

Our responses to your questions

Churchill Road Spencer Rise

Theme	Questions/ Comments	Response
 Height & Massing	Concerns about the height and size of the proposals	The height and size of the proposals remain 2-3 storeys with a flat roof, as shown in January 2026.
	Will the proposals impact on daylight/sunlight and privacy for neighbouring buildings?	The proposals have been carefully designed to consider daylight, sunlight, and privacy for neighbouring residents. Please see the July 2026 boards for more information.
	Proposals are not in keeping with the area	The design of the building considers local context and planning guidance is reviewed at key stages with the local authority’s planning team. The proposals have been refined since January 2026 and include more architectural detail.
	Concerns about proximity to buildings and overlooking from balconies	The design of windows and balconies in the proposed building has been carefully planned in relation to neighbouring homes. The proposed building design uses inset balconies, angled windows, and staggered floor heights to mitigate overlooking. Planting in the lower courtyard would also act as a screen for further privacy.
 Tenure of homes	What are supported living homes?	These supported living homes would be for adults with autism and / or learning disabilities. Spaces would be designed to meet residents’ needs.
	Will residents have carers?	Residents may need support from carers during the day and at night.
	Why are you building these homes together here?	By building 6 homes together, the council could provide an efficient service and a better living environment for residents to live as independently as possible. Camden needs more supported living homes so residents can remain in-borough, close to their families and health networks who know them well.
 Estate facilities	The proposals need to consider how existing residents will access waste and refuse facilities on the estate.	If the proposals go ahead, residents in Churchill Road block would be able to continue using their current waste chute, alongside a new recycling bin next to the chute, and a new bulky waste store in the courtyard. They would also be able to access the new refuse store next to the Spencer Rise block. Residents in Spencer Rise block would be able to continue using their current waste chutes, alongside a new refuse store provided on the Dartmouth Park Hill side of the building, or a new refuse store located next to the proposed building. Both existing waste chute would remain in use. There would also be a new bulky waste store on the Dartmouth Park Hill side of Spencer Rise. Each new bin store would contain general waste, food waste, and recycling bins, and would be accessed by all estate residents.

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 Estate facilities	Will you be providing any on-estate parking?	We are proposing to include two on-estate parking spaces prioritised for existing resident garage users with accessibility needs. We have discussed the process with the individual residents. Aside from this, the proposed homes are a car free development.
	What will happen to garage users who need parking?	If the proposals go ahead, we would work with car users who rent a garage to find alternative parking where possible, subject to availability.
	Will all garage and storage users be re-provided space on the estate?	We aim to provide all estate residents renting garages and sheds with a new or refurbished storage space on the estate if they have to move as a result of these proposals. Those who currently rent more than two sheds would be offered up to two sheds to if the proposals go ahead. We would speak with all renters individually before confirming any new allocation. Those who rent a garage or shed but do not live on the estate would be assisted to find alternative parking or storage in the wider local area where possible.
	What storage will you be re-providing?	If the proposals go ahead, we would work with estate residents who currently rent garages and sheds to provide alternative storage on the estate. The updated proposals remove some storage in the passageway, but provide new and refurbished storage. Please see the boards for more information.
 Safety & Security	Concerns the passageway works will not retain level access from Spencer Rise	The proposals to improve the passageway would retain level access from Spencer Rise as requested by residents. The proposals also aim to improve the space with new lighting, and propose new stairs into the courtyard to replace the current access.

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 Landscape & improvements	The courtyard space in front of Churchill Road block should not be accessed by anyone but existing residents	New residents would be part of the estate. They would have access to the courtyard space as new residents and these spaces would be shared by all.
	Any changes to the courtyard space in front of Churchill Road block should be minimal	While we understand there are some concerns about changes to the courtyard space, our proposals do include some changes to landscaping and access in this area. The changes are designed to improve the quality of the space and increase passive surveillance of the area in order to deter anti-social behaviour. The introduction of planting in the courtyard would also improve the acoustics in this area.
	Trees should be removed to move the building away from Churchill Road block	While the proposals have always aimed to retain trees where possible, the final designs anticipate the removal of two trees and three shrubs, as shown on Boards 3 and 7. These will be replaced with 10 new trees and planting. The two large mature hornbeam trees on Spencer Rise will remain.
	Trees should be retained	
	Changes to the green space should be minimal and focus on making the grassed area more level	The proposed landscape changes are minimal in the grassed area. They aim to improve the area by putting additional turf down to even out the existing grassed surface.
	Cycle storage is a priority	We are proposing new cycle storage next to Churchill Road block.
 Construction	How will you ensure people with protected characteristics are looked after during construction?	As part of the planning application we will submit an Equality Impact Assessment, which will consider the known protected characteristics of people in the area. This document will include information on how the council aims to minimise potential impacts for different groups.

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 Construction	Will level access be maintained from Spencer Rise?	Residents would continue to have level access from Spencer Rise and into the first floor of homes on Churchill Road block. If planning permission is granted, the council would instruct a future contractor to ensure homes are accessible throughout the build, and access and routes throughout the build are carefully considered.
	When will we see a construction management plan?	A draft construction management plan would be included as part of the planning application documents. If planning permission is granted, a further consultation process would take place on the proposed construction management plan alongside contractors.
 Funding	Will there be an impact on service charge for existing residents?	We have been advised that if planning permission is granted, once the land where the proposed building is fenced off for works, contributions from leaseholders and tenants to the maintenance of the land for the building through service charge would stop. Service charges relate solely to the cost of upkeeping spaces that are used by all, and would be recalculated based on an updated area and including the new residents if planning permission is granted. For more information please speak to a member of the council team.
	How is the New Homes for Small Sites programme funded?	This site would use a combination of capital funding from Adult Social Care, and grant funding. The wider programme is funded using a combination of receipts from selling other small sites and grant funding.
 Consultation	We feel that the consultation process has not considered our feedback.	The consultation process has considered resident feedback wherever possible. Changes to the proposals from resident feedback include updates to the brief, lowering the height, and carefully considering the impact on estate residents and neighbours. Feedback from residents is valued throughout this process and will continue to be balanced with the council’s priority to deliver much-needed supported living homes on this site.