

New Homes for Small Sites

Churchill Rd Spencer Rise Estate Newsletter, January 2026

In this issue of the Churchill Road Spencer Rise Estate newsletter for the New Homes for Small Sites programme, you can:

- Find out about our developing design ideas event
- Read about the information we are preparing for the next event
- See an updated timeline

If you have any questions about this newsletter, you can call us on 020 7974 8792 or email us at: NewHomesSmallSites@camden.gov.uk.



Early design ideas event, July 2025

Come to our next event

Thank you to everybody who came to our July event, met our team for walkabouts, and sent in their feedback on the early design ideas.

At our next event you will be able to:

- Have your say on the design team's developing design ideas for supported living homes on your estate
- Hear how the design team and Camden have started to respond to feedback from residents and planners so far
- See emerging ideas for improving the Spencer Rise passageway
- Have your say on the updated ideas for estate benefits

If you can't make the event, the content will be available from the 29 January on the Resources page of our website:



www.camdensmallsites-crsr.co.uk/resources or get in touch with us to have a copy sent to you.

Spencer Rise passageway and external route improvements

In response to resident feedback highlighting concerns about the route and passageway from the Spencer Rise block through to the Churchill Road block, courtyard, and green space, We have extended the services of the design team to include designs for this area.

We want to hear your feedback on these ideas at our next event.

Developing design ideas drop-in event



Thursday 29 January 2026



St Mary Brookfield,
85 Dartmouth Park Road,
London, NW5 1SL



4.00pm – 7.30pm

Come along to have your say on the developing design proposals for six supported living homes, designed for residents with autism and/or learning disabilities, and let at social rent.

This event will focus on:

- Updated designs for the proposed homes
- Design ideas in response to feedback about access and security
- Examples of possible materials for the proposed homes
- More details about storage, waste, and parking
- The proposed landscaping strategy

This event is for residents and neighbours of the estate

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.

Summer 2024



Design services suspended



Request for quotations

Autumn 2024



New architect appointed

Winter 2024/25



Meet the Design Team event

Spring/Summer 2025



Early Design Ideas drop-in for residents & neighbours

Winter 2025/26

We are here



Developing Design drop-in for residents & neighbours

Summer 2026



Final pre-planning drop-in for residents & neighbours

Planning application submitted for new homes

Winter 2026



Planning approval for designs granted (to be confirmed)

2027



Earliest construction works start on site

2028



Earliest construction completion

*Indicative timeline may be subject to change

Code of conduct at events & meetings

The New Homes for Small Sites team is committed to engaging with residents and neighbours affected by its proposals. We welcome constructive feedback at our events and in meetings on issues that impact you and your home.

Where we can take steps to address questions raised and respond to feedback, we will do so. However, please note that the council has zero tolerance for any form of abuse or harassment of our staff whose job it is to deliver the council's objectives on behalf of the people of Camden.

We urge all residents to treat officers with dignity and respect at events and meetings as they carry out their professional duties.

You asked us for more information on:

New Homes

- How proposed new homes could impact daylight and sunlight in surrounding homes
- Level changes across the site to show relationship between windows, outside spaces and surrounding homes
- Addressing anti-social behaviour through the landscape strategy
- Clarity on locations for storage, refuse and recycling provision

Wider improvements:

- The route from Spencer Rise to Churchill Road
- Details on locations for replacement storage and improvements to existing storage
- Considering safety and security in the designs, with information on possible lighting and CCTV
- Parking re-provision and cycle storage

We will have updated information on these areas at the January event.

Contact us



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NewHomesSmallSites@camden.gov.uk



Visit our project website at:

www.camdensmallsites-csr.co.uk

or scan the QR code

If you want to be added to our digital mailing list please contact the Small Sites team and they will arrange this for you.

Translation?

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Large print?

For any other alternative formats or if you have any questions, please get in touch:

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