

Churchill Road Spencer Rise Estate

Developing Design Ideas Drop-in | January 2026

About today's event

Welcome to our design drop-in to find out more about the Churchill Road Spencer Rise project.



Meet the design team



See developing design ideas



View timeline next steps



Ask questions and share feedback

Meet the design team

Archio - Architects for new homes

A North London practice specialising in affordable housing on public infill sites, working with local authorities, housing associations, and community groups to deliver quality homes through collaboration.



Kyle Buchanan
Lead Director



Eimear Egan
Senior Architect



Community-led housing and resident engagement



Meaningful outdoor spaces, gardens, and play streets



Creative approaches to small and constrained sites

Studio ONB - Landscape architects



Ben Smith
Director



David Unterhofer
Landscape Architect

Studio ONB are a landscape architecture practice based in London. Focusing on themes of health, nature and play, we work with local communities to help them shape their everyday spaces.



Collaborative approach to landscape design



Creating meaningful outdoor spaces for all



Fostering a relationship between people and nature

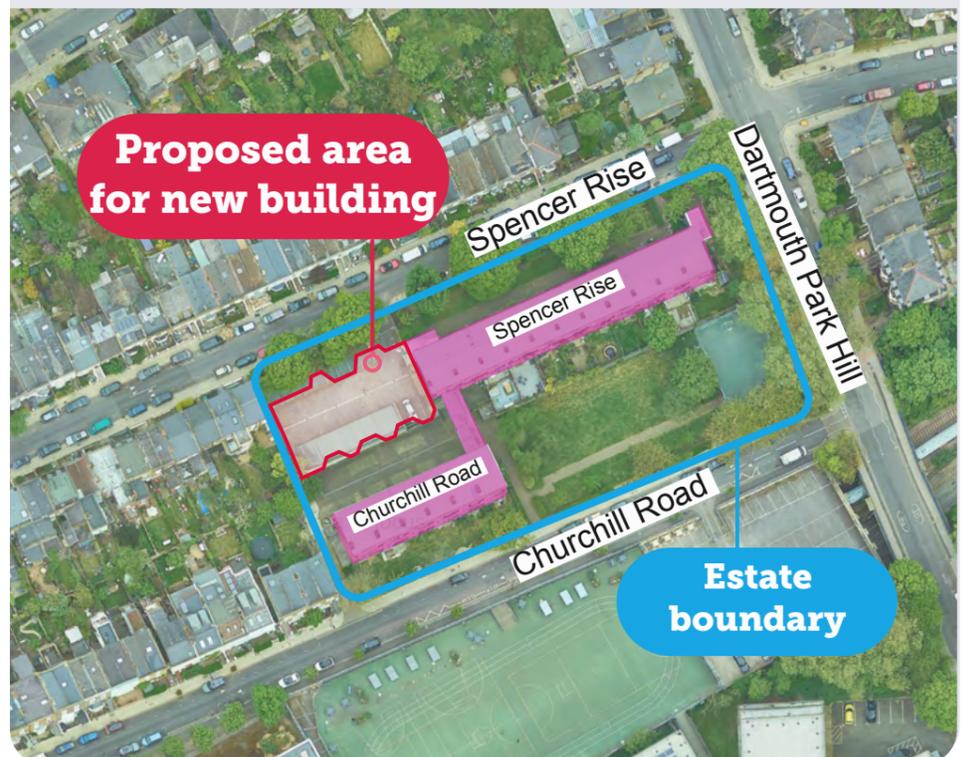
New supported living homes



We are proposing a building made up of six supported living homes, designed for residents with autism and/or learning disabilities, and let at social rent.



Within the proposed building there would also be some shared areas to help the new residents live as independently as possible.



Proposed area for new building

Estate boundary

How to have your say



Feedback forms

Filling out a feedback form at our drop-in session today



Call us on:
020 7974 8792



Write to us at:

CRSR Estate Proposals,
c/o Annalee Jones, Level 4,
5 Pancras Square, London,
N1C 4AG



Email us at:

NewHomesSmallSites@camden.gov.uk



Visit our website:

www.camdensmallsites-crsr.co.uk



Or scan  the QR code above

About New Homes for Small Sites

Looking at the site now



Garage site, looking from Spencer Rise block entrance



Spencer Rise block and bins, from garage site



Churchill Road block courtyard



Site as seen from balcony of Churchill Road block

Aims of this project on your estate:



Build six new supported living homes for residents with autism and / or learning disabilities



Work with residents who currently use garages and storage on the site to understand their needs and address them where possible



Create landscaping benefits for existing estate residents, informed by your feedback

About Supported Living Homes



Camden needs more supported living homes so residents can remain in the borough, close to their families and health networks who know them well.

By building six homes together, the council can provide an efficient service and a better living environment for residents to live as independently as possible.



These supported living homes would be for adults with autism and / or learning disabilities



Spaces will be designed to meet residents' needs



Carers will be on site to support the residents during the day and night

FIND OUT MORE

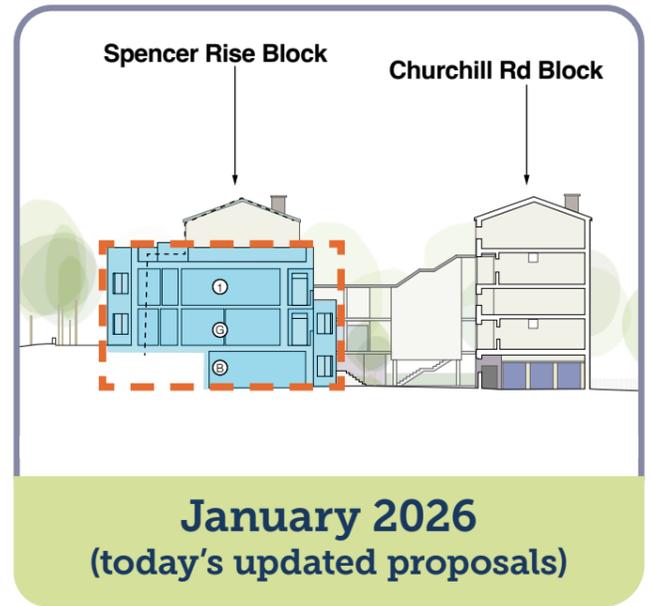
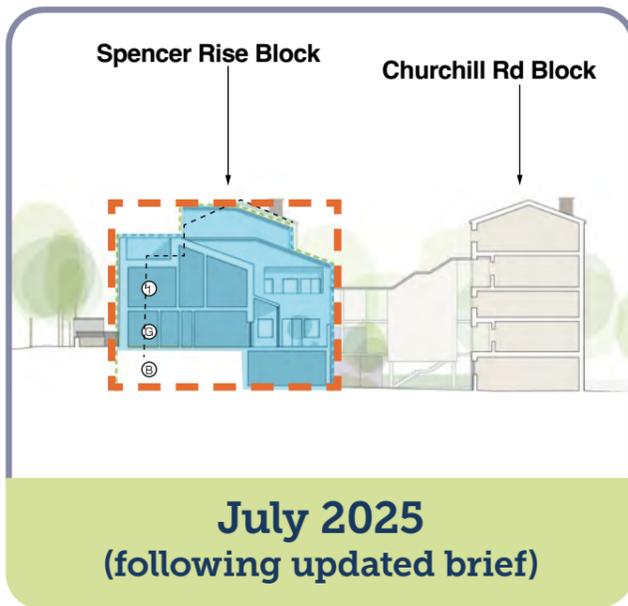
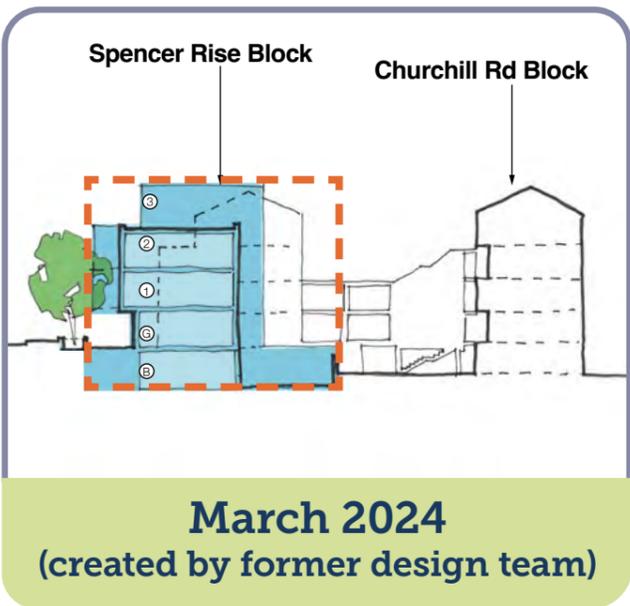
For more information on Supported Living Homes, please scan the QR code or visit our resources page: camdencarechoices.camden.gov.uk



Design changes in response to your feedback

Feedback on design

Since design work began on these proposals, we have heard your concerns about height and massing. The images below show a section from each design event so far. They show how the proposed height and massing has been reduced in response to feedback.



 Proposed height and building massing  Indicative overall envelope

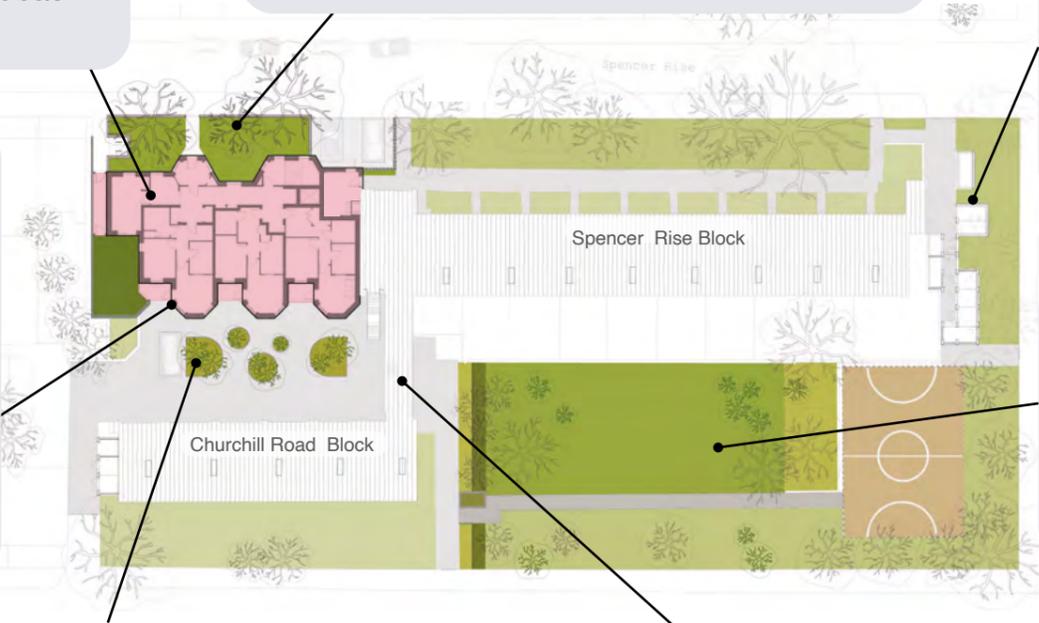
Responding to other key priorities

 **Lower height**
The proposed building has been lowered in response to feedback. See above and board 4

 **Retaining existing trees**
We are aiming to retain trees where possible. If trees are impacted they would be replaced.

 **Storage, waste, and parking**
We have provided more information on storage, waste, and parking, including locations and information on the re-provision strategy. See boards 7 and 8 for more information.

 **Light, privacy & proximity**
The proposals carefully consider, privacy, proximity, daylight and sunlight for existing homes. Draft daylight and sunlight studies are provided with today's model.



 **Landscape strategy**
See the draft landscape strategy on board 6 for the wider estate, with suggested targeted improvements based on feedback.

 **Courtyard planting**
While we understand there were some concerns about changes here, we are proposing some planting to improve the acoustics and quality of the space. See board 6.

 **Improving access and security**
We aim to improve the passageway entrance with new lighting, a wider, more open walkway and new stairs into the courtyard. See board 8 for more information.

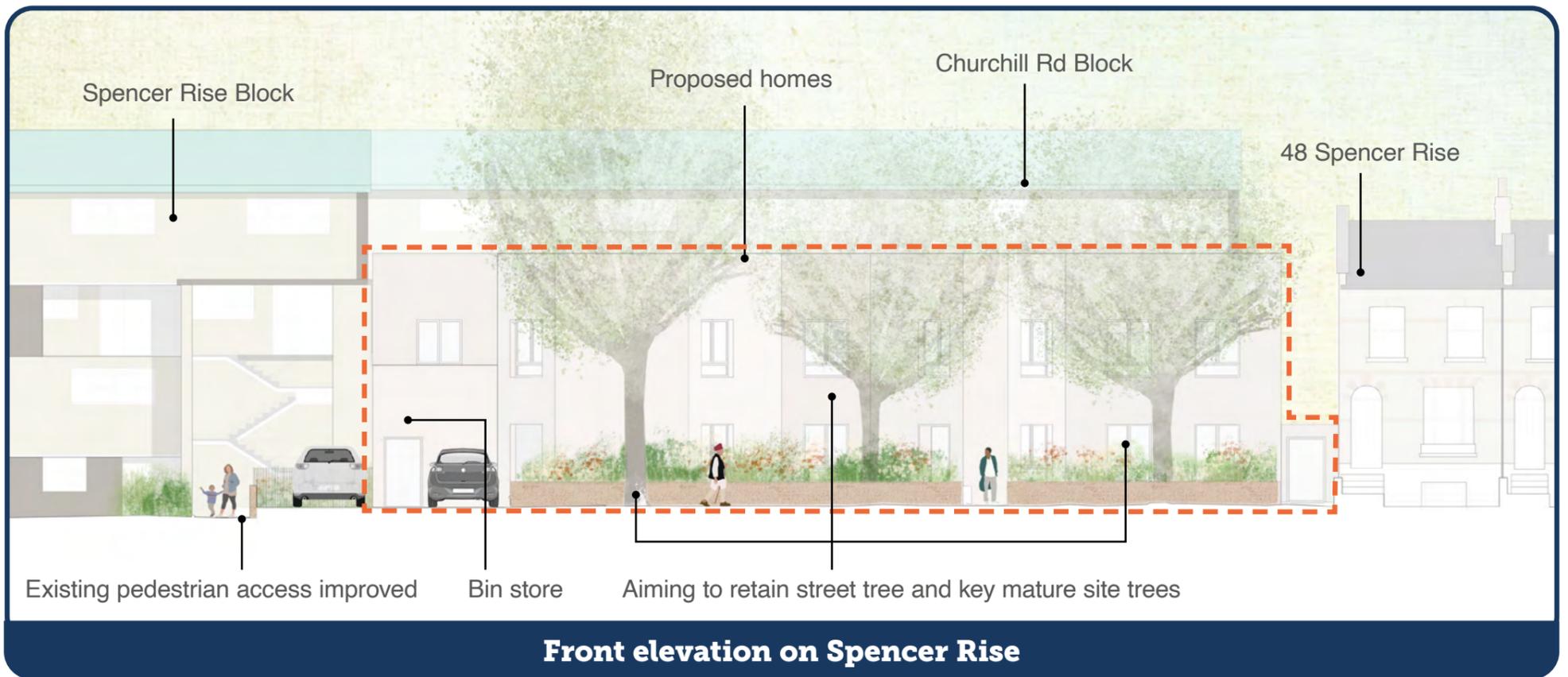
For more detailed responses to your feedback and questions see the 'Our responses to your feedback' document.

Updated design ideas

The below images show how updated design ideas have responded to resident feedback on height

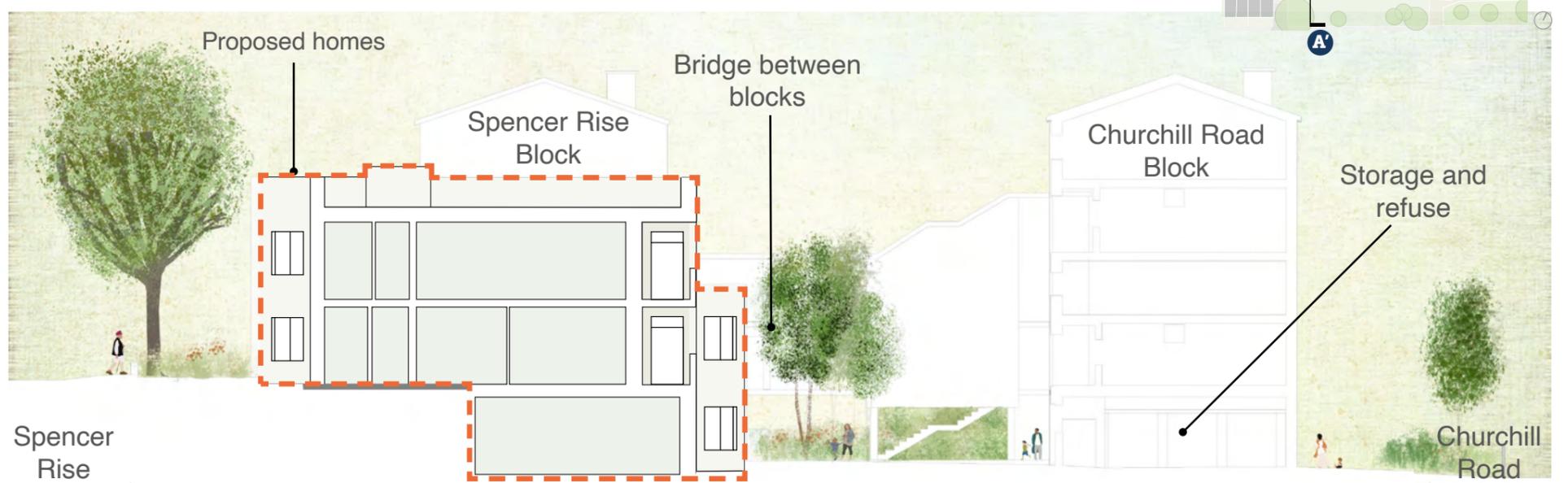
A lower building

Since July 2025, the design team have made significant changes to the height and massing of the proposals. They now propose two storeys at the front, and three storeys at the back including the lower ground floor. The proposals are lower than all neighbouring homes on Churchill Road and Spencer Rise.



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 on the right shows where this section is taken from.



Section A---A' showing proposed block, looking towards Dartmouth Park Hill

Key: - - - - Indicative building envelope

Updated design ideas

The massing of the proposals has been updated to take cues from local architecture.

The updated design ideas are lower than those shown in March 2024, and July 2025 responding to feedback from residents on height and massing.



1. Existing massing view from balcony



2. Existing site from lower courtyard



3. Existing site from Spencer Rise



1. View from Churchill Road balcony



2. View of proposed homes from lower courtyard



3. View of proposed homes from Spencer Rise

Examples of architecture and materials

- We want the proposals to feel like part of the area and we will consider guidance relating to the Dartmouth Park Conservation Area.
- The updated designs incorporate Bay Windows, common to the local character.
- These images below (local) and right (general) show examples that architects are drawing inspiration from.



Bay windows on Spencer Rise



Bay windows on Chetwynd Road

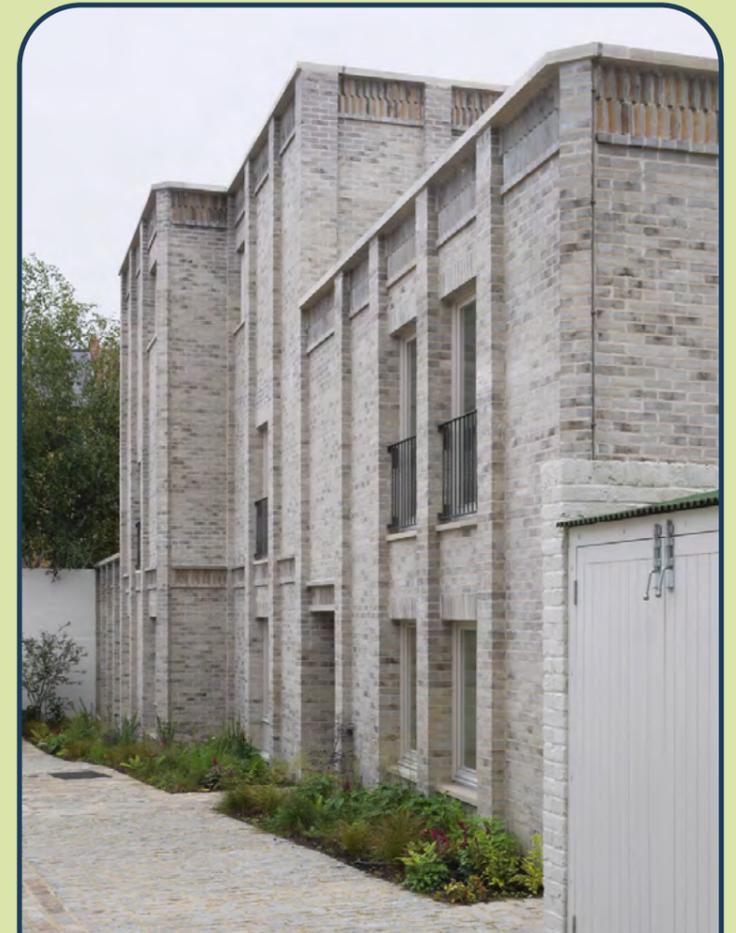
These are examples of modern buildings are similar to what we are proposing and show how the new building could look



Mansion block, Hampsted
Sergison Bates Architects



Cadix Housing, Happel
Cornelisse Verhoeven Architects



Lavender Hill, Clapham,
Sergison Bates Architects

Tell us what you think about the style, colour, materials, and detailing

Developing design ideas

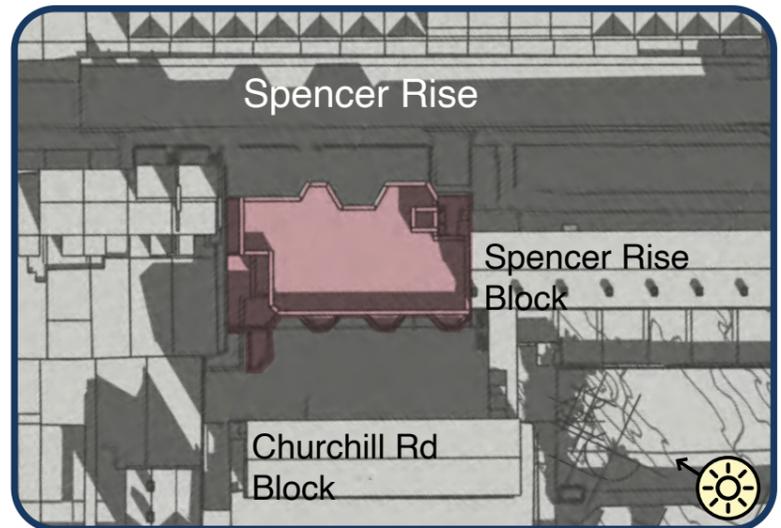
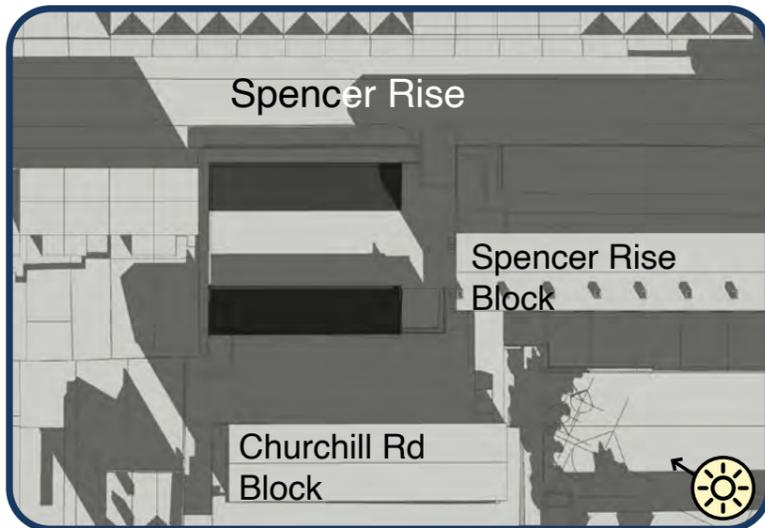
Daylight & sunlight studies

Daylight and sunlight studies help our design team understand how the proposed homes could impact light in the area. The images below show how shadows could be created by the proposed buildings during typical light conditions on 21 March, the time of the Spring Equinox.

Existing

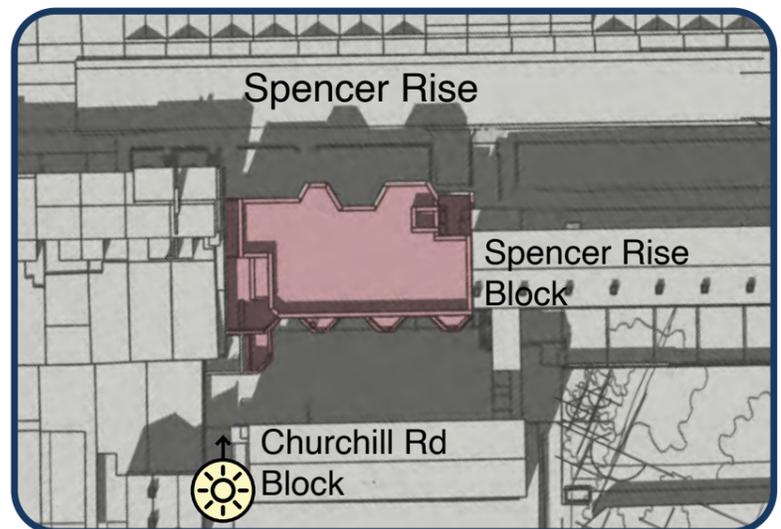
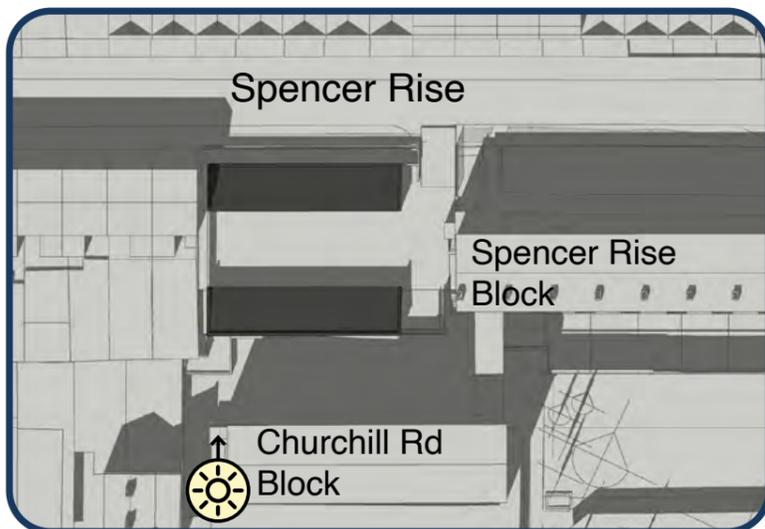
Proposed

9am



In the morning, the proposed homes cast some new shadows onto the street (Spencer Rise), and a small section of the neighbouring garden

12pm



3pm



At midday and in the afternoon, some new shadows are cast onto Spencer Rise (street) and in front of the space between the Spencer Rise block and the proposed homes

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.

The brief for the proposed supported living homes is made up of four key parts:

Supported living homes:

- 3 fully wheelchair accessible homes (M4(3) standard)
- 3 wheelchair adaptable homes (M4(2) standard)

Communal areas:

- Lounge
- Kitchenette
- Sensory room
- Entrance Lobby
- Circulation space
- Lift/stair core

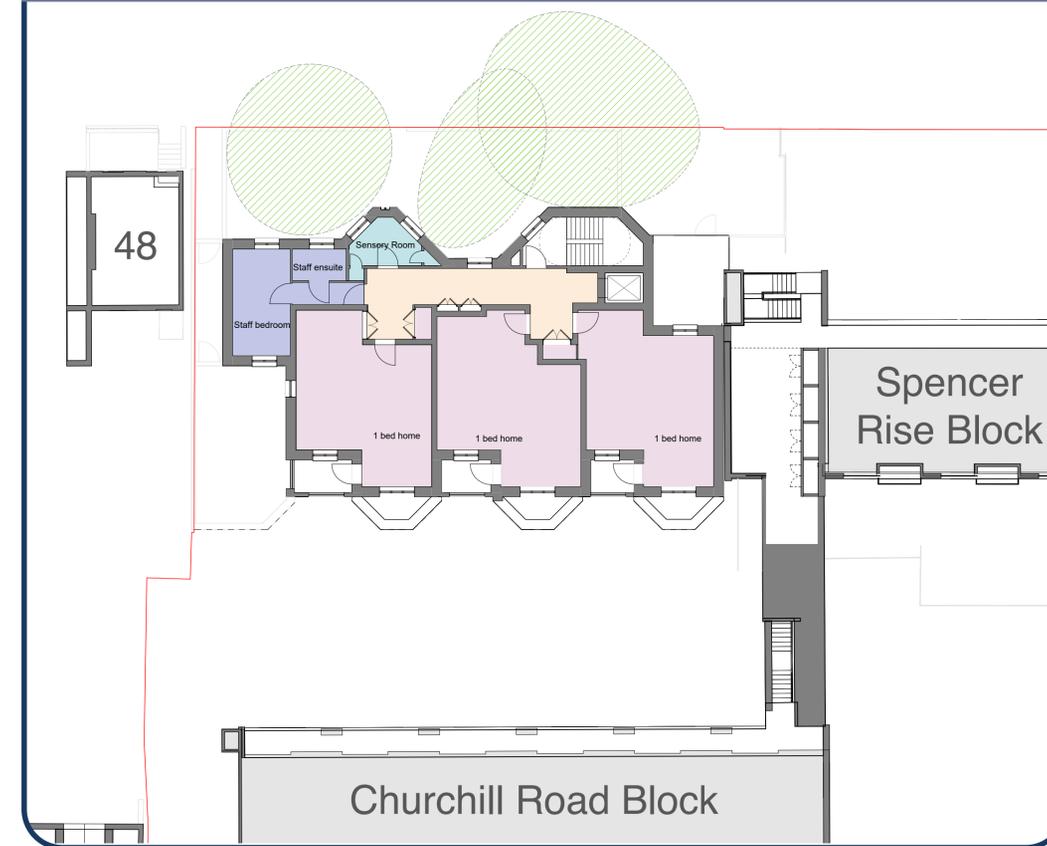
Support/ areas:

- Small office
- Single staff bedroom and ensuite
- Storage spaces
- Laundry room
- Plant rooms

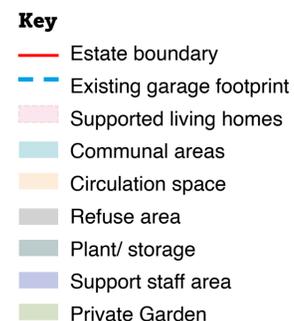
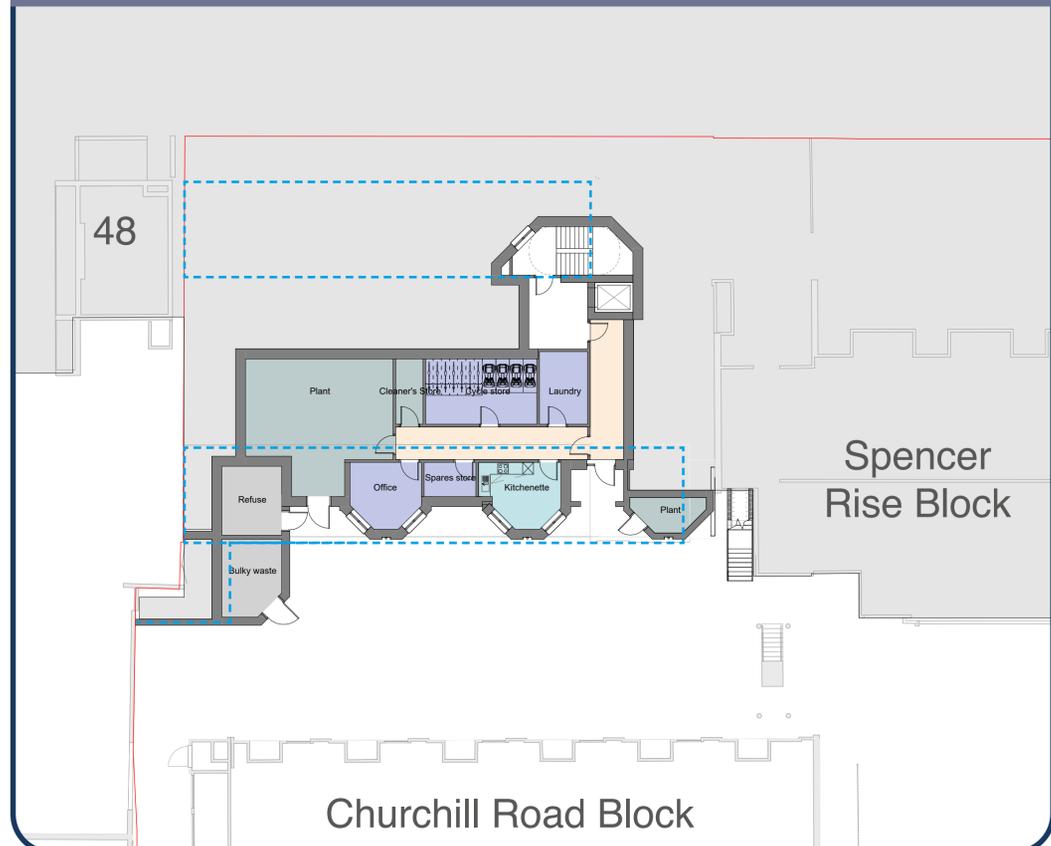
External areas:

- Sensory garden / breakout space
- Drop-off zone
- Bin store
- Storage areas
- Rooftop: Air source Heat pumps & and potential for Solar PV panels

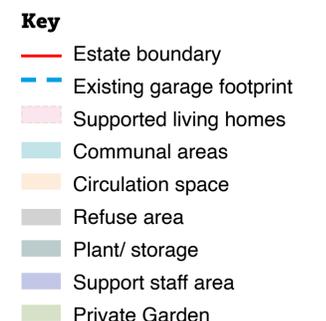
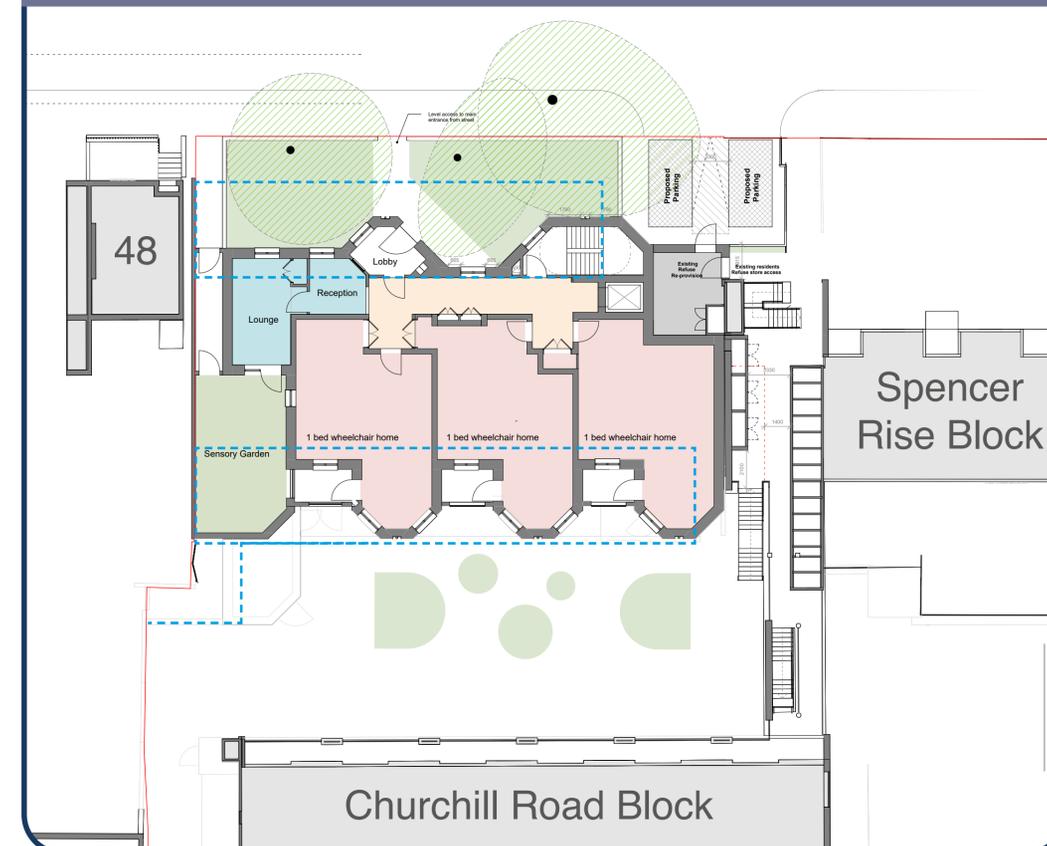
Proposed First Floor



Proposed Lower Ground Floor



Proposed Ground Floor

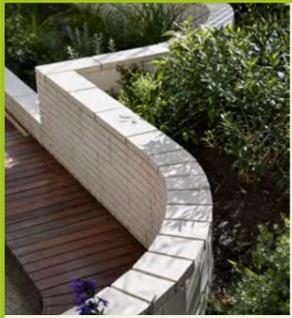


Updated design ideas

Landscape proposals

Looking at your feedback so far, we have developed ideas for how we could make the landscape of Churchill Road Spencer Rise Estate better for existing residents.

Landscaping for proposed homes



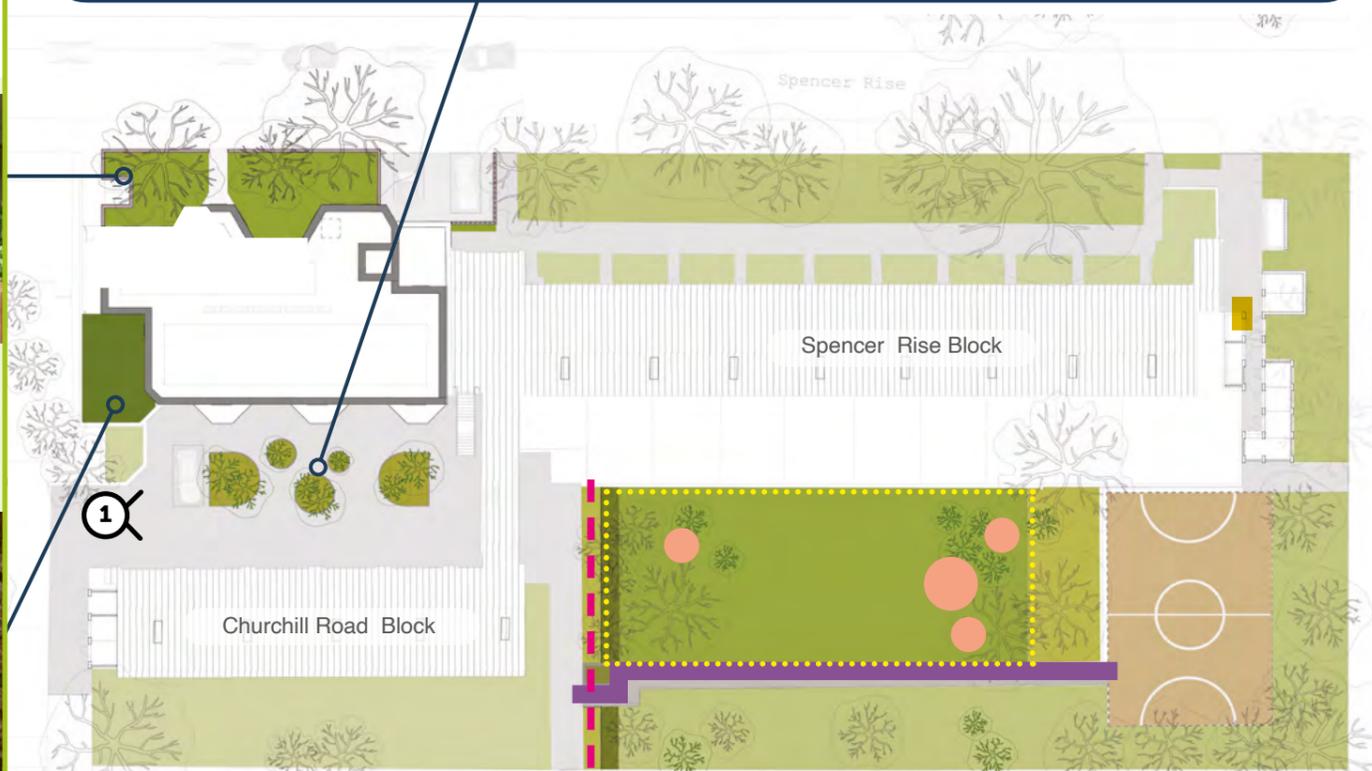
Front garden aims to keep the hornbeam trees and looks to add low walls and shrubs with sustainable design



Private enclosed sensory garden for new residents



Improvements to lower courtyard include shade tolerant trees and planting bringing visual amenity, privacy and noise reduction.



Key for potential improvements:

- - - Gated edge & planting
- Improved Path
- Improved Lawn
- Informal play
- Secure cycle storage

These concepts build on ideas shown in July 2025.

We won't be able to afford all of them, but let us know your preferred ideas by filling out the feedback form.

Gated edge & planting



An improved gated edge with planting could be added to make the area more enclosed, secure and discourage dogs.

Improved path



A refurbished path made using relaid paving on a permeable surface to be tidier, improve drainage and accessibility.

Improved lawn



Adding new soil and grass to cover the existing surface, making it a nicer green space to enjoy.

Informal play



Informal playable elements could be added to the landscape such as logs or stepping stones.

Secure cycle store



Secure cycle storage could go next to Spencer Rise block- if not needed it could be an extra general storage shed.

Storage, refuse and parking

The new building would require changes to existing storage, refuse and parking arrangements. This is our current thinking about how this could work, we welcome your feedback.

Storage:

- Refurbished and new sheds in the passageways and corridors between Churchill Road and Spencer Rise blocks, prioritised for existing shed users (see Board 8).
- New larger storage units next to the blocks, reserved for current on-estate garage users. Most of these would be around one-third the size of existing garages.
- Caretaker storage relocated to the existing space behind Spencer Rise.
- Garage users who do not live on the estate would not be re-provided with storage, but would be supported to find off-estate alternatives.
- If you rent a garage or shed, please speak to council staff for more information.

Refuse:

- Waste chutes would remain as they are. Bulky waste would be re-provided in the lower courtyard and next to Spencer Rise.
- New refuse stores would be provided for general waste, recycling and food waste.

Parking:

- Two parking spaces proposed would be prioritised for current on-estate garage users with accessible parking needs

Proposed Estate Plan



Key

- fire access
- ↔ vehicle movement
- refuse movement
- indicative building footprint

1

What would new refuse and storage arrangements look like?



Existing view of Spencer Rise Block from Dartmouth Park Hill



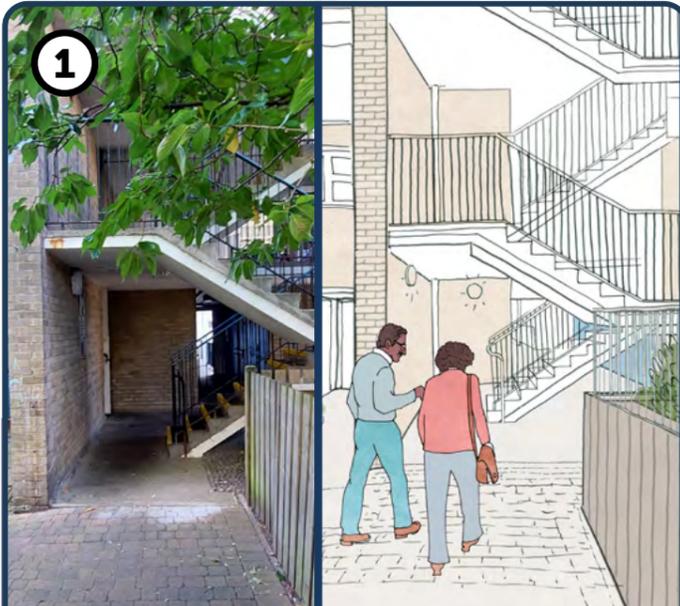
View of proposed storage and refuse units from Dartmouth Park Hill

--- Envelope of proposed storage and refuse sheds

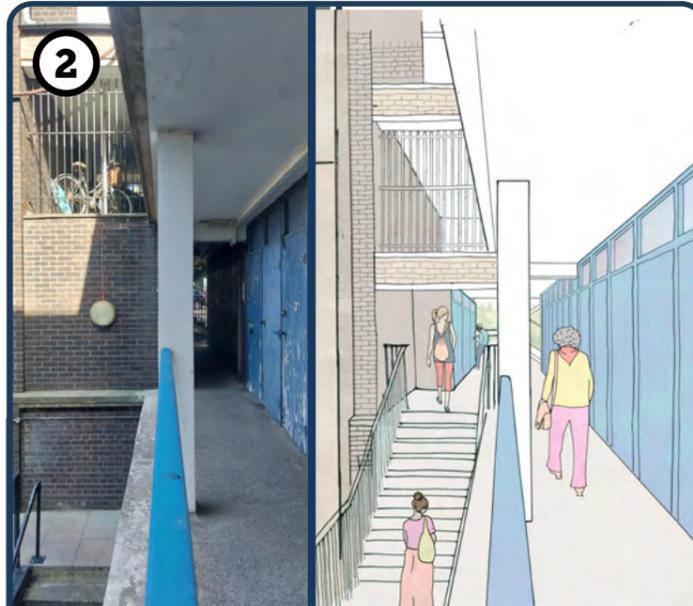
A safer passageway

In response to feedback from residents we have been developing plans to improve the access route from Spencer Rise onto the estate.

Existing and proposed views of passageway



More lighting, for better visibility at night

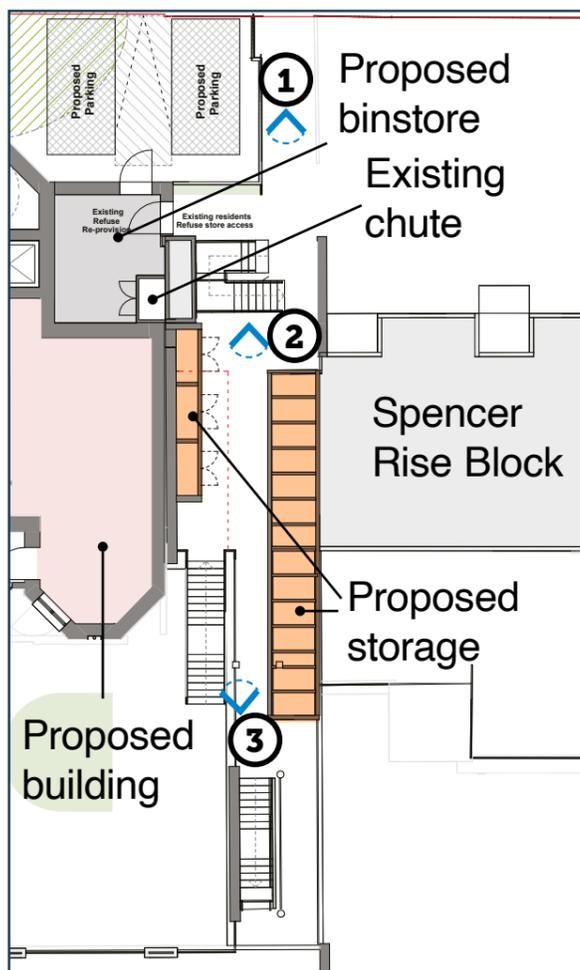


Opening up passageway, new stairs connect to courtyard, better visibility

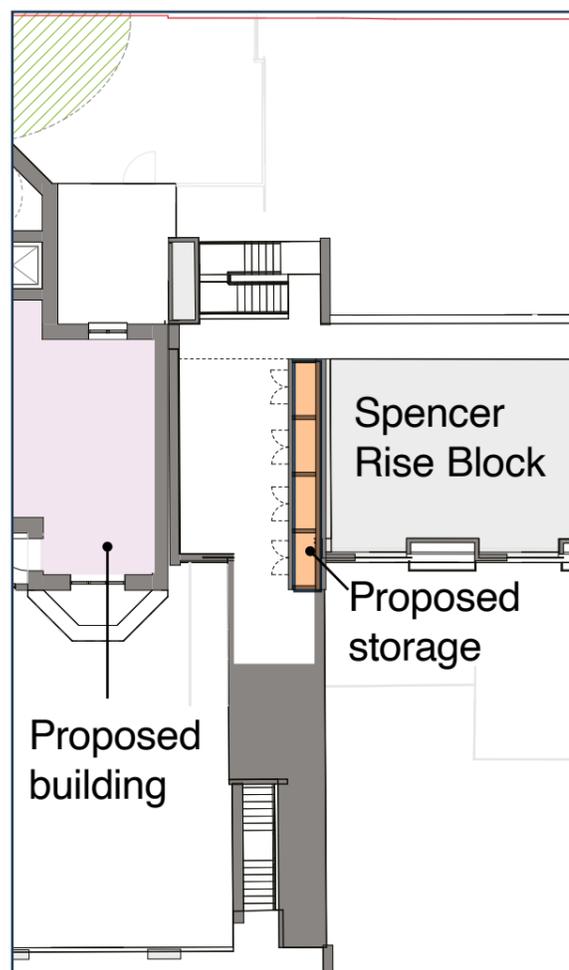


Wider walkway for more daylight, and new lighting

Plans for new passageway and storage between new building and Spencer Rise Block



Left: Ground floor entrance from Spencer Rise with proposed storage



Right: First floor drying area with proposed storage

Storage: The passageway also proposes new and refurbished storage, for sheds moved from other parts of the estate.

In this space we propose:

- refurbishing 13 existing sheds
- adding 3 new sheds to the passageway
- adding 4 new sheds to the first floor drying area

These sheds would be reserved for estate residents who are being relocated from existing sheds elsewhere on the estate. They would be the same size as existing sheds on the estate.

CCTV: As part of the new homes, we are required to provide CCTV for security.

We are still confirming the best location for this and will provide more information at the final event.

Note that these initial proposals may change following surveys

Timeline and next steps

Indicative timeline*

This timeline shows the key steps in the project. things may change and we will keep you up to date if it does.



Next steps

Process & analyse your feedback

Update design responding to your ideas where possible

Share final designs ahead of submitting a planning application

How decisions are made



Get in touch & find out more



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5 Pancras Square, London, N1C 4AG



Visit our project website at:
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