

New Homes for Small Sites

Castle Road Estate S105 Consultation February 2026

Have your say on new affordable homes at Castle Road Estate

Since early 2024, the New Homes for Small Sites Team has been speaking with residents and neighbours at Castle Road Estate about proposals to build new affordable homes on the former, disused car park on Hadley Street.

As part of this Section 105 consultation, we want to know what you think about the proposal to build homes on this land, and to change some of the shared landscape space.

The site today

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.



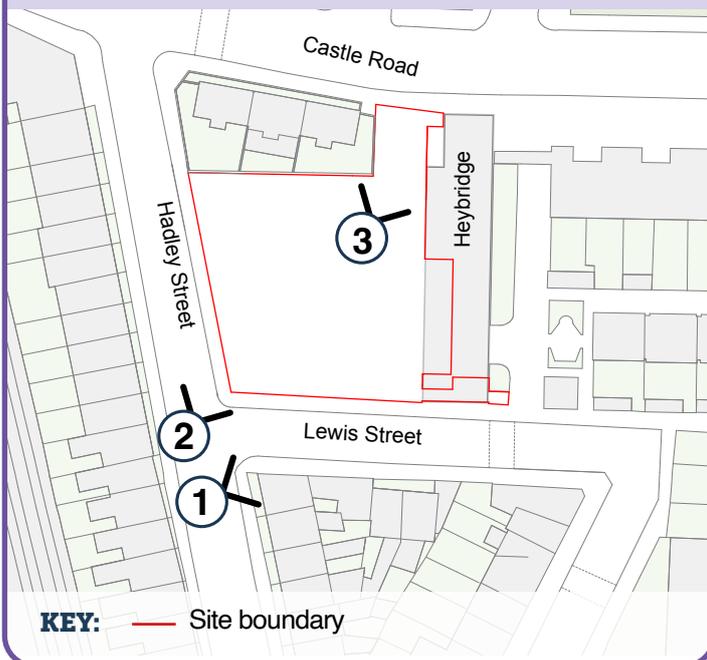
We are also proposing some landscaping changes for the wider estate.

Images top to bottom:

1. Junction of Hadley Street and Lewis Street

2. View of site hoarding on Hadley Street

3. Current site within hoarding, next to Heybridge



Our proposals



KEY: — Red line: works where planning permission is required
— Blue lines: works where planning permission is not required

The updated proposals include 16 homes: **7 one-bedroom homes, 3 two-bedroom homes, 5 three-bedroom homes, and 1 four-bedroom home.** This is five more homes than was shown in November 2024, but without significant changes to the height and shape of the proposed building.

We are aiming for **all proposed homes to be for social rent.** This means they would be council-owned homes rented below market rate. We are also proposing a **Local Lettings Plan, which would prioritise eligible residents at Castle Road Estate for these homes,** before offering them to others on Camden's housing waiting list.

Proposed landscape improvements



Alongside new homes, 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.

Section 105 Consultation with secure tenants

As the site Camden Council is proposing to build on is space that is part of Castle Road Estate, Section 105 of the Housing Act 1985 requires that all secure tenants who may have been able to use this area be consulted on Camden Council's intention to build on them.

As a secure tenant in the local area, we have written to you to ask for your views on the proposals ahead of planning submission. Please see the letter enclosed for more information.

Drop-in at Castle Road Estate

If you would like to view more information about these proposals and speak with the team in-person, you can come to our drop-in session in February:



**Thursday,
26 February 2026**



4:00pm - 7:00pm



**Site Office, Ground Floor
62 Castle Rd, NW1 8SN**

Can't make the event? See the final content online from 27 February 2026



www.camdensmallsites-castle.co.uk/resources

Have your say

You can share your thoughts on the proposals by:



Emailing us at
NewHomesSmallSites@camden.gov.uk
with the subject line 'S105 Castle Road'



Calling us on **020 7974 8792**, from 9am to 5pm, Monday to Friday



Sending the enclosed form to, or writing to us:
**Castle Road c/o Annalee Jones
301 Mirror Works
12 Marshgate Lane
London, E15 2NH**

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