

New Homes for Small Sites

Castle Road Estate Newsletter November 2025

Welcome to the November 2025 edition of your New Homes for Small Sites Castle Road Estate Newsletter.

We know it has been some time since we last wrote to you – we have been working behind the scenes on the proposed designs ahead of our final drop-in session and planning submission, which is scheduled for early 2026.

In this newsletter, we've provided some updates on the design process, photos of our hoardings unveiling from earlier this year, and an updated timeline.

Pre-planning drop-in exhibition



Residents seeing developing designs Nov 2024

Since we last met with residents in November 2024, the team has been refining the proposed designs.

Alongside your feedback, we have considered comments from the Local Planning Authority and design experts, as well as updated policies from the council and the Mayor of London. This has meant that **the proposals now aim to provide more fully wheelchair accessible homes than before. All homes would also 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.**

These changes have meant some shifts in the designs, which we will be able to share with you in the new year. However, **the designs remain at four storeys, with a similar size and shape to what you saw in November 2024.**

The proposed homes also remain fully affordable.

We will keep working on the proposals over the next few months, and aim to show you our final designs in early 2026, ahead of planning submission.



Back in June, pupils from Holy Trinity and St Silas School turned Hadley Street into an art gallery!

Artists from years 5 and 6 and local residents created their own colourful designs representing plants, pets and patterns.

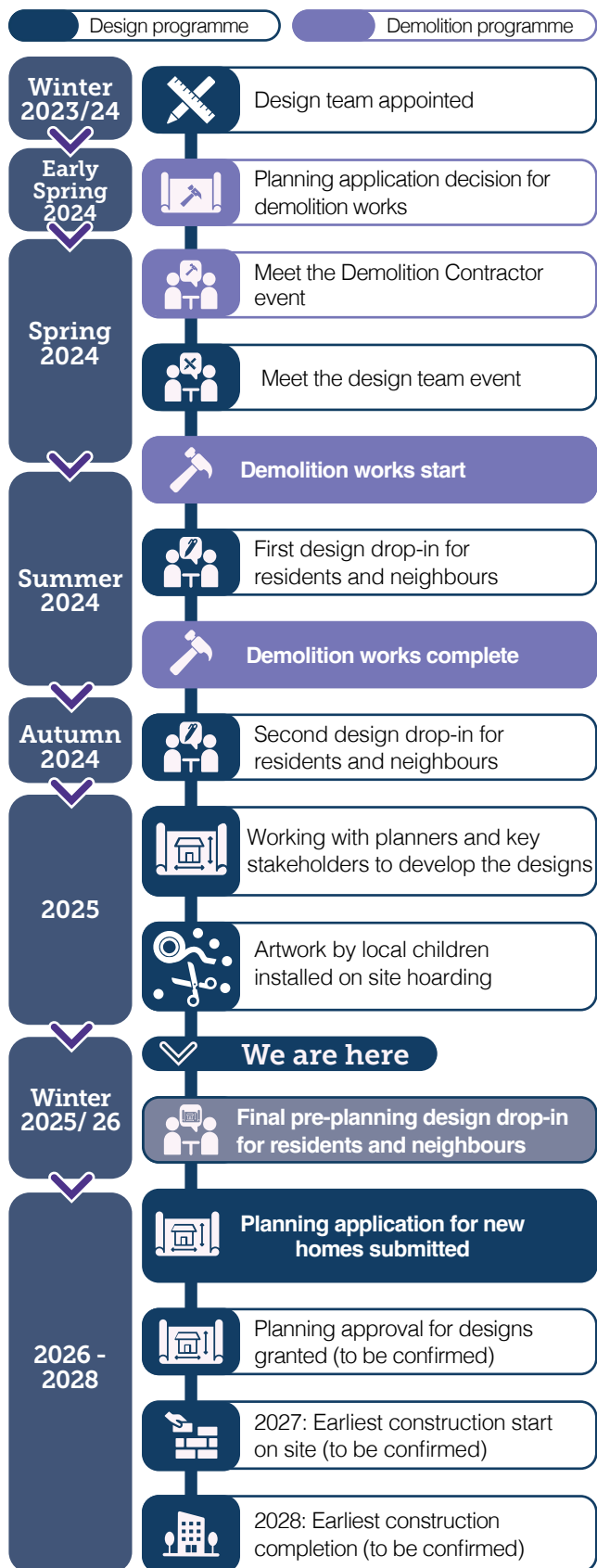
Many thanks to Sophie Godfrey, the pupils from Holy Trinity and St Silas, and their art teacher, Mrs Periton, for their work on this project.

Additional thanks to make:good for running this project, and to Colemans, the demolition contractor for the Castle Road Estate site, for funding this project.



Indicative timeline*

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



*Indicative timeline may be subject to change



Landscape proposals



We are aiming to provide new landscaped areas as part of these proposals, which will be open to all estate residents.

Earlier this year, we met with the Castle Road TRA to get their feedback on what these shared areas would be best used for. These conversations were very helpful for our design team, and we will be able to show what we have been working on at the next event. Thank you to the TRA for their time and effort in giving feedback on this space.

At the next event we would like to hear from residents about what is being proposed. We will be in touch again in the new year to share dates for this event – we hope to see you there!



Get in touch & find out more



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