas for materials



### 2. Building the new homes:

- Construction of the new homes
- Landscaping for the new homes



### 3. Wider improvements:

- Improvements to the Heybridge passageway and existing courtyard
- Building the TRA, caretaker, and cycle storage spaces
- Landscaping for new shared courtyard

All information about phasing, logistics, and facilities would be updated after a contractor is appointed. The full Construction Management Plan would 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 would 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.**

## Site access and deliveries



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



Traffic to the site would come through the Castle Road entrance.

## Traffic could be managed by:

- Using traffic safety marshalls
- Ensuring deliveries take place outside of busy 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.