

Churchill Road Spencer Rise Estate

Pre-planning Drop-in Exhibition | June 2026

About today's event

Welcome to our design drop-in to see the final design proposals for the Churchill Road Spencer Rise project.



Meet the design team



See final design proposals



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



Connor Curley
Architectural Assistant



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

About the project

We are proposing a 2-3 storey building made up of six supported living homes, designed for residents with autism and/or learning disabilities, and let at social rent.

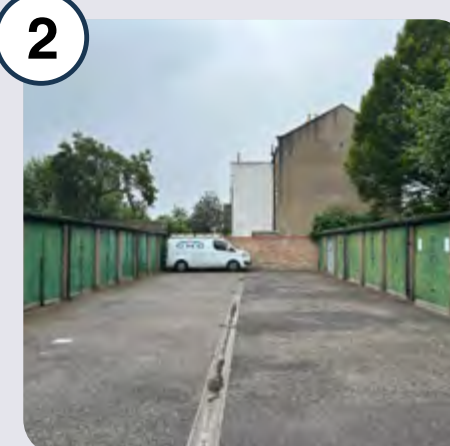
Within the proposed building there would also be some shared areas to help the new residents live as independently as possible. We are also proposing some landscaping and storage changes for the wider estate.

1



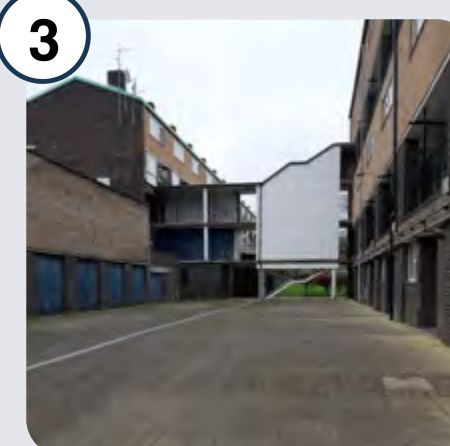
Existing site from Spencer Rise

2



Existing garages

3

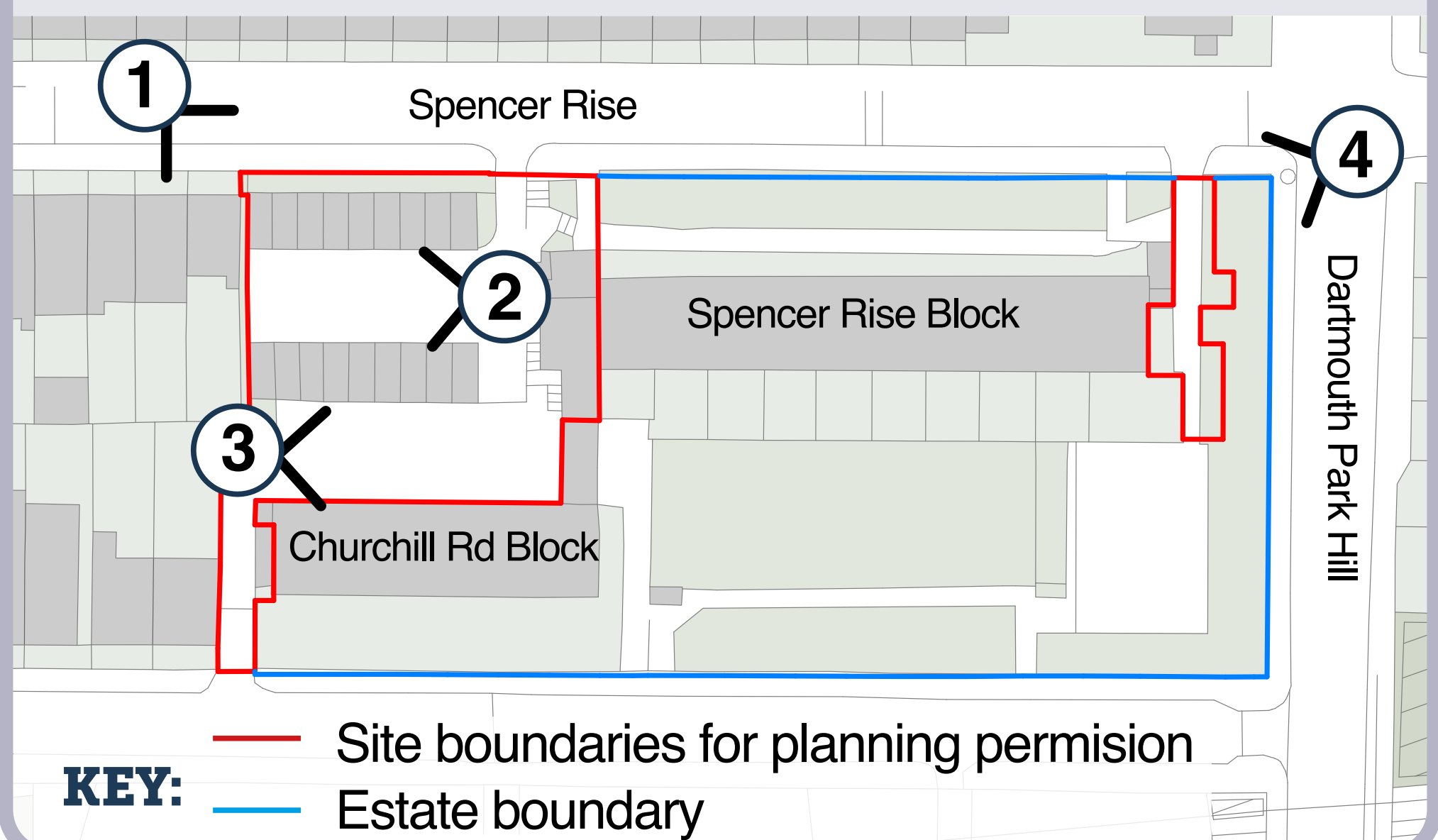


Lower courtyard in front of Churchill Rd

4



View of the end of Spencer Rise block



How to have your say



Feedback forms

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



Write to us at:

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



Call us on:
020 7974 8792



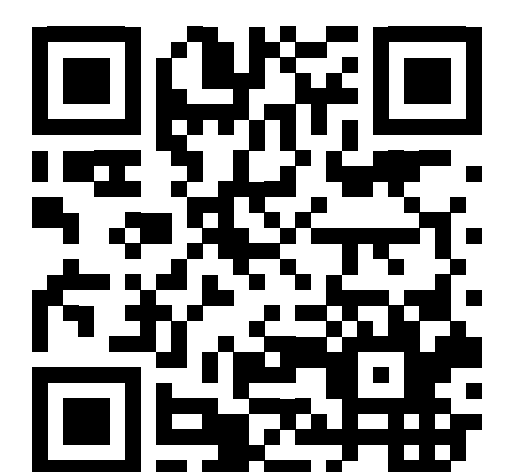
Email us at:

NewHomesSmallSites@camden.gov.uk



Visit our website:

www.camdensmallsites-crsr.co.uk



Or scan  the QR code above

About New Homes for Small Sites

Camden's Community Investment Programme (CIP)

Our Community Investment Programme is **investing in schools, homes and community facilities** to ensure everyone in Camden has a place they can call home. We're **proud to be building homes of all tenures including the first council homes in a generation.**

To see the projects that the Community Investment Programme is working on across Camden, please visit our interactive map: cip.camden.gov.uk/project-map or scan the QR code.



Everton Mews infill development

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.

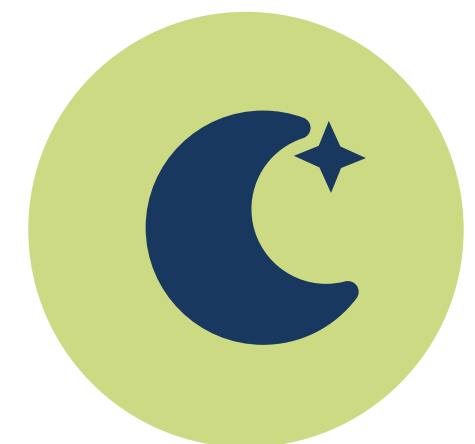
By building six homes together, the council can provide an efficient service and a better living environment for residents to live as independently as possible.



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



Key changes since January 2026

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

January 2026 developing designs



Lower height

The proposals were lowered to 2-3 storeys in height with a flat roof, in response to feedback.

Retaining existing trees

The proposals aimed to retain trees where possible and propose replacements if there was any impact.



Storage, waste, and parking



Information on the storage, waste and parking re-provision strategy was provided.



Light, privacy & proximity

Proposals showed how privacy, proximity, daylight and sunlight were carefully considered.

Landscape strategy



Ideas for targeted landscape changes were shown and residents gave feedback on several possible items for this area.



Courtyard planting

Sketches of the proposals for this area were shown, including planting and trees to improve the acoustics and quality of the space.



Improving access and security

Early sketches of the passageway and staircase proposals were shown.

Final proposals for the planning application



Height and massing

The final proposals remain 2-3 storeys with a flat roof. The shape of the front of the building has changed allowing for a more efficient design of stair/ lift core

Approach to trees

2 existing trees and 3 small existing shrubs are impacted by the proposal, which will be replaced with 10 new small trees and shrubs planted in the front area and lower courtyard.



Storage, waste, and parking



Further information on storage, waste and parking is provided on boards 7, 8 and 9.



Light, privacy & proximity

The proposals continue to consider light, privacy and proximity in the designs. See daylight sunlight studies and information on views and balconies in response to resident feedback.

Landscape strategy



Landscape proposals remain minimal in response to feedback, but aim to address some of the high priority items from resident feedback in January. See board 8



Courtyard planting

The final proposals show more detail about the changes to the lower courtyard space, including low maintenance, shade tolerant planting and trees. See board 7.



Improving access and security

Updates to the passageway and staircase proposals are shown on board 9. These aim to improve light, access, and a sense of security in the space.

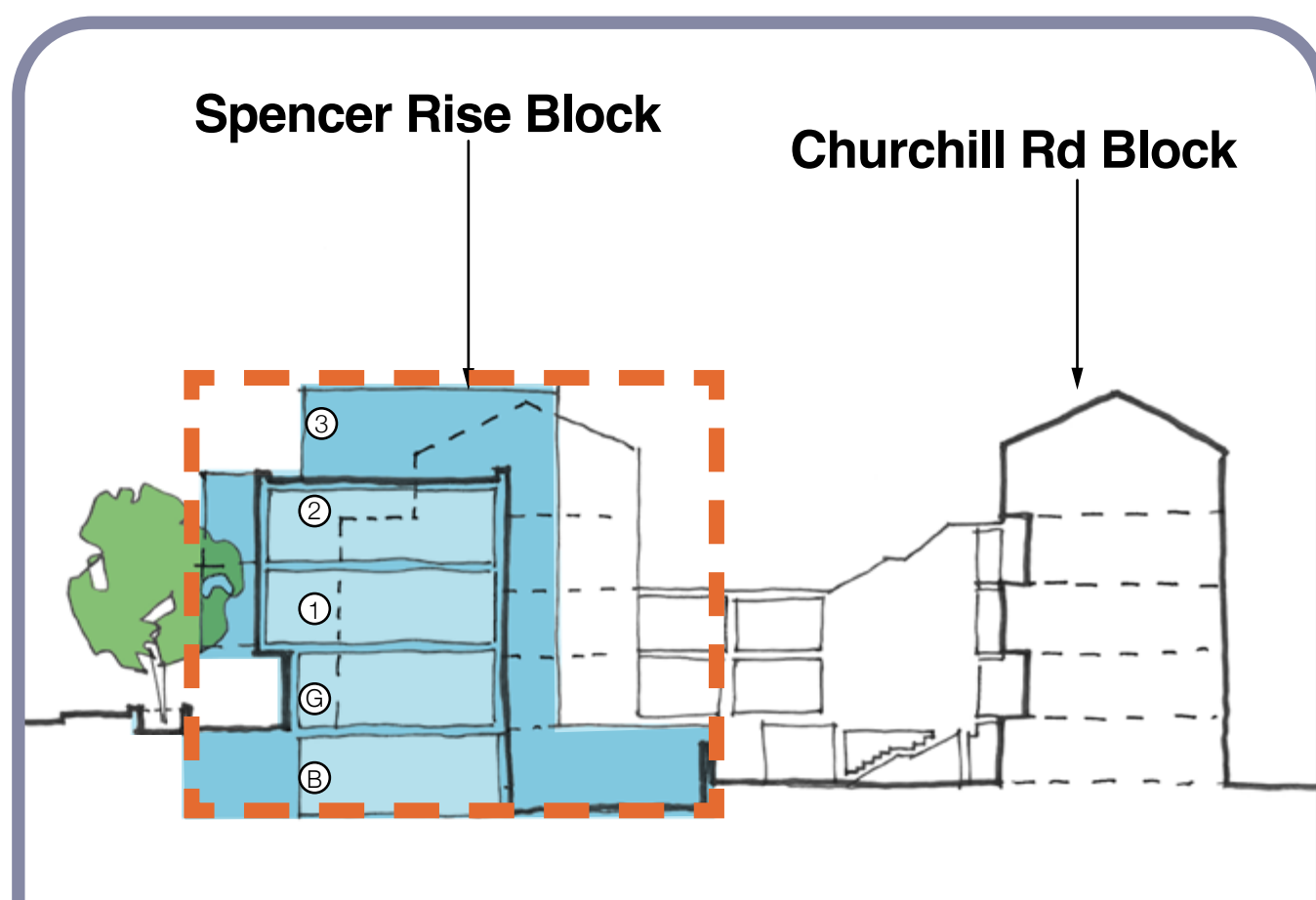
Proposed height and massing

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

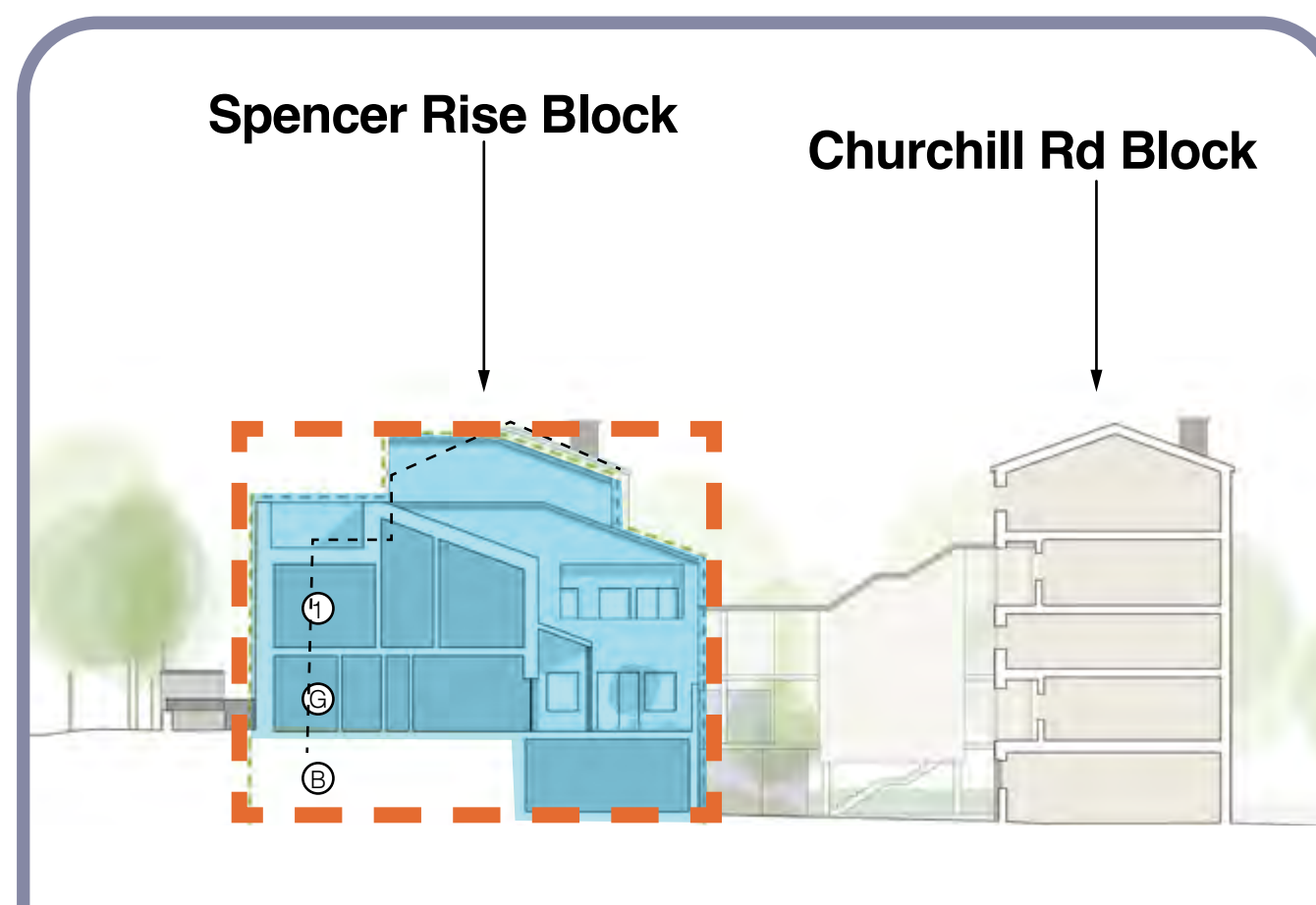


Feedback on design

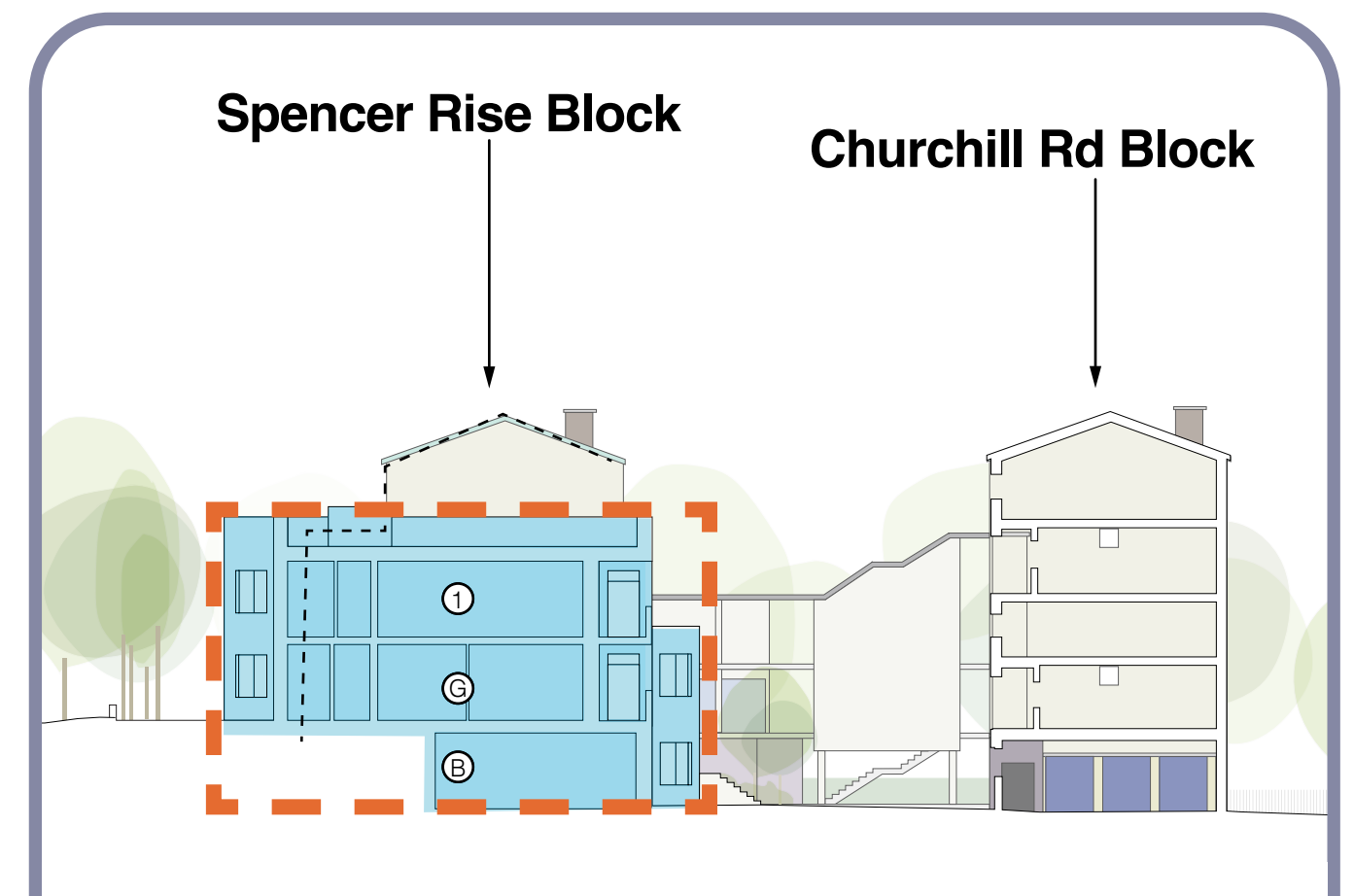
Since design work began on these proposals, we have heard your concerns about height and massing. The images below show a section from each design event so far.



March 2024
(created by former design team)



July 2025
(following updated brief)



January 2026
(Developing Design ideas)

Proposed height and building massing



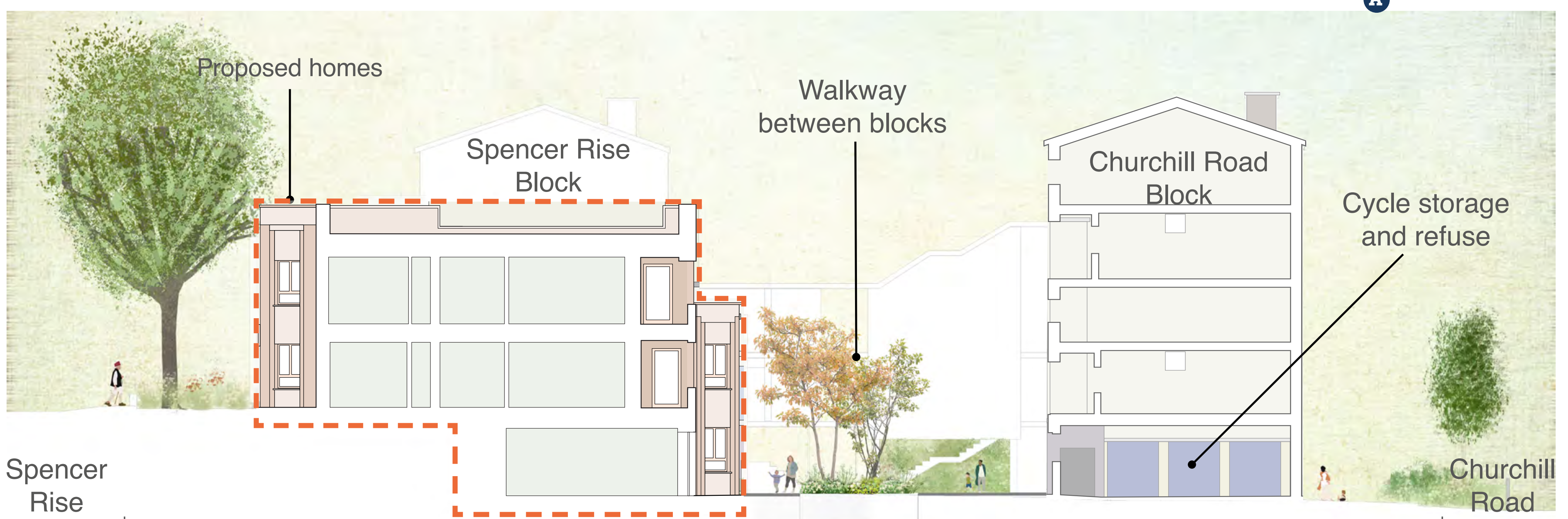
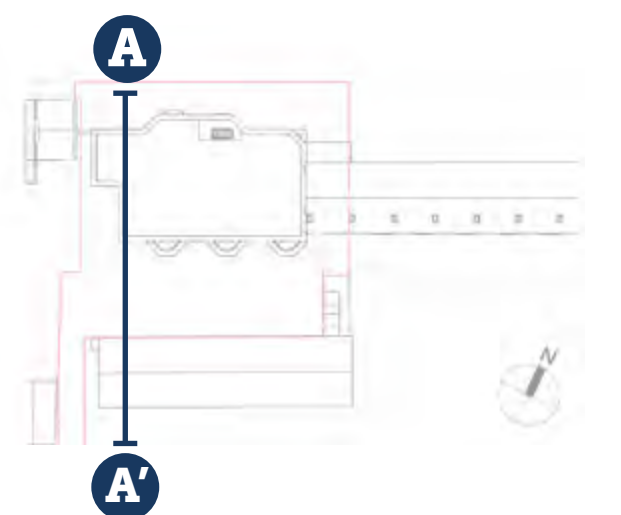
Indicative overall envelope

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 height is unchanged from what was shown in January 2026. The proposals are lower than neighbouring homes on Churchill Road and Spencer Rise.

June 2026 - Today's final proposals that will go to planning

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.



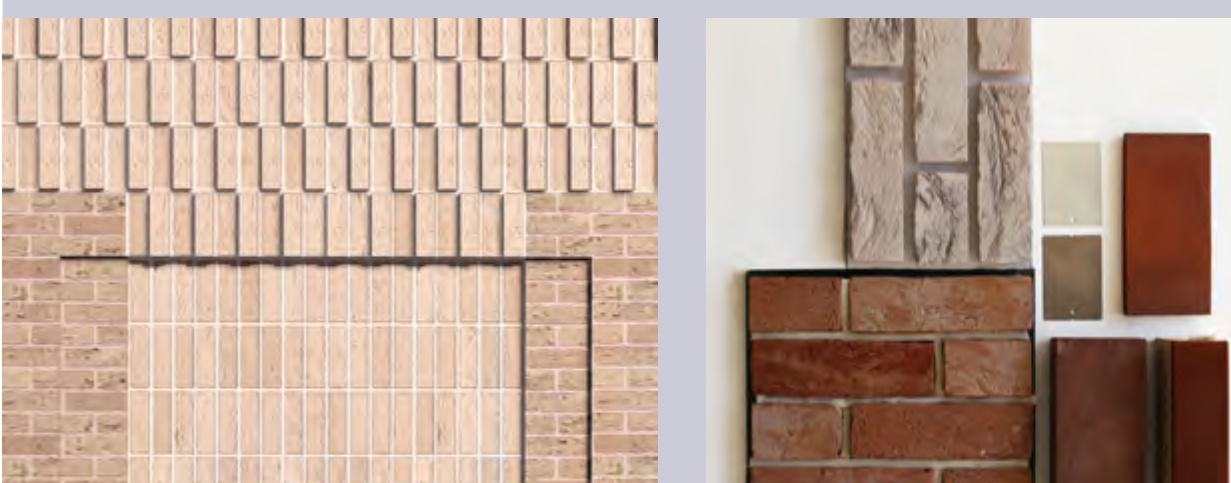
Section A-----A' showing proposed block, looking towards Dartmouth Park Hill

Key: - - - - - Indicative building envelope

Design details, materials and sustainability



The designs propose using materials and details that reference the brickwork and colours found in the local area, along with patterns, textures and metalwork to create visual interest.



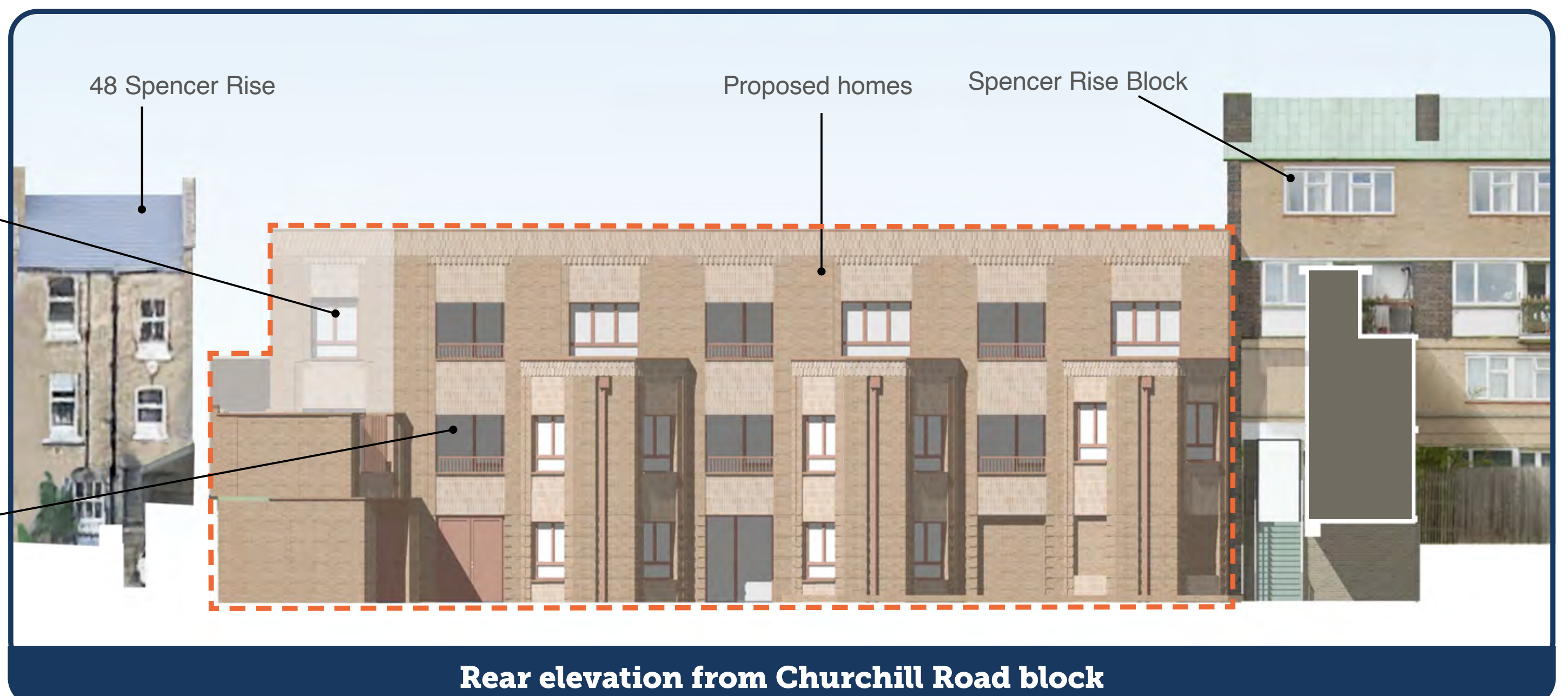
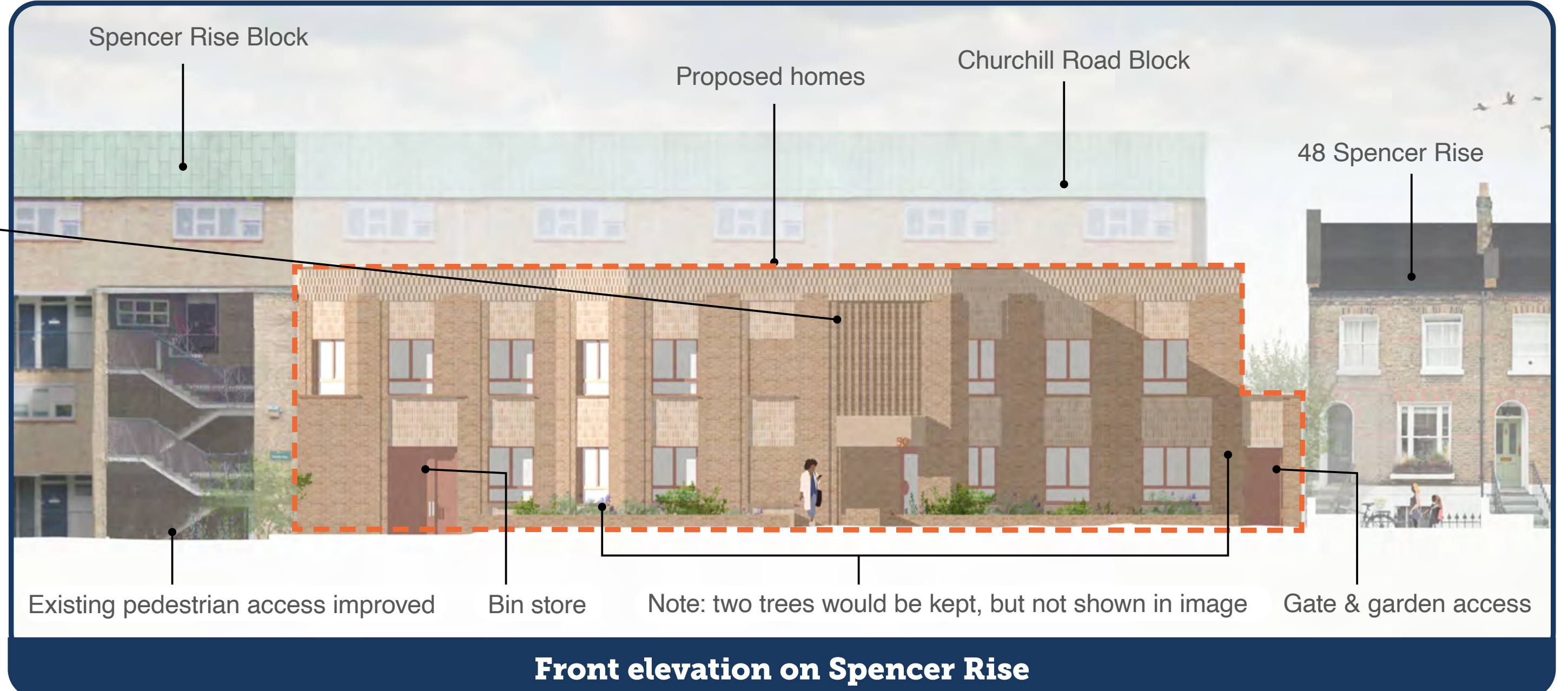
Different colours and textures are proposed in the brick laying pattern animating the facade



Window frames and metalwork would tonally match the brickwork.



All new homes built in London must have private outside space. Proposed inset balconies are designed to reduce overlooking and will be screened by trees in lower courtyard.

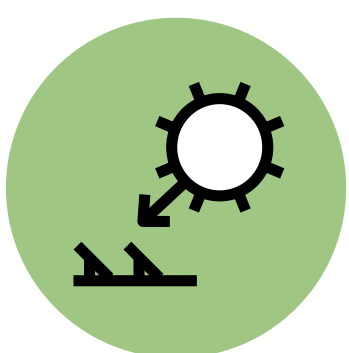


Key: - - - - Indicative building envelope

Key sustainability features

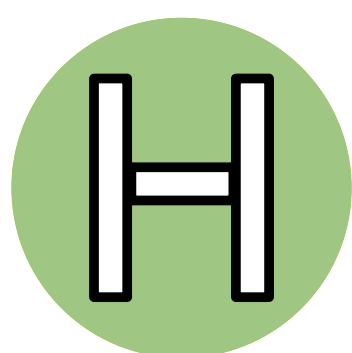
Within the design of the building and changes to the landscape we are considering how to make sustainable and climate resilient choices that are better for people and planet.

In the building



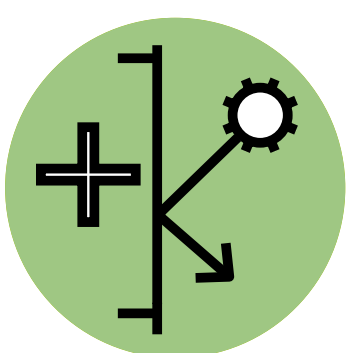
Renewable energy

Roofs with photo voltaic (solar) panels and air source heat pumps would allow us to generate renewable energy on-site.



Sustainable material choices

aiming to use low carbon options, and re-use materials on site where possible.



Energy efficient design

putting rooms, windows and ventilation in the right places to make homes comfortable, efficient and affordable places to live.



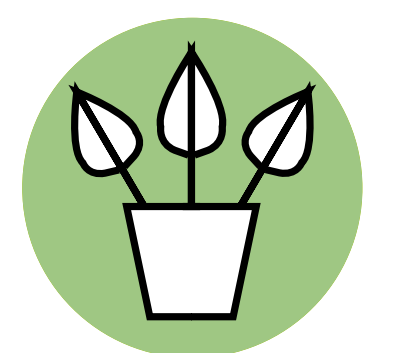
Water management

Rainwater systems and permeable paving used for irrigation to reduce water use for planting and improve drainage



Accessible transport

Step-free access to cycle storage, to encourage cycle use



More biodiversity

improvements to existing and new planting and trees proposed across the site.

Look and feel of proposed homes

These indicative images show the look and feel of proposed homes in the context of their surroundings. We have included corresponding photos of the existing site for comparison.



1. Existing site from Spencer Rise



2. Existing site from lower courtyard



3. Existing site from Spencer Rise



4. Existing site from lower courtyard



1. View looking west showing proposed homes from Spencer Rise



2. View of proposed homes from lower courtyard



3. Proposed homes on Spencer Rise



4. View of proposed homes from lower courtyard

Landscape proposals

As part of the new development

Key feedback throughout the project has been about the importance of keeping/ reproviding trees and ensuring that any new planting is low maintenance to ensure it stays looking good long term

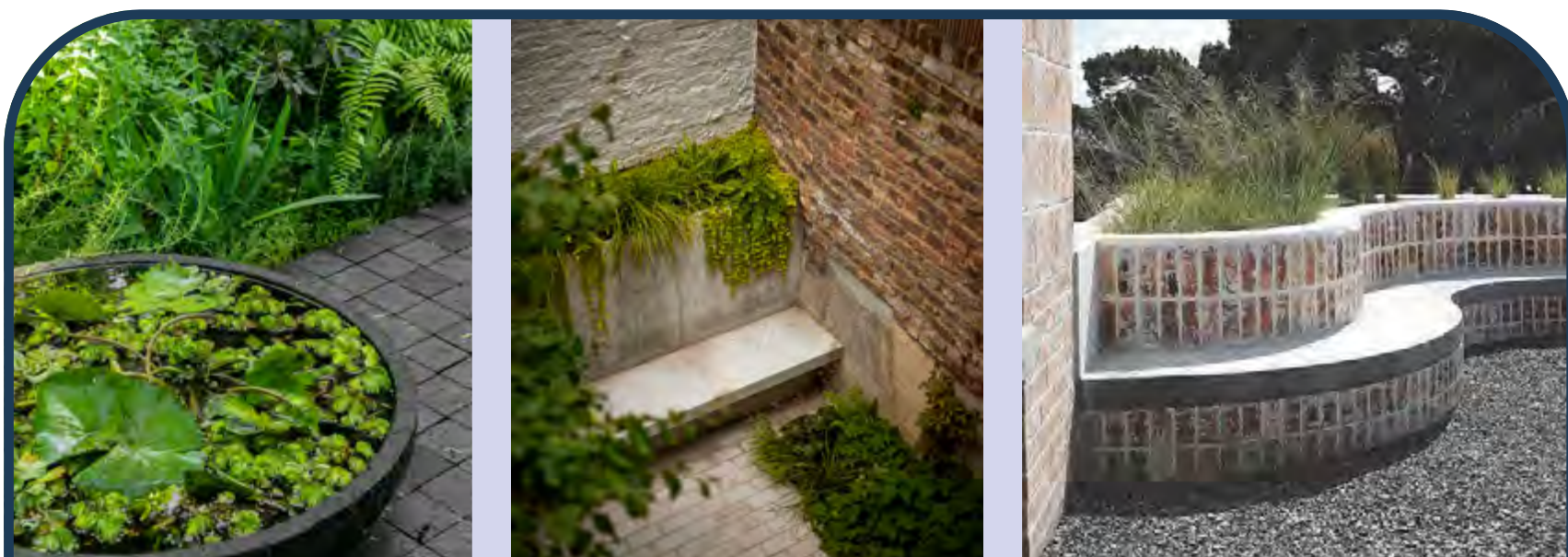


Front garden planting

The proposal keeps two large mature hornbeam trees 2 existing trees and 3 small existing shrubs will be removed.

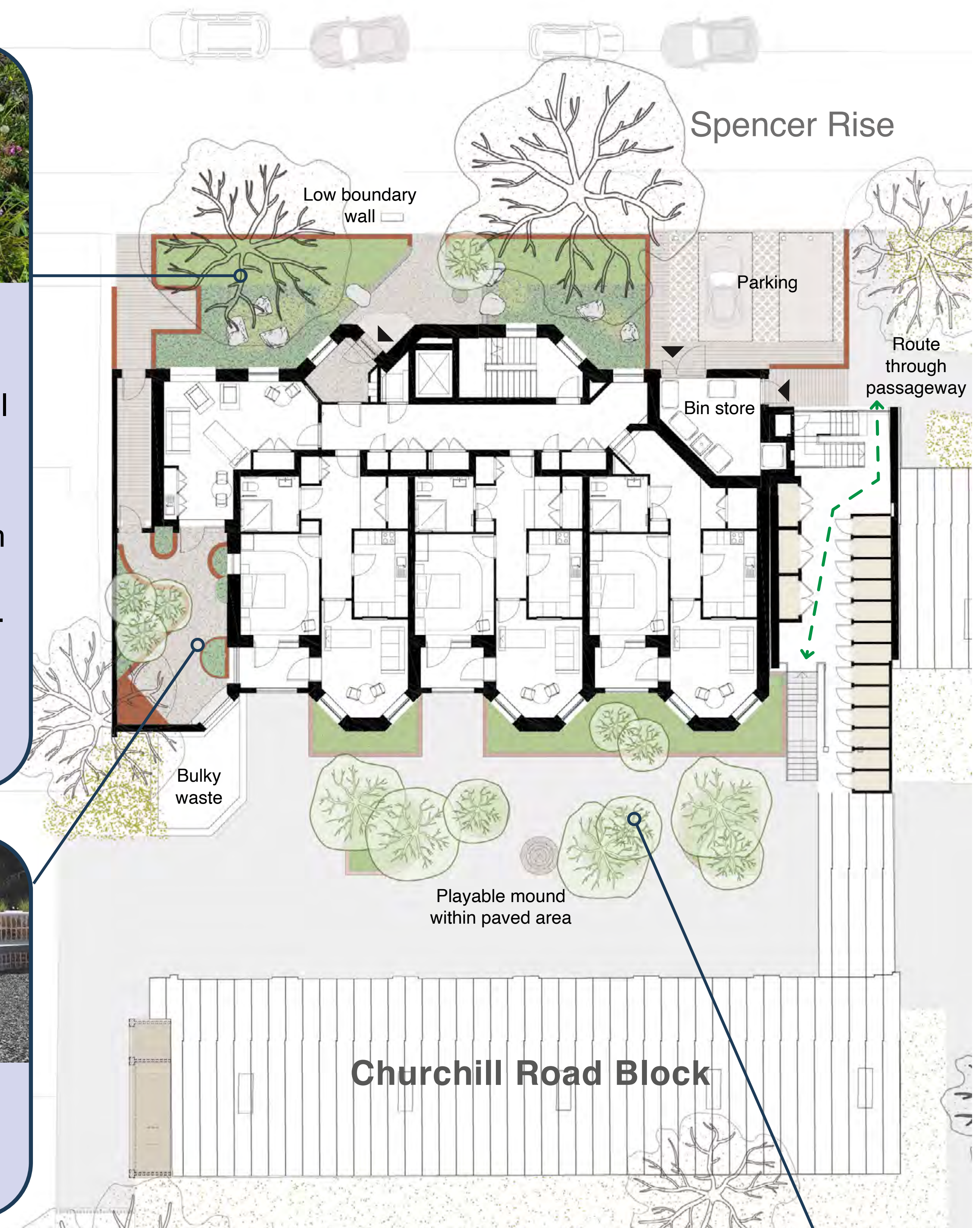
Low walls, new shrubs and boulders will be added within planted areas to create a calm environment and a space to pause for new residents an a green threshold to the street.

The area will introduce sustainable drainage and water collection to keep the maintenance low.



Walled Sensory Garden

Private enclosed sensory garden for new residents and their carers to use



Lower courtyard

Proposals in the lower courtyard include 10 new low-maintenance, shade tolerant trees and planting into improved soil bringing visual amenity for new and existing residents, as well as increased privacy and noise reduction.

Landscape proposals

For the wider estate

At our last event we asked residents their preferred ideas for changes to the wider estate. Whilst people's feedback was mixed, the proposals which were most frequently people's top priorities were: improving the existing lawn and providing secure cycle storage.

Proposed cycle storage Churchill Road

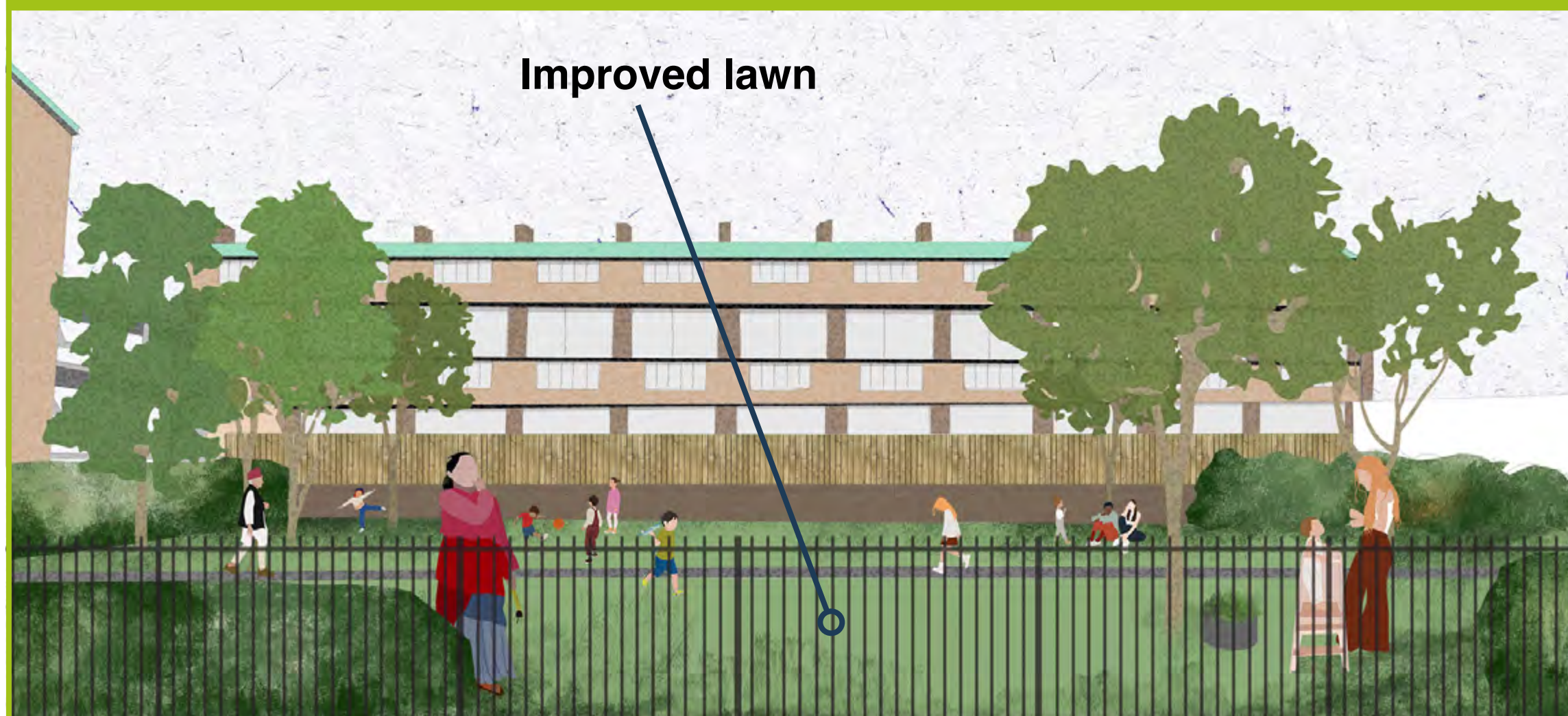


We are proposing a secure cycle store for up to 10 bikes next to Churchill Road block.

This would be in the space where the pram sheds currently are.

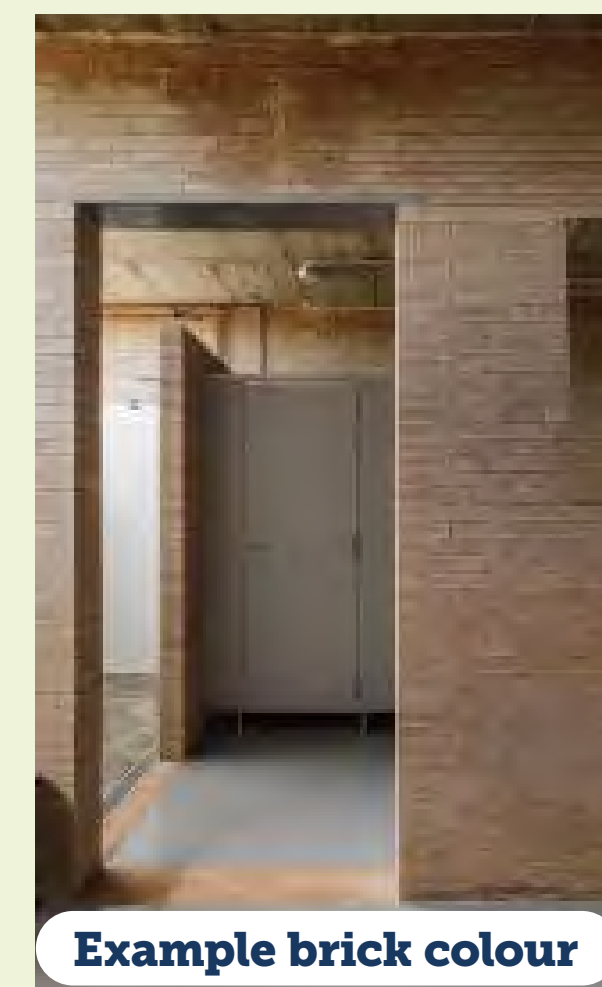
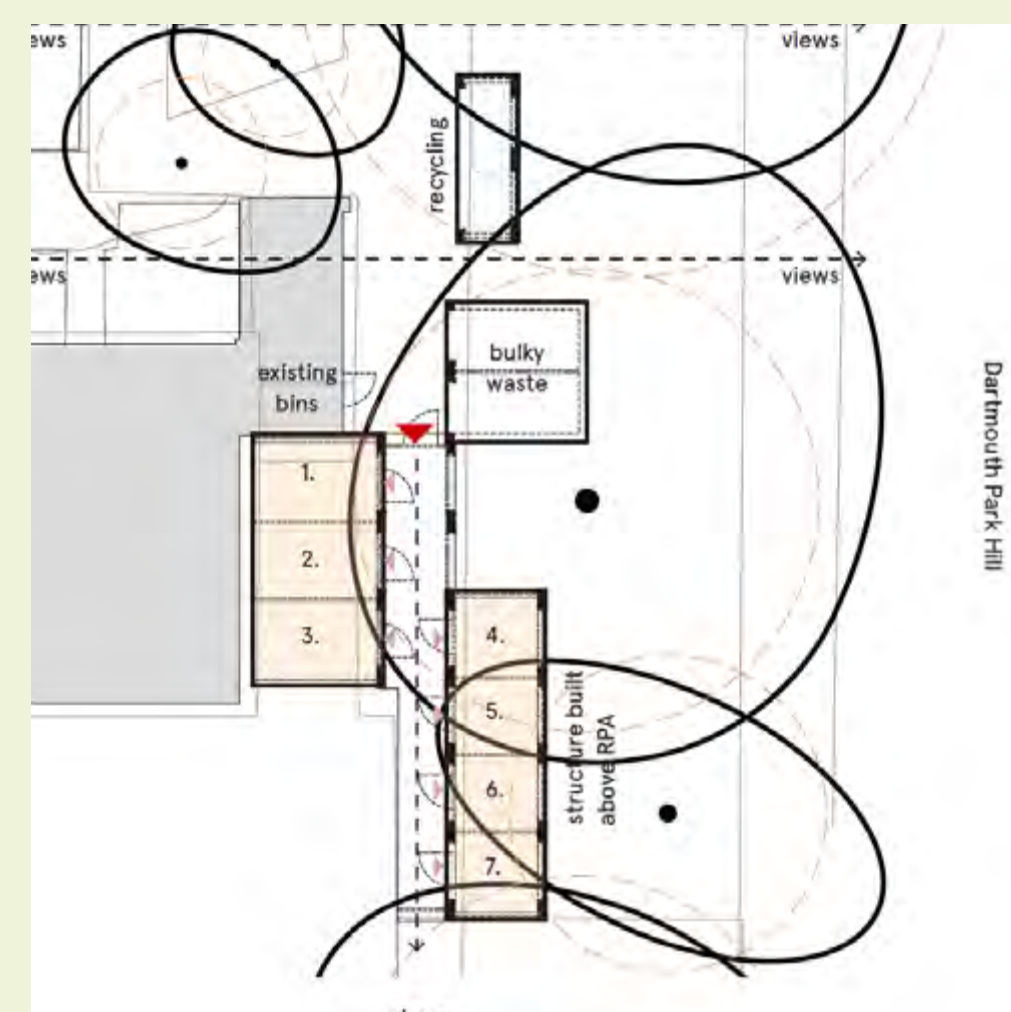


Landscape proposals in existing green space



Landscape proposals remain minimal in response to feedback with focus on improving and enhancing the usability of the space.

Proposed refuse and storage on Dartmouth Park Hill



Example brick colour



Example climbing plants



Habitat bricks



View of proposed storage and refuse units from Dartmouth Park Hill

Key: --- indicative storage unit envelope

The area between Spencer Rise and Dartmouth Park Hill would reprovide 2 recycling bins and a food waste bin, and 7 secure storage units alongside the existing bin chute and bulky waste.

These units are designed to avoid existing trees and would be made of brick to complement the surrounding architecture.

Climbing plants would be grown over the brick walls. The walls would also include bricks that encourage biodiversity and make a welcoming habitat for wildlife. Please see examples above.

Access, refuse and parking

The new building would require changes to existing storage, refuse and parking arrangements. This diagram shows how this would work

Parking:

- Two parking spaces proposed would be prioritised for current on-estate garage users with accessible parking needs.
- Parking spaces would be standard size, with enough room for access to the waste storage.

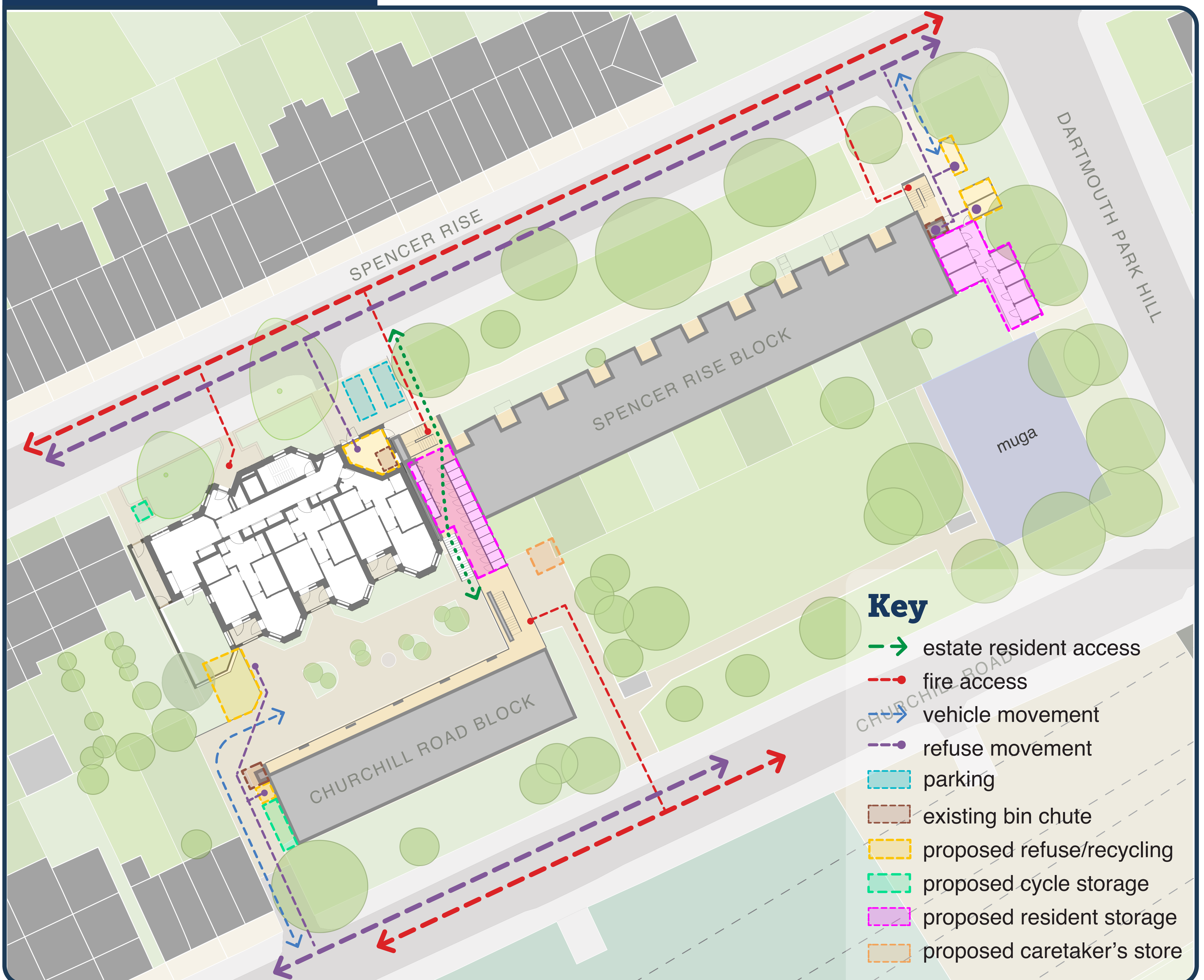
Access:

- The pedestrian walkway connecting Spencer Rise and Churchill Road blocks would remain with enhanced lighting and storage (see Board 10). This will ensure access for residents through the estate.
- Please see the Draft Construction Management Plan (board 12) for more information on access during the build.

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.
- There is more information about how refuse will be managed during construction on board 12.

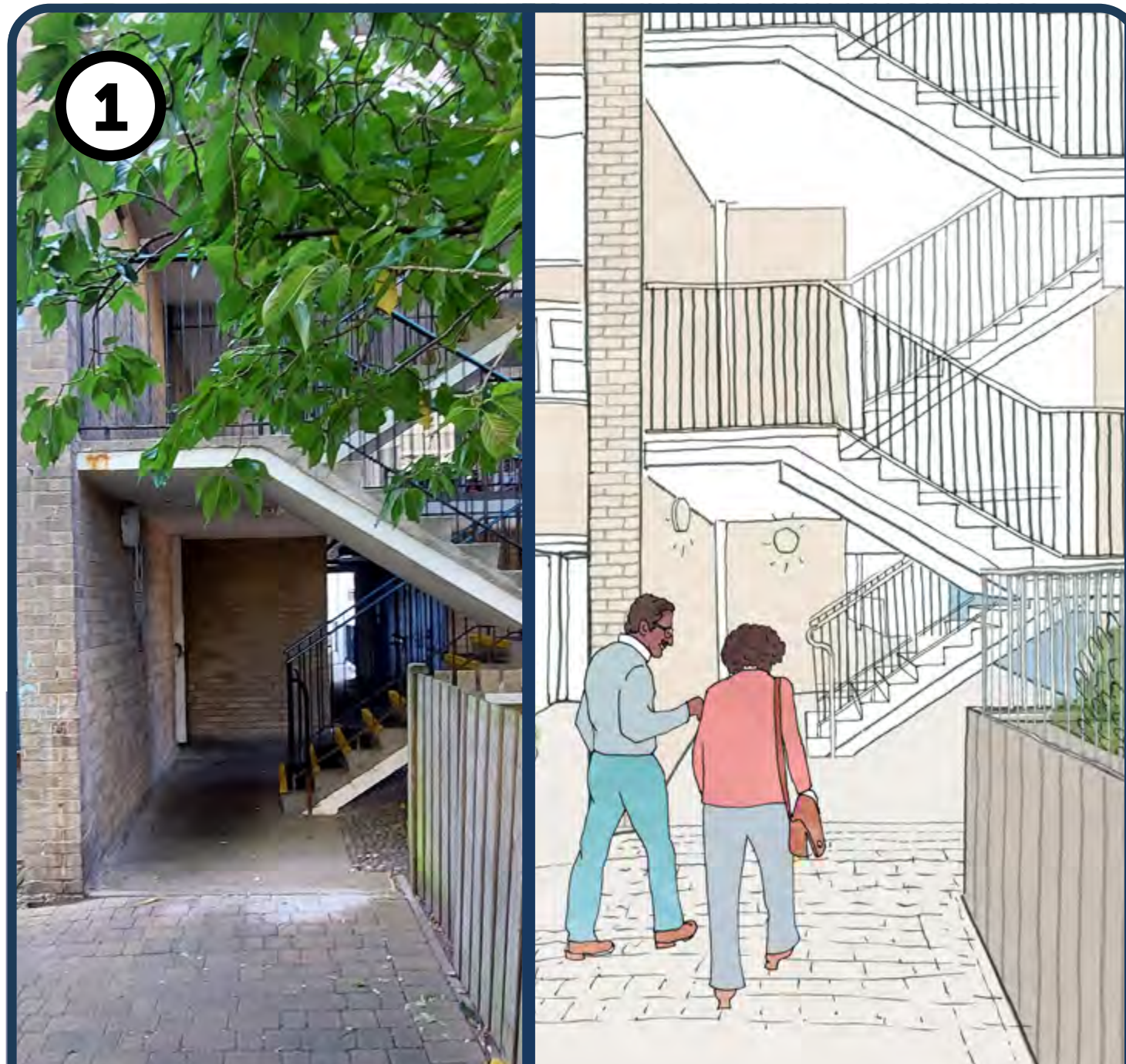
Proposed Estate Plan



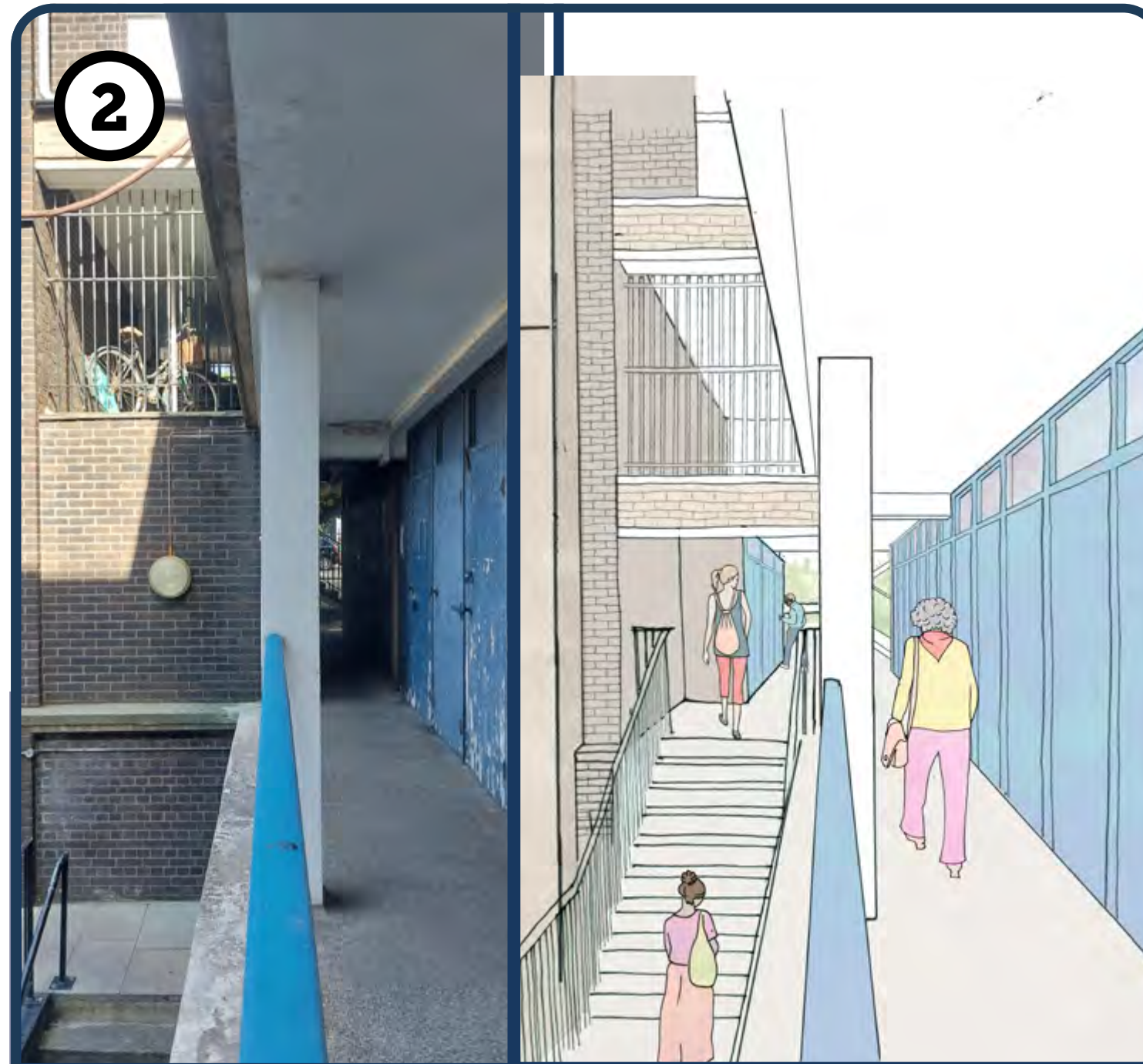
A safer passageway

In response to feedback from residents we are proposing changes to improve the access route from Spencer Rise onto the estate.

Existing and proposed views of passageway



More lighting, for better visibility at night

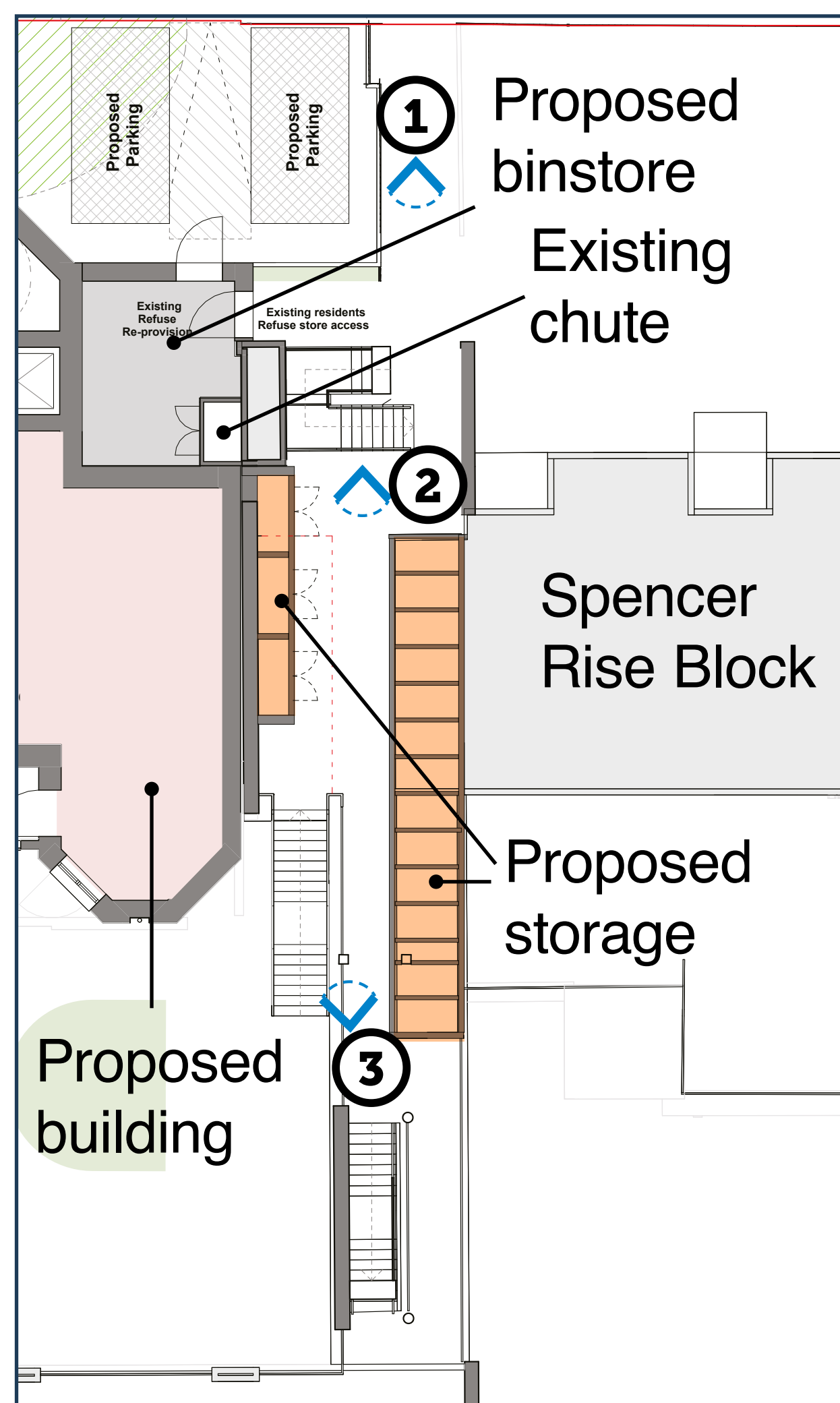


Opening up passageway, new stairs connect to courtyard, better visibility

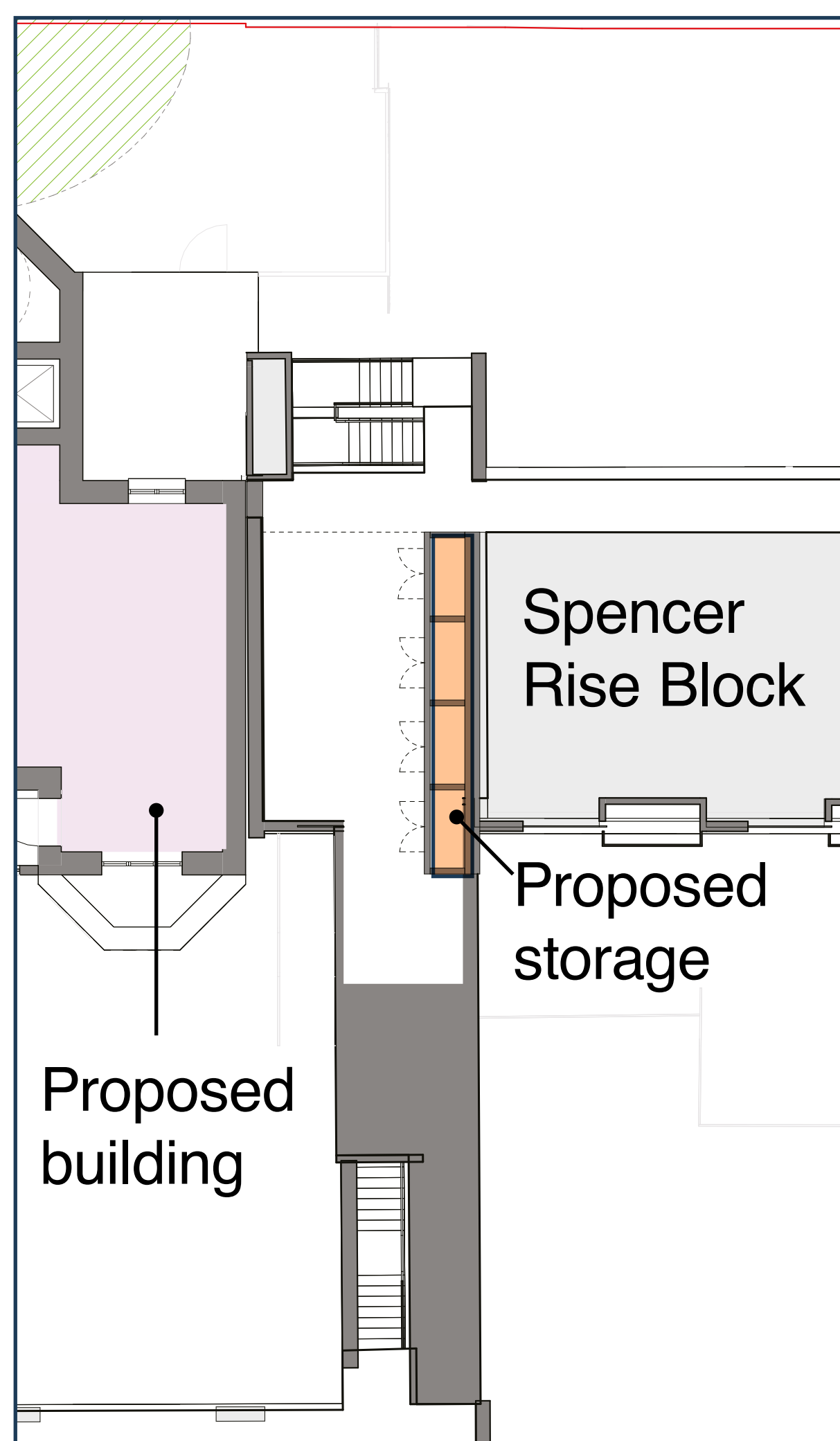


Wider walkway for more daylight, and new lighting

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 would also see 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. Two cameras would be placed at the front and back entrances of the proposed building. These would be masked so that they only record activity in the entrance areas.

Timeline and planning

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.



Planning consultation

After we submit the planning application, the Local Planning Authority will give you another opportunity to comment before. **These are the steps in this process:**

- 1 Submission:** the application is sent to the Local Planning Authority
- 2 Validation:** Local Authority checks application is ready to be processed
- 3 Statutory Consultation:** Local Planning Authority notifies residents and stakeholders about the planning application and asks for comments
- 4 Recommendation:** planning officers review comments and application and write a report
- 5 Planning Committee:** the application may go to elected members to review and decide to approve the application or not
- 6 Planning Decision:** a decision notice is issued and residents are informed

Our team will write to you when the application has been submitted with more information on how to have your say.



For more info scan the QR code or visit:

camden.gov.uk/commenting-planning-application

Get in touch & find out more

Sophie Baldwin - Development Manager



020 7974 8792



NewHomesSmallSites@camden.gov.uk



CRSR Estate Proposals, Level 4,
5 Pancras Square, London, N1C 4AG



Scan the QR code or visit our website at:
www.camdensmallsites-csr.co.uk

Draft Construction Management Plan

A draft Construction Management Plan will be included as part of the planning submission. If the proposals are approved, the council would appoint a contractor, and then consult separately on the final Construction Management Plan, with their input. The information below summarises what could be in a draft plan, but details may change during the next consultation if planning permission is granted.

Our Draft Construction Management Plan proposes that:



Proposed working hours:
- 8am to 6pm, Monday to Friday
- 8am to 1pm Saturday

The council enforces contractor working hours. Any potential changes to hours must be agreed with the council in advance.



Avoid heavy vehicles coming past at school pick-up and drop-off times



Provide a Community Liaison Officer to contact with any issues



Send regular newsletters including notifying of noisy works in advance



Keep the site secure throughout the works

Proposed phasing

The draft Construction Management Plan will propose a broad approach to how the building should be constructed. This could potentially look like:



1. Building new storage facilities

- Potential to build new storage first to relocate users before demolition



2. Setting up the site:

- Demolish existing sheds and garages
- Site facilities and secure hoardings
- Storage areas for materials
- Ensuring access to homes for residents throughout build



3. Building the new homes:

- Construction of the new homes
- Landscaping around the new homes
- Passageway works



4. Wider improvements:

- Changes made to existing green space
- Landscaping for new lower courtyard

Dealing with dust, noise & vibration



Dust would be monitored and controlled throughout construction. Contractors might use methods like damping down with water or screening.



Noise would be monitored across the site throughout construction. Residents would be notified in advance of any especially noisy works. The council would work with contractors to minimise noise as much as possible.



Vibration levels would be monitored throughout the build. The council would take advice from the contractors on the best way to reduce the impact of vibration. These could include methods such as using special machinery for digging.

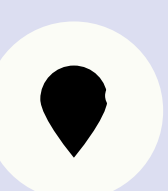


We know construction can be disruptive. If permission is granted we'll work closely with the contractor to reduce impacts and support neighbours throughout.

Site access and deliveries



A traffic management plan will be developed as part of the Construction Management Plan to make sure that existing refuse and access can continue.



Traffic to the site would come from Spencer Rise. Traffic could be managed by:

- Using traffic safety marshalls
- Ensuring deliveries take place outside of busy times
- Accounting for any other traffic expected to other nearby construction sites, if applicable
- Giving notice to residents and parking users about traffic routes and times

Please note all information above is part of a Draft Construction Management Plan. If planning permission is granted, further consultation will take place before any construction plans are finalised. All information about phasing, logistics, and facilities would be updated after a contractor is appointed. The full Construction Management Plan would be consulted on with residents before works begin.

Developed design ideas

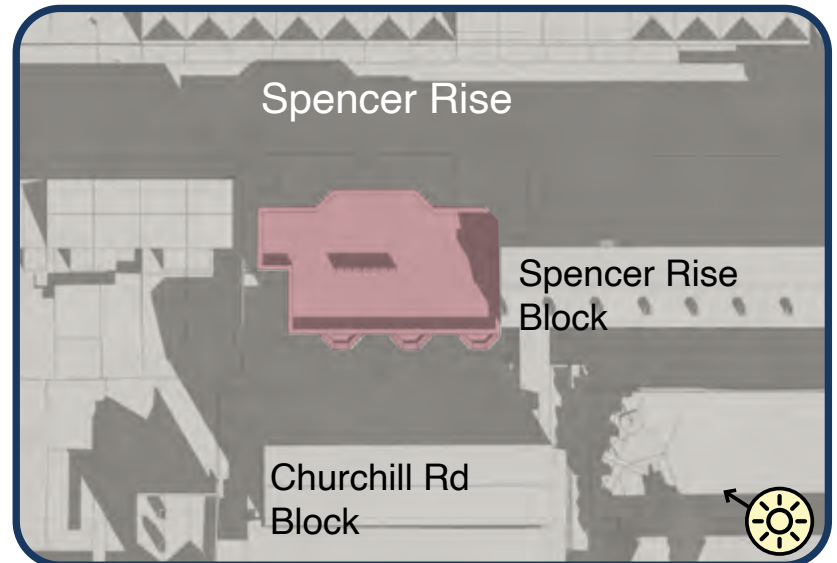
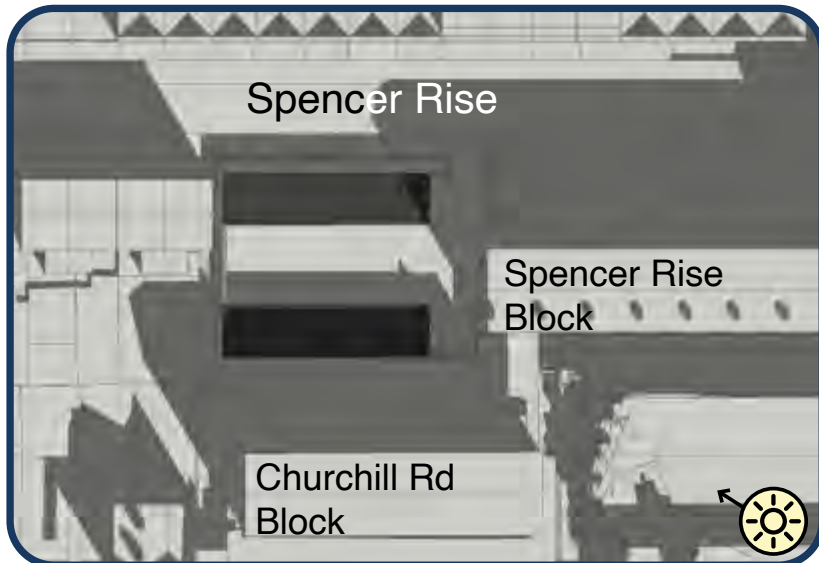
Daylight & sunlight studies

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

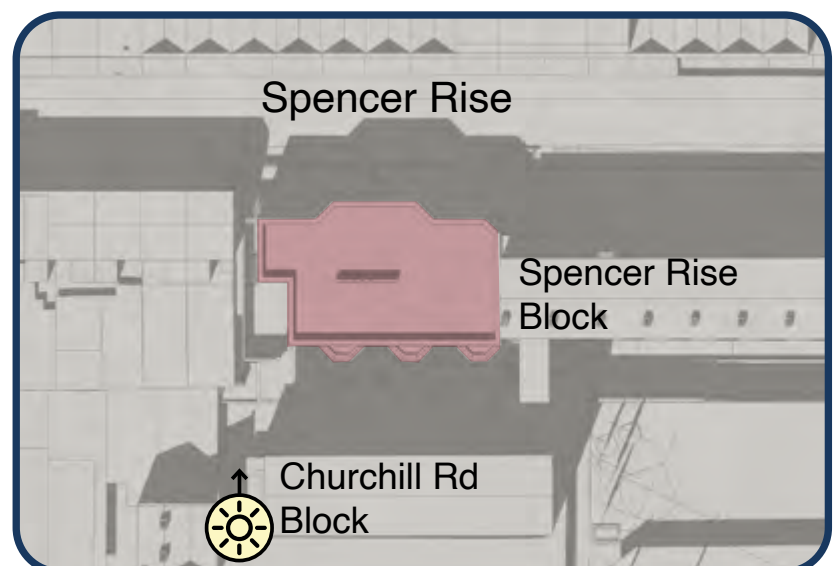
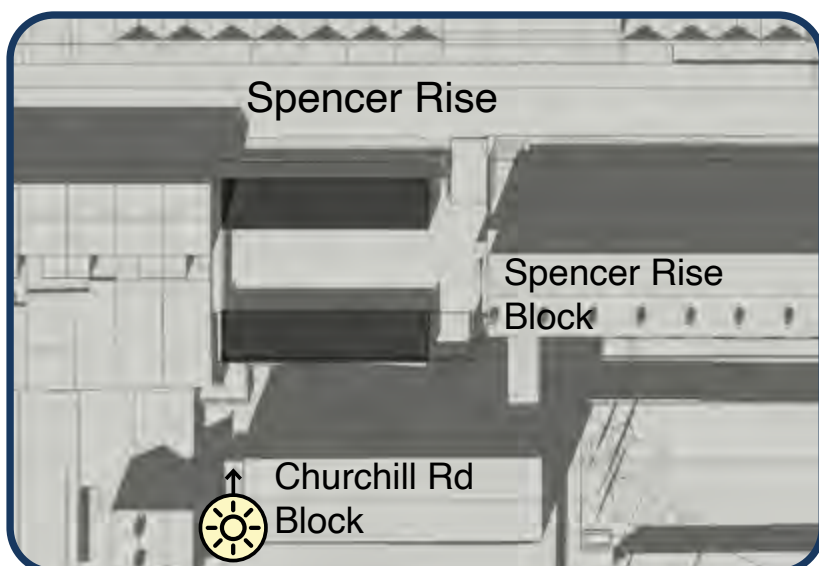
Proposed

9am

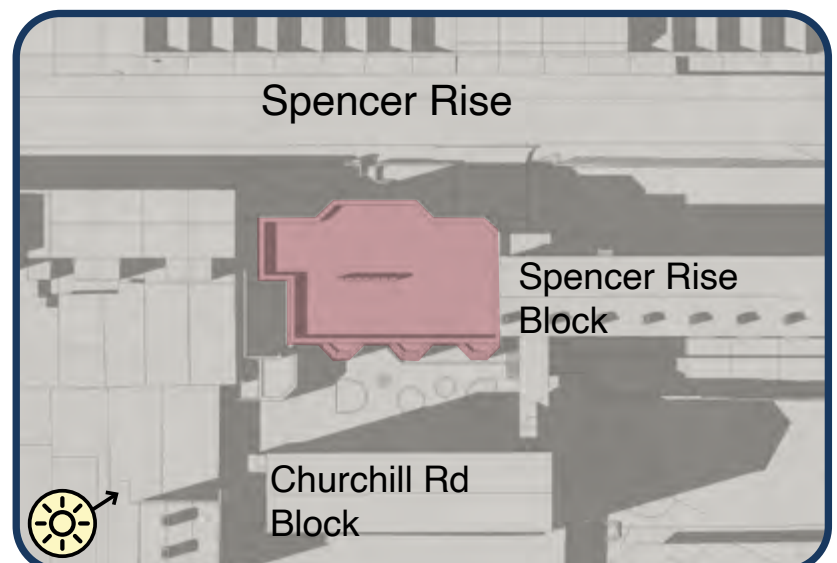


In the morning, the proposed homes cast some new shadows onto the street (Spencer Rise), and a small section of the neighbouring garden

12pm



3pm



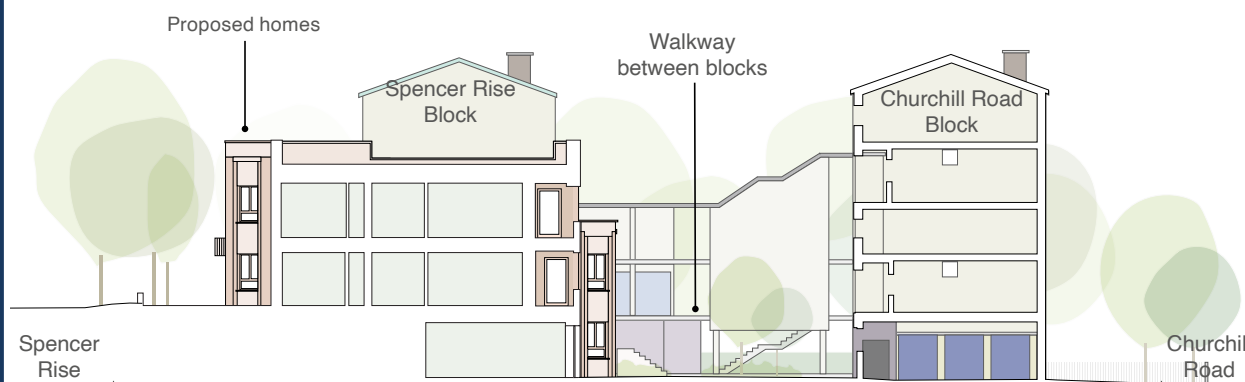
At midday and in the afternoon, some new shadows are cast onto Spencer Rise (street) and in front of the space between the Spencer Rise block and the proposed homes

These images are indicative, and more detailed daylight and sunlight information will be included in a planning application.

Views and privacy

The proposed design carefully considers privacy for new and existing residents through the following:

- The design of windows and balconies in the proposed building has been carefully planned in relation to neighbouring homes.
- Windows on the bay windows at the back of each home are angled so that new residents would not look directly onto existing homes.
- Planting in the lower courtyard would act as a screen further improving privacy.
- Balconies for the new homes are inset, reducing visibility into and from the bedrooms of new residents.
- The floor heights of the proposed building are different to the existing Churchill Road block. This means there are not direct lines of sight between the proposed building and the walkways or windows on Churchill Road block.



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

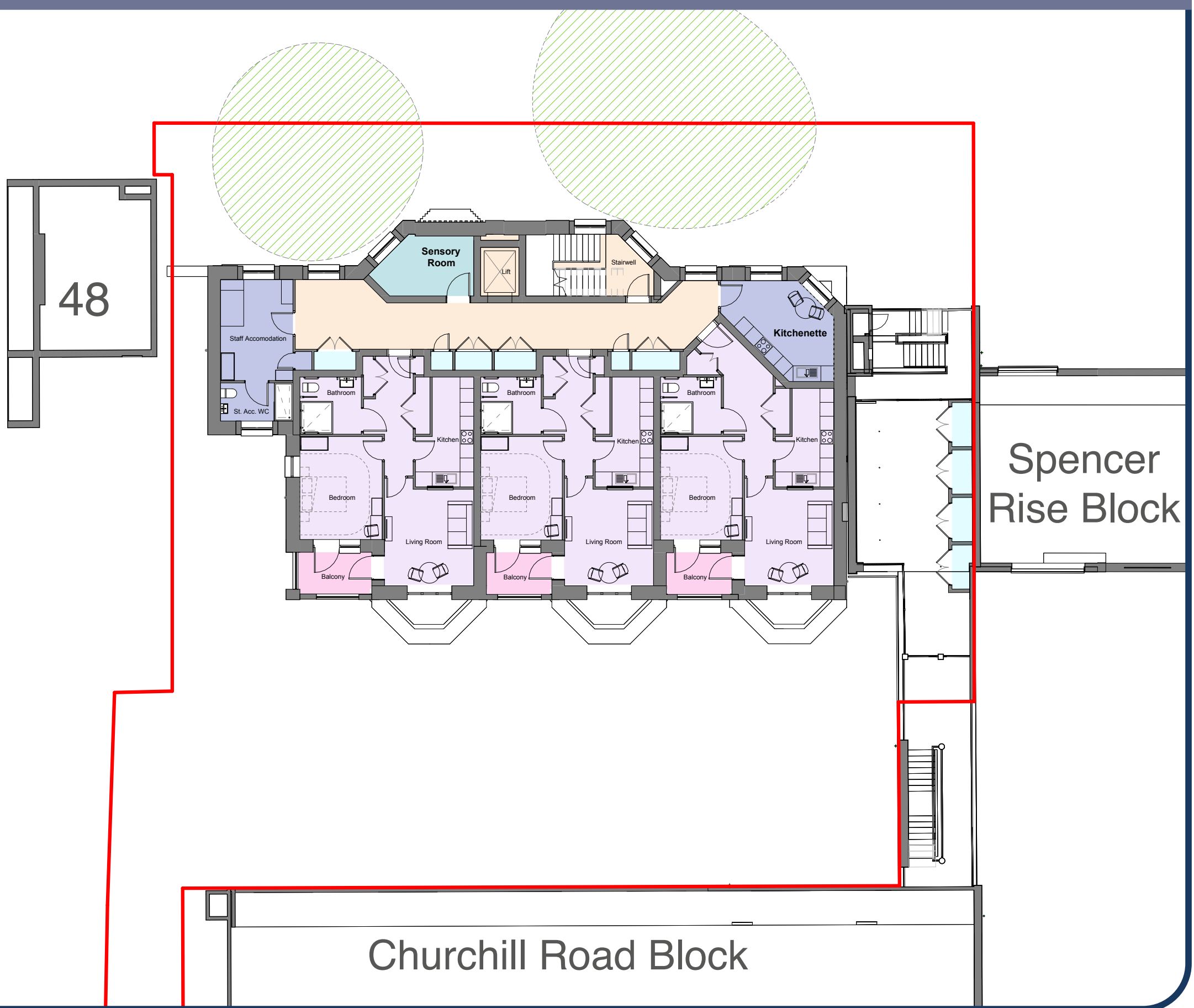
Support/ areas:

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

External areas:

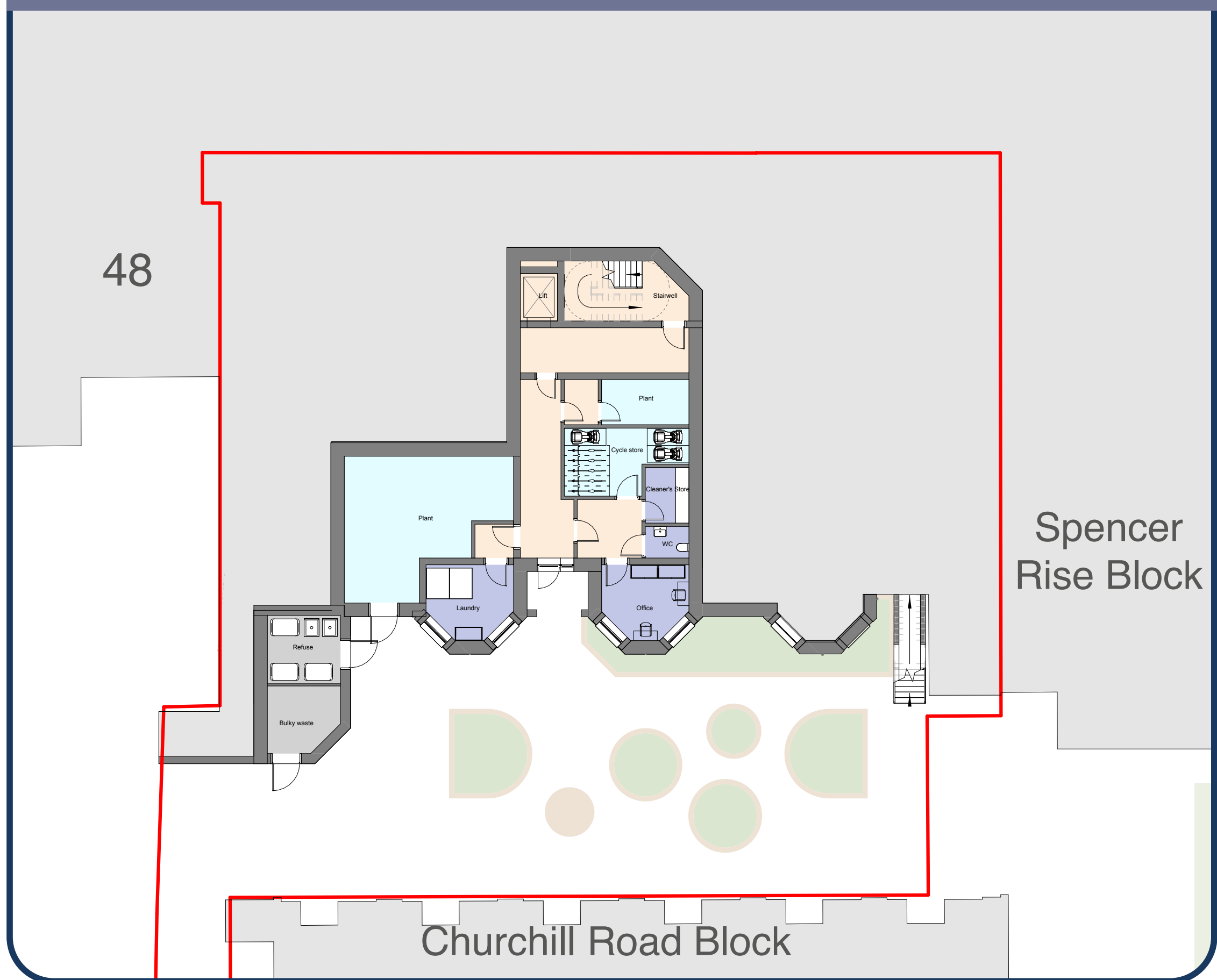
- Sensory garden / breakout space
- Drop-off zone
- Private balconies
- Bin store
- Storage areas
- Rooftop: Air source Heat pumps & and potential for Solar PV panels

Proposed First Floor



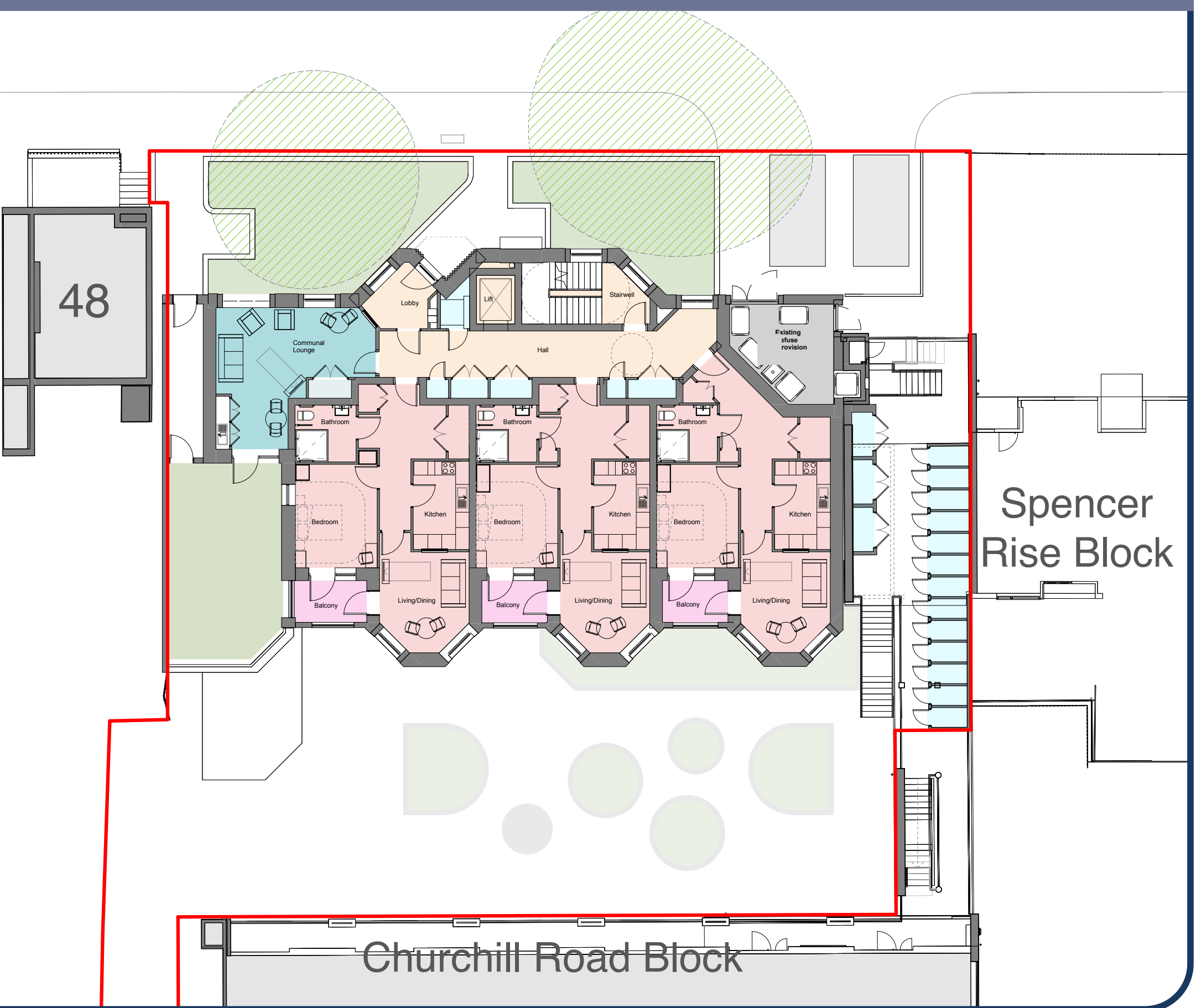
- Key**
- Site boundary
 - Supported living homes
 - Wheelchair accessible homes
 - Communal areas
 - Circulation space
 - Refuse area
 - Plant/ storage
 - Support staff area
 - Private Garden
 - Balcony

Proposed Lower Ground Floor



- Key**
- Site boundary
 - Supported living homes
 - Wheelchair accessible homes
 - Communal areas
 - Circulation space
 - Refuse area
 - Plant/ storage
 - Support staff area
 - Private Garden
 - Balcony

Proposed Ground Floor



- Key**
- Site boundary
 - Supported living homes
 - Wheelchair accessible homes
 - Communal areas
 - Circulation space
 - Refuse area
 - Plant/ storage
 - Support staff area
 - Private Garden
 - Balcony