

Appendix 2
New Homes for Small Sites
Call for Ideas
Feedback Report

January 2023

Revision history

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Revision	Revision date	Details	Authorised	Position
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1.0 Executive summary

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1.1 Overview

This report is an analysis and summary of an engagement process that aimed to reach the whole borough to initiate a conversation about New Homes for Small Sites in the borough.

The aim of the New Homes for Small Sites Call for Ideas was to collect insight from the people of Camden on two key questions:

- Where could new homes be built and why
- What improvements could building new homes bring to both the physical environment and for the people of Camden

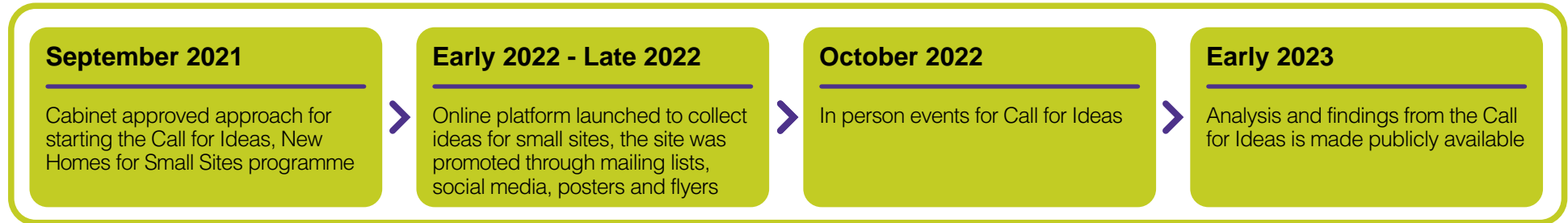
1.2 The Wider New Homes for Small Sites programme

The wider New Homes for Small Sites programme includes a set of Local Conversations on 10 estates identified by the Council as having the potential to accommodate a small site or sites. Between July - November 2022 a programme of targeted engagement was carried out on these sites and a separate report of the findings from this engagement has been prepared.

Where feedback from the Call for Ideas work has overlapped with a Local Conversation site this has been identified in the feedback analysis in section 6.0.

1.0 Executive Summary

1.3 Timeline



1.4 Approach and activities

The engagement approach focused on capturing feedback via the Commonplace platform.

The online platform was available for people to self facilitate giving feedback from 20 January 2022 - 30 November 2022. The platform was promoted via posters, flyers and targeted social media ads.

The online platform was augmented by:

- An in person drop-in event at Kentish Town library on 15th October 2022
- Two young people focused activities on the 11th and 28th October 2022



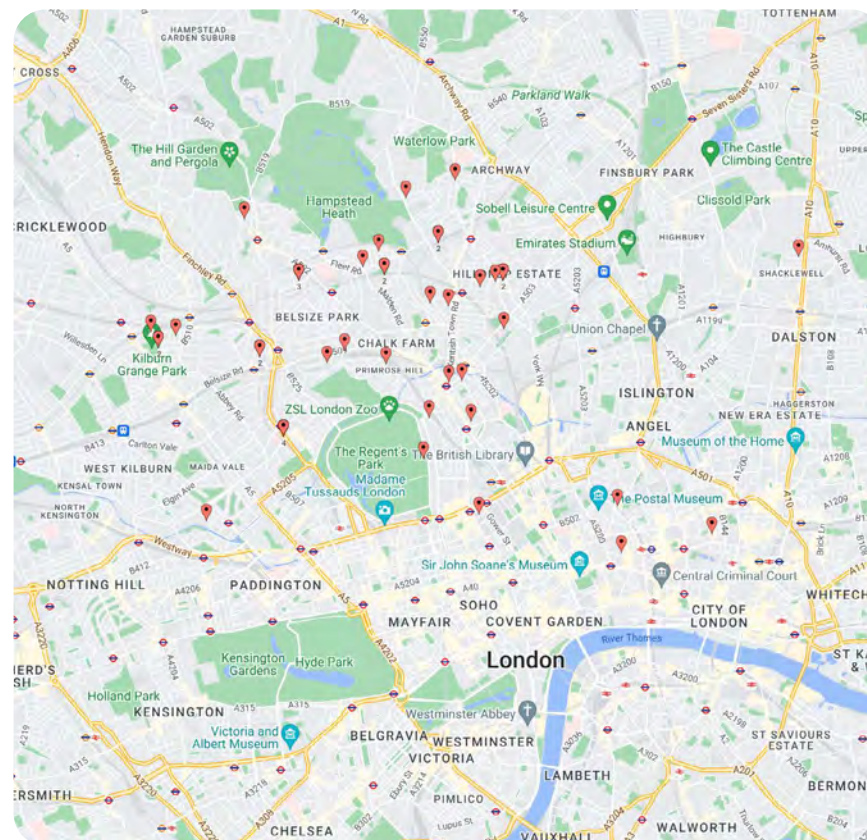
1.0 Executive Summary

1.5 Reach

From 20 January 2022 to 30 November 2022 the Call for Ideas website received:

- 4884 unique visitors
- 226 contributions (142 comments and 84 agreements) - from 130 respondents.
- 109 respondents confirmed their contributions by email and gave some information about themselves.
- 57% of respondents live in the Camden and 22% work there.
- 68 respondents gave us their home postcode data which is mapped on the right.
- The Call for Ideas event was attended by 30* people.
- The young people sessions were attended by 24 people.
- We received an additional 28 pieces of feedback by e-mail, 6 of these e-mails included suggestions for sites, 3 of these sites were already identified via the Call for Ideas website.

*All feedback and demographic information was gathered via Commonplace platform and is reflected in the demographic analysis in section 5.2 on p.24-27



1.0 Executive summary

1.6 Key findings

Feedback can be summarised to point to the following key findings:

- People are broadly supportive of and positive about the idea of building new homes for social rent in the borough. People thought the priority should be for social housing
- People wanted to see the preservation and enhancement of green spaces therefore did not want to see new homes built on any existing green spaces
- People did not want sites to be left vacant for too long
- Some contributors are interested in exploring self build/ community land trust to develop sites
- Some sites identified align with the Local Conversations sites. These sites have been identified both by residents on the estates, mainly to oppose the idea of new homes and by other Camden residents to support the idea of new homes.
- A schedule of sites identified through the Call for Ideas work has been created for Camden to carry out further analysis and testing on

1.7 Next steps

Camden Council will now need to undertake an assessment of the sites identified by people and identify which are viable to take forward.

2.0 Introduction

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The New Homes for Small Sites programme is looking at many locations across the borough, to find spaces where the Council might be able to build desperately needed new homes for local people. Camden are committed to building as much new affordable housing as possible, to help those with housing need.

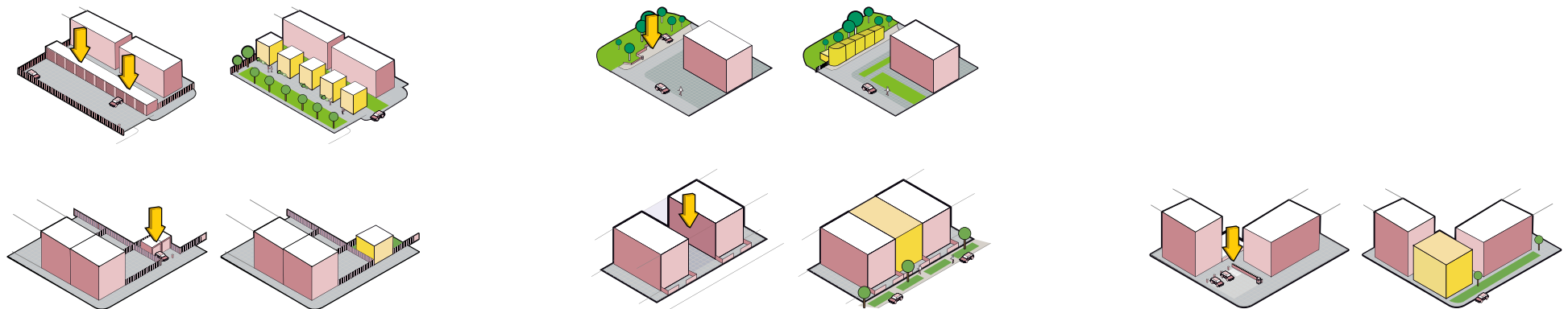
This is part of Camden's Community Investment Programme. This is the Council's plan to invest over £1 billion in new council homes, schools and community space; this investment is to ensure Camden is a place for everyone.

The Council recognises that across Camden, there are many small spaces on estates and on land they own that could be improved by building new homes for local people.

Camden residents know their communities best, which is why this piece of work was undertaken to hear local people's views on where new homes could be built, and how building these homes could bring improvements to your neighbourhood.

Under the New Homes for Small Sites project, small sites could include:

- forgotten parts of the neighbourhood
- underused garages and parking spaces, or
- unattractive gaps between buildings.



2.0 Introduction

The wider New Homes for Small Sites programme includes a set of Local Conversations on 10 estates identified by the Council as having the potential to accommodate a small site or sites. Between July - November 2022 a programme of targeted engagement was carried out on these sites and a separate report of the findings from this engagement has been prepared.



Bernard Shaw Foster Court



Raglan Street Estate



Highgate Road Estate



Castle Road Estate 3



Kilburn Vale Estate 2



Churchill Road Spencer Rise



College Place Estate



Carrol & Sanderson Close Estate



Dennington House Estate



Laystall Court Estate

3.0 Engagement aims

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The aim of this engagement was to:

- Set out the aims and intentions of the New Homes for Small Sites programme
- Gather resident feedback on where new homes could be built in the borough
- Gather resident's priorities for new housing in the borough
- Gather ideas for other improvements connected to new homes
- Understand if and how residents would like to continue to be involved in the conversation

Processing feedback:

All the feedback gathered was processed and analysed by make:good, the Council's independent consultants, to provide an unbiased report on the feedback provided by residents.

Processing procedures:

1. Compiling feedback online feedback and the in person event
2. Mapping and coding the feedback to generate common sentiments / viewpoints from the residents
3. Creating a schedule of sites that were identified as possible areas for new homes




Timeline



4.0 Engagement approach

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The following activities were undertaken to gather feedback

	Call for Ideas Website	Online platform where people could self facilitate and give their ideas for where new homes could be built in the borough and why. This allowed anybody living, working or having a connection to the borough to participate.
	Call for Ideas Drop-in event	A full day event in Kentish Town Library where people had the opportunity to find out more about the wider programme and contribute their ideas via the online platform.
	Call for Ideas Young People Sessions	2 targeted sessions to introduce the New Homes for Small Sites programme, gather ideas from young people about where new homes could be built in the borough and what wider benefits building new homes could facilitate for young people in particular.

All feedback and data was gathered using the Commonplace platform and at in person events participants were encouraged to log their feedback online to ensure that we had parity of how and what feedback gathered.

Feedback was also gathered through emails and phone calls received from the Call for Ideas contact details provided on Commonplace. Where this feedback related to sites these were analysed and included in the area maps within this report.

4.1 Promotional activities

The opportunity for residents to contribute to the Call for Ideas Commonplace website was promoted via:

- Posters on all Camden housing estates
- Link sent through Camden's mailing lists including via partners mailing lists
- Targeted ads on social media (twitter and instagram)

The opportunity to attend the in person event was promoted via:

- Posters in 8 local libraries around Camden borough
- Posts on twitter and instagram

Call for Ideas
New Homes for Small Sites
Drop in event

Have your say!

Saturday 15th October 2022
11:00 am - 4:00 pm
Kentish Town Library
262-266 Kentish Town Rd, NW5 2AA

Can't make it? Scan the QR code using your phone camera or visit bit.ly/NewHomesforSmallSites and tell us where you think we could build new homes.

Turn over to find out more

Community Investment Programme 

4.2 Call for Ideas website

Via the Call for ideas website residents were invited to drop your pin in the location they wanted to suggest and then provided answers to the following questions:

What place have you marked on the map?

....

What is the current use of this place?

Garages

Parking

Pram Shed

Hard Surface

Grassed Area

Overgrown Area

Bin Area

Gap Between Buildings

Undercroft

Community Space

Add something else

I have suggested this place because I would like it to be:

More attractive

Safer

More family/Child friendly

Less prone to anti-social behaviour

More accessible

Better maintained

More well used

Add something else

Why are you interested in new homes being built here?

I want to see the area improved

I would like a new home in this area

I would like to build homes in this area

Do you have any other comments specific to this place, and what you want to see happen on this site?

....

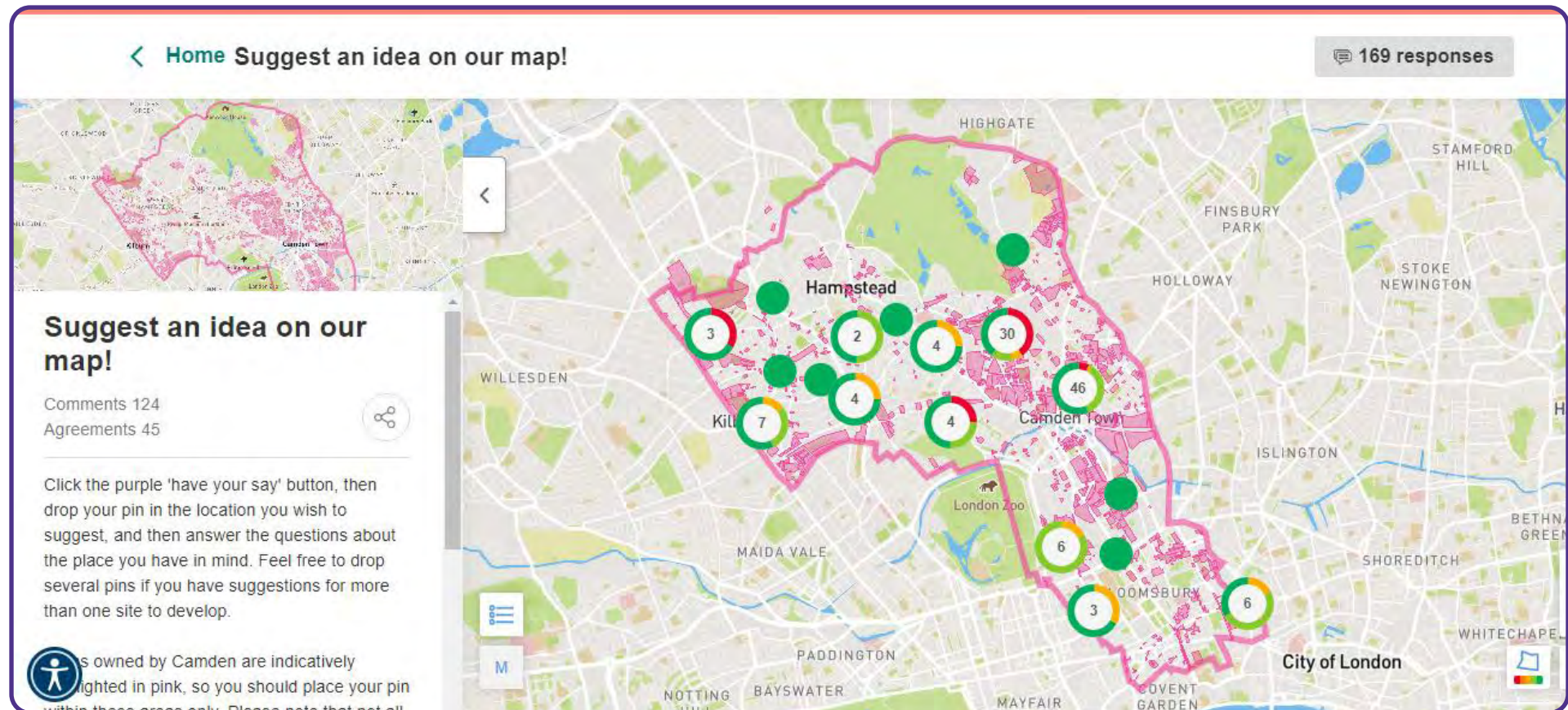
How do you feel about new homes being built on this site alongside wider estate improvements?



4.2 Call for Ideas website

Areas owned by Camden were indicatively highlighted in pink to ask residents to place their pins within these areas only.


[Home](#) Suggest an idea on our map! 169 responses



Suggest an idea on our map!

Comments 124
Agreements 45

Click the purple 'have your say' button, then drop your pin in the location you wish to suggest, and then answer the questions about the place you have in mind. Feel free to drop several pins if you have suggestions for more than one site to develop.

 Areas owned by Camden are indicatively highlighted in pink, so you should place your pin within these areas only. Please note that not all

4.3 Call for Ideas drop-in

The Call for ideas event consisted of:

- 2 x A1 boards with information about the New Homes for Small Sites programme
- Projector displaying the Commonplace Map
- Flyers signposting people to online survey
- Refreshments
- A sign-in sheet to collect people's contact information and track attendance
- Tablets for attendees to complete feedback on the Commonplace platform



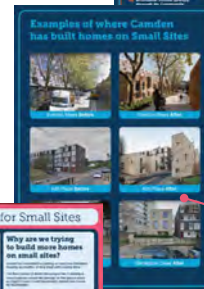
Feedback summary board



Posters and flyers



What small sites are board



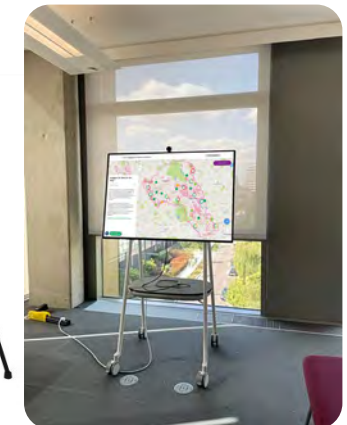
Example of infill board



Board explaining what the event is about



x4 Easels

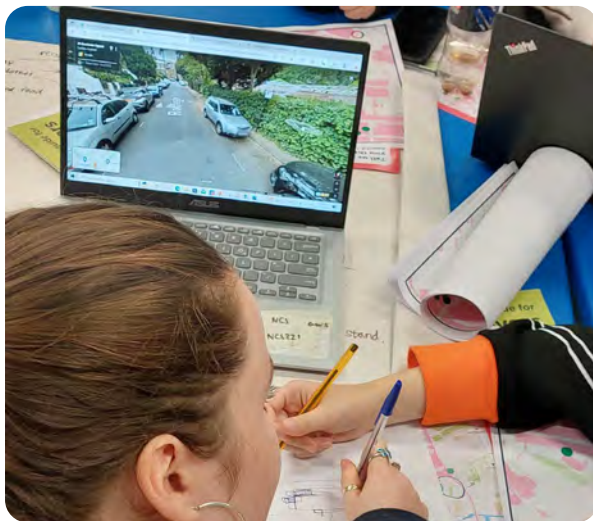


2x Microsoft Surface Hubs

4.4 Call for Ideas young people sessions

The young people sessions consisted of:

- A presentation with information about the New Homes for Small Sites programme
- An interactive activity to capture what young people thought the benefits of building homes on small sites could be
- A paper feedback form to gather more detailed thoughts on the benefits of building homes on small sites
- A3 worksheets with maps of immediate area on one side, stickers, post-its and a key to mark up where new homes could possibly be built
- Access to the Commonplace website to capture their ideas across the whole borough



4.5 Gathering feedback

For parity and to ensure that the analysis could be rigorous all feedback was gathered using the Commonplace platform. At the in person activities participants were supported to contribute their ideas through the online platform, paper feedback cards were provided in order to capture general sentiment about the idea of small sites being used for homes and the priorities for improvements.



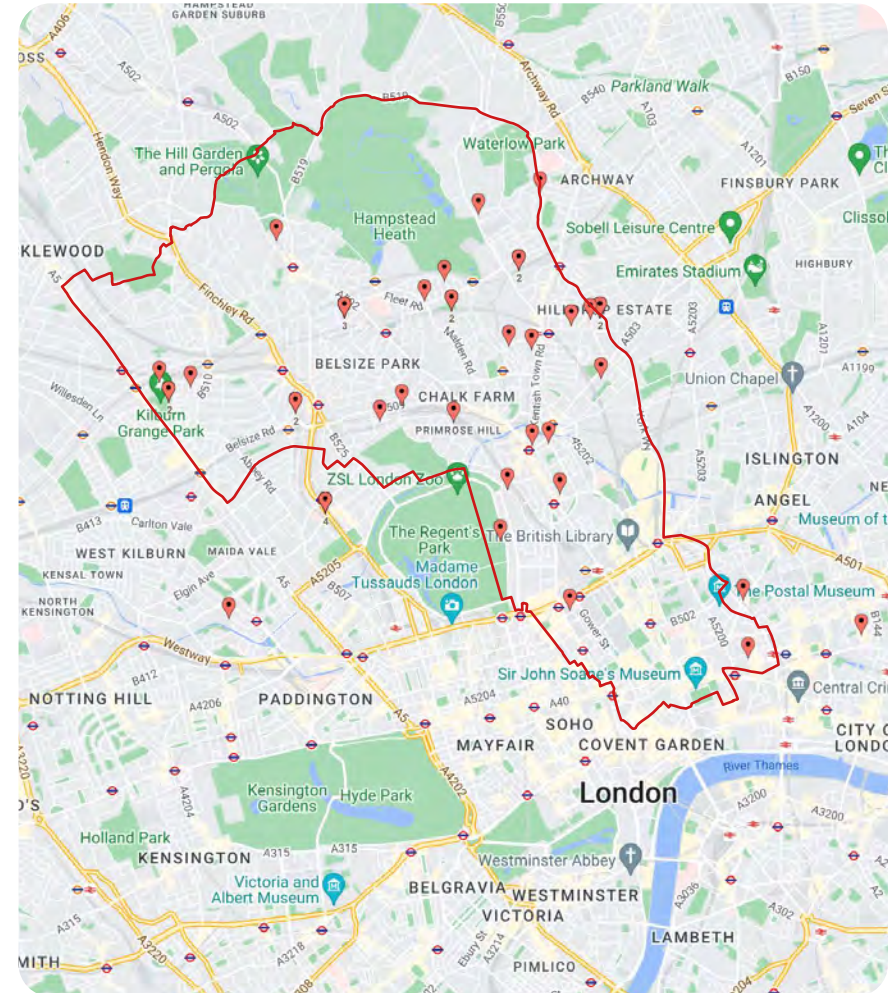
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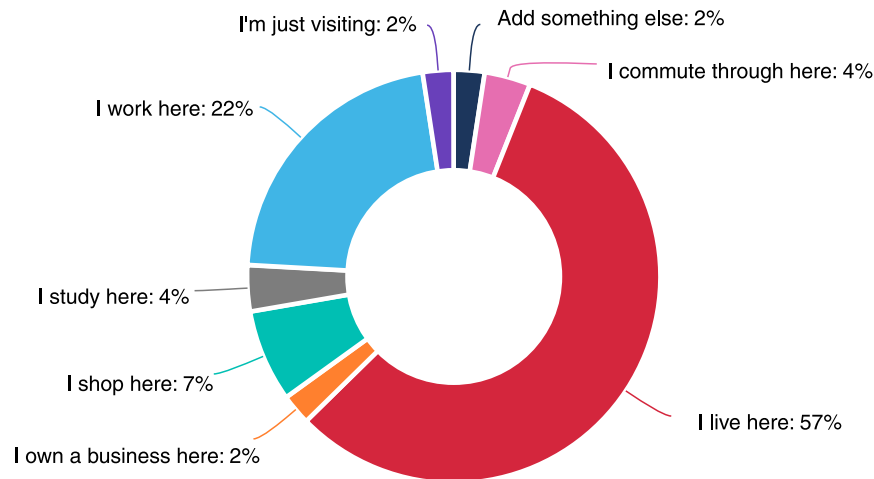


5.2 Demographics

130 individuals gave us feedback via the Commonplace platform. 109 of them gave us some information about themselves by answering at least one of the following questions on Commonplace:

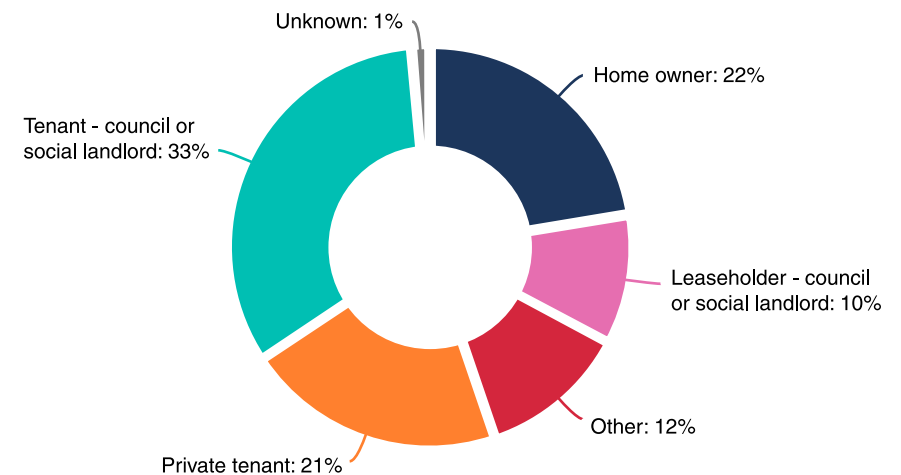
What is your connection to the area?

83 people gave information about their connection to the area. Of those more than half said they live in Camden and more than 20% work there.



Please tell us about your home?

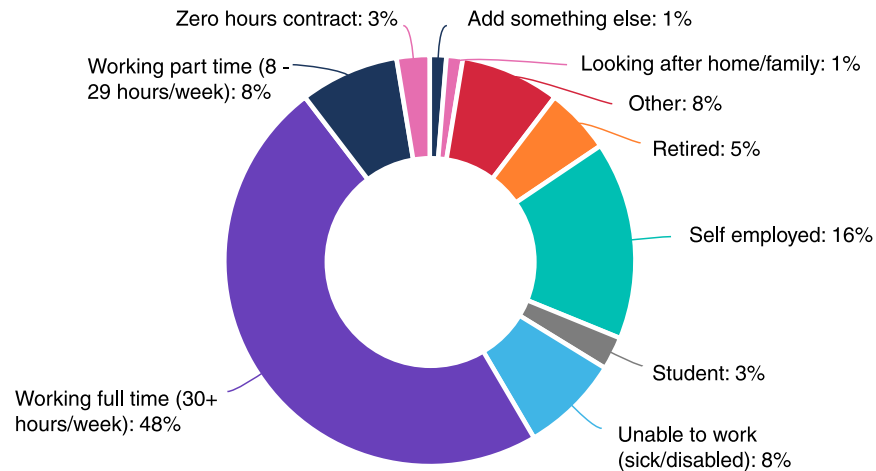
67 told us about their home, this was fairly evenly distributed, with the highest number, 33%, being council/social tenants, followed by 22% Homeowners and 20% renting privately.



5.2 Demographics

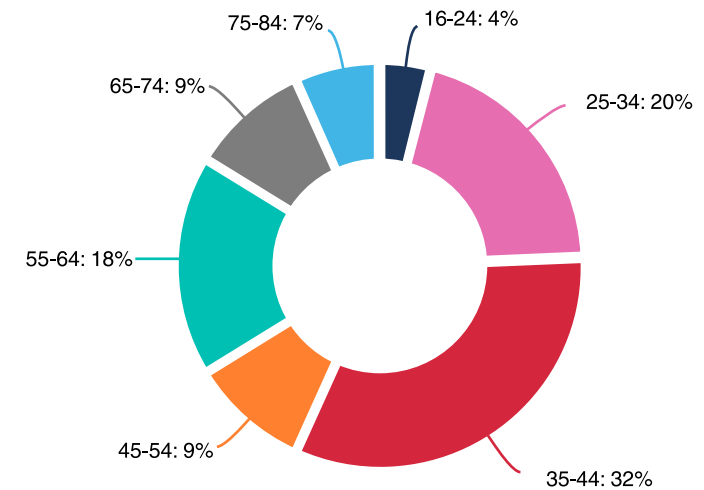
What is your current working status?

77 respondents gave information about their current employment status. Almost half were in full time employment, 16% were self employed, 8% worked part time, and 8% were unable to work due to illness or disability.



What is your age group?

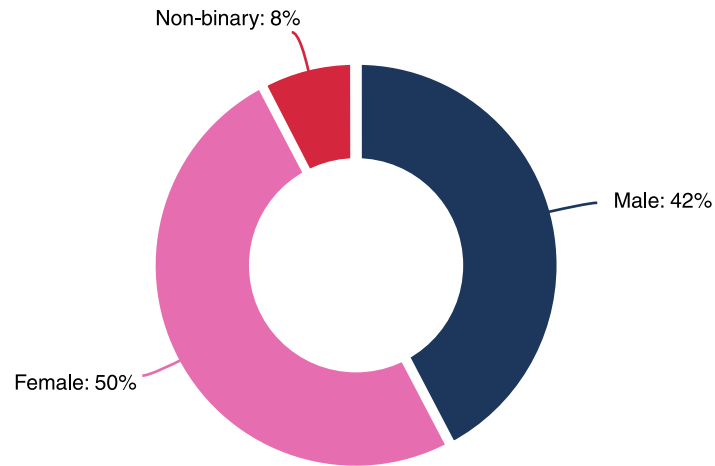
74 individuals told us their age. Results show fairly good representation among age groups with the highest number; 32% coming from 35-44 year olds, then 25-34 year olds (20%) and 55-64 Year olds at 18%.



5.2 Demographics

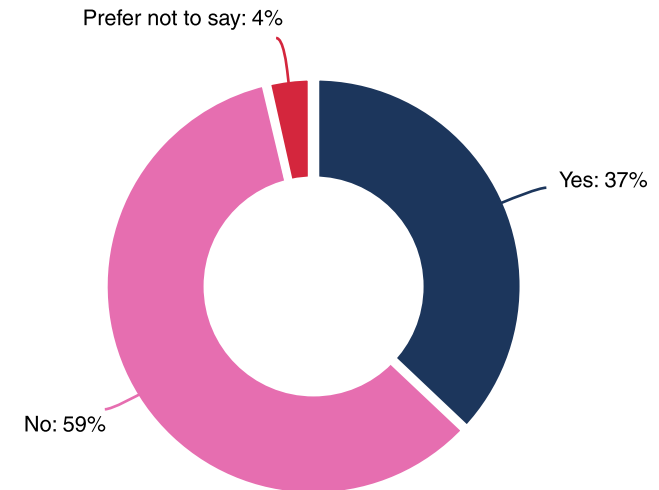
Which of the following best describes your gender?

26 people gave their gender identity, 50% identified as female, 42% Male, and 8% Non-binary.



Do you consider yourself to have a disability?

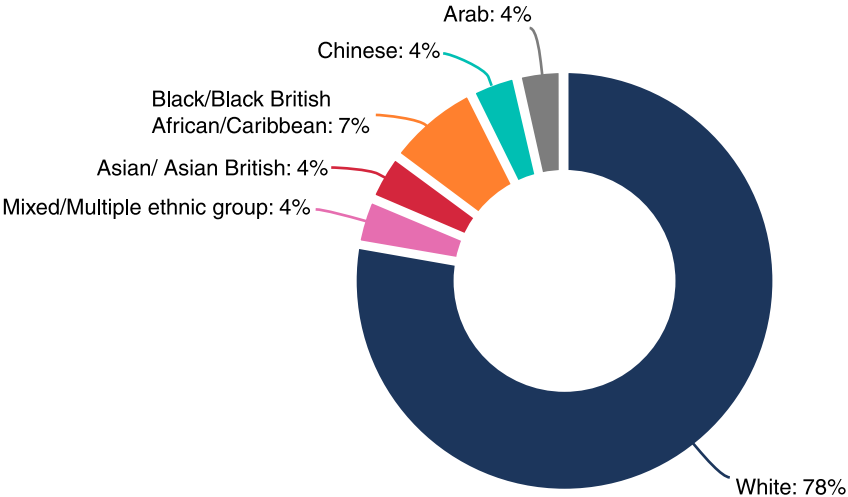
27 respondents told us if they had a disability or long-standing health condition. 37% did, 59% did not.



5.2 Demographics

What is your ethnicity?

27 people told us their ethnicity. More than three-quarters of them identified as White and 7% identified as Black/Black British. This representation does not align with the diversity of the area, however as indicated we only received a limited number of responses to this question because of the design of the survey platform.



Note: Commonplace protects some demographic data as 'Special category' and it is gathered separately with additional steps involved. We see a significantly lower number of responses to these questions meaning it is harder to analyse or make assumptions about the representativeness of the overall feedback based on this sample.

5.3 Reach from Call for Ideas in-person event

This information is incorporated into the overarching data in section 5.1 and 5.2 but has also been separated out to show the reach of this particular event.

Reached:	33 outside while flyering
Attendees:	30 (inside)
Contributions to commonplace:	24
Paper feedback forms:	35



5.4 Reach from young people in-person events

11th October 2022

Reached:	12
Attendees:	12
Contributions to commonplace:	0
Paper feedback forms:	9

28th October 2022

Reached:	16
Attendees:	12
Contributions to commonplace:	0
Paper feedback forms:	11

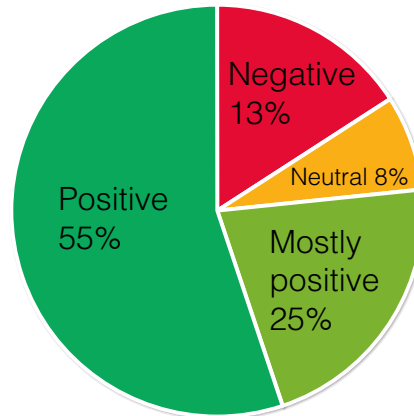
6.0 Engagement findings

6.1 Overall themes

Over 100 people have contributed 177 comments and suggestions to on our online map. From the comments received so far:

Comment sentiment:

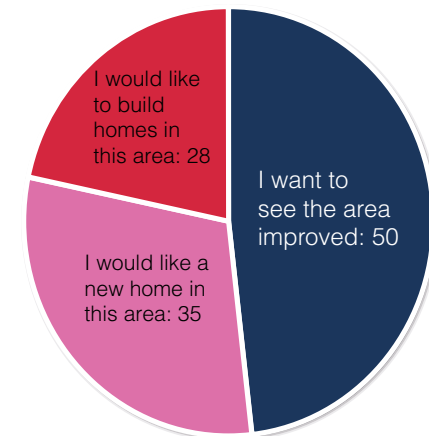
80% of respondents were positive or mostly positive about the idea about the idea of building new homes for small sites on the area they identified. 12% were negative about the idea of bringing forward small sites on the area they identified.



Reason for comment:

Nearly half the respondents identified sites because they wanted to see them improved.

Over a quarter of respondents wanted to see new homes built because they would like a new home in that area.



Priorities for improvement:

Key priorities for people were to see spaces more well used and visually improved so that the areas can be more attractive. Improving maintenance and reducing anti social behaviour were also seen as important.



- More well used: 92
- More attractive: 46
- Better maintained: 27
- Less prone to anti-social behaviour: 25
- Safer: 22
- More accessible: 20
- Other suggestion: 22
- More family/child friendly: 18

6.2 Mapped feedback

The following pages set out all of the sites suggested under the Call for Ideas separated out into 11 geographic areas to allow us to cluster the feedback and present it more effectively. This section presents all suggested sites including those that are larger than a small site and those that are not in Camden Council's ownerships as a record of all the ideas put forward before the next layer of due diligence and viability work is undertaken.

We have called these 11 areas:

1. Belsize Park
2. Kings Cross / St Pancras / Somers Town
3. West Hampstead
4. Dartmouth Park/ Upper Holloway
5. Tufnell Park
6. South Hampstead
7. Holborn
8. Fitzrovia
9. Gospel Oak
10. Chalk Farm
11. Kentish Town

We have recorded the following two notes on how we approached the data analysis of the sites suggested:

1. Why we have chosen to separate by these areas

In order to present the data gathered on potential sites in a way that is easily digestible we have separated it into 11 geographic areas. These areas are not strictly by ward boundary but have been defined to allow all the suggested sites to be presented and to show where there are clusters of comments.

It should be noted that the area maps do not cover the whole of the borough but they do present all the comments; this is because there were parts of the borough where no sites were suggested.

2. How we have dealt with duplicates

Where a site has been mentioned more than once or where other participants have agreed with a suggested site we have included the location once but added the number of mentions to the photo and started each section of findings with a table setting out the sites that have multiple mentions, how many times they were mentioned by how many people and how many agreements they received, if any.

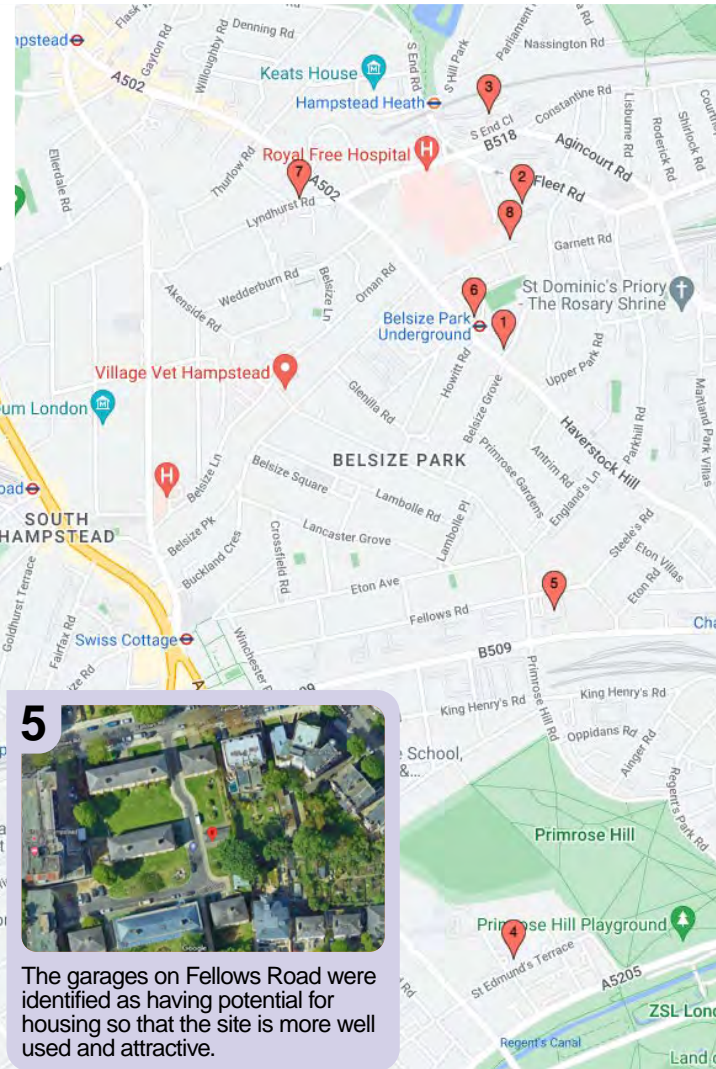
It should be noted that some of the sites with the most agreements do not sit within the ownership of Camden Council therefore we have retained them but graphically identified them differently.

6.2 Mapped feedback

6.2.1 Belsize Park area

Seven respondents commented on eight sites in the Belsize Park area. The area behind the Data store was identified by 2 individuals, one of whom indicated they would be keen to build a house there as part of a small community led housing scheme. This suggestion received 2 further agreements. There were no negative comments received in this area.

- Camden Land
- Non-Camden Land
- Not to build on



6

The area next to the Globe Lawn Tennis Club behind Aspern Grove was identified as having potential for housing so that it would be more well used.

7

A space used as car parking on Lyndhurst Road was identified as having potential for housing to see the space more well used.

8

An area of woodland between Aspern Grove and the Royal Free was identified. This is a green open space so not considered a small site.

1

2 mentions

While this land is not in Camden Council's ownership the area behind the datastore on Downside Crescent was identified as a space suitable for a small community-led housing project as it is currently overgrown and disused.

2

An area of parking behind the Stag Pub in Maitland Park was identified as a space that could accommodate new homes and a play area so that it would be more well used, more attractive and better maintained.

3

A gap between the buildings on South End Close was identified as having potential for housing so that it is more well used.

4

An area behind the buildings on Broxwood Way was identified as a gap between buildings that could be safer and better maintained if used for housing.

5

The garages on Fellows Road were identified as having potential for housing so that the site is more well used and attractive.

6.2 Mapped feedback

6.2.2 Kings Cross / St Pancras / Somers Town area

Eight respondents commented on eight sites in the Kings Cross, St Pancras/ Somerstown area. Two sites identified are not in Camden Council ownership, and two sites identified would not be considered small sites.

- Camden Land
- Non-Camden Land
- Not to build on



1 An area just before Barker Drive on St Pancras Way that is currently used as parking was identified as an underused space that would be better used for housing.



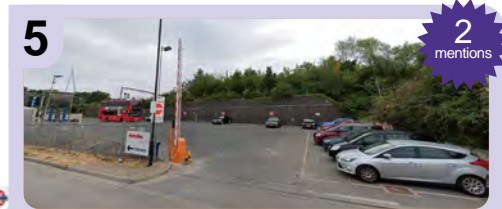
2 The car park next to Doreen Bazell Hall was identified as a potential site that could be more well used for housing.



3 A hardstanding area near Kingston House on Camden Street was identified as an area that could be more attractive and better maintained through a small housing project.



4 Part of the access towpath to Regent's Canal was identified as a possible site to make the space more accessible.



5 King's Cross Bus Garage was identified as a space for more affordable housing, that could be more well used.



6 Camden Council's offices was identified in a nod to a desire to see as much affordable housing in the borough as possible.



7 Although this land is not in Camden Council's ownership an area across the railway on York Way was identified as a space that could increase connectivity in the borough and provide more affordable housing.



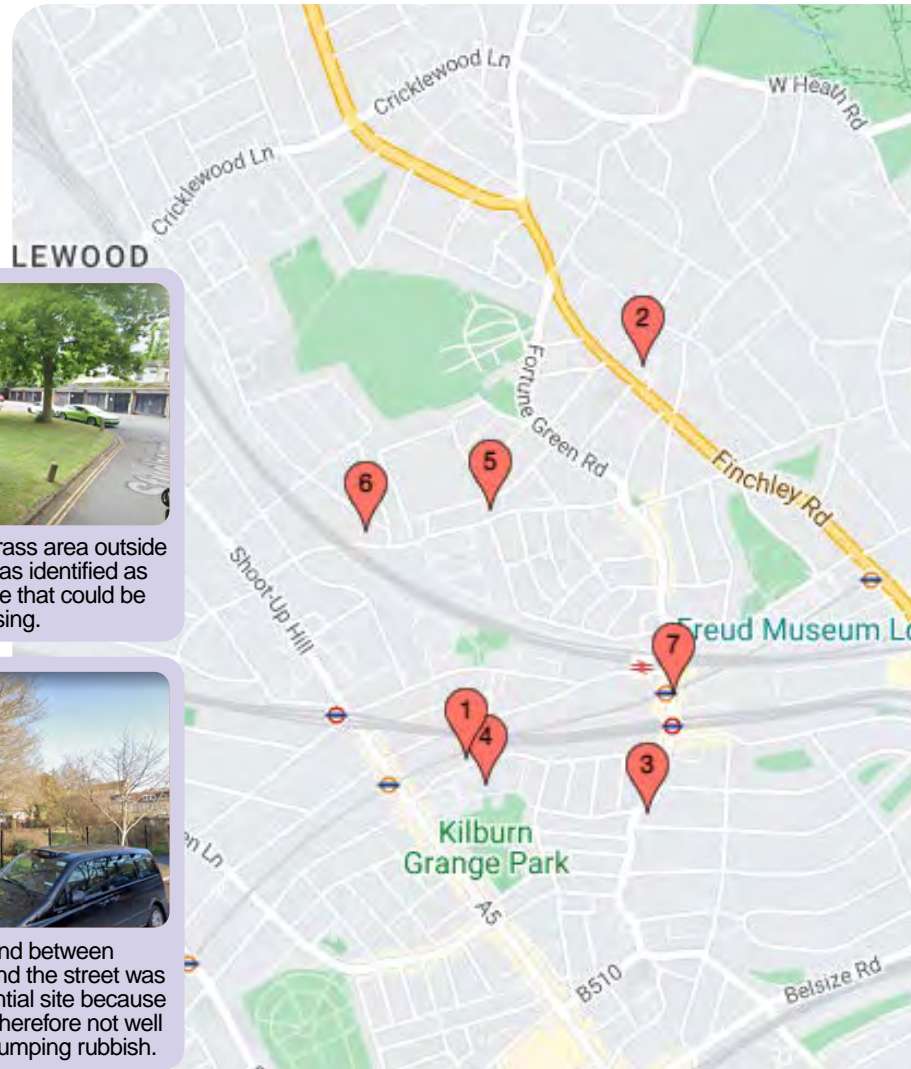
8 While this land is not in Camden Council's ownership, Euston Square Gardens was identified as a space that should be opened up again as a green space.

6.2 Mapped feedback

6.2.3 West Hampstead

Eight respondents commented on seven sites in the West Hampstead area, only one site received more than one mention and it is not a land in Camden Council's ownership; one person commented negatively because that has been left unused for too long.

- Camden Land
- Non-Camden Land
- Not to build on



5

This site is a private garden and therefore would not be considered as a small site.

6

Disused land fronting Mill Lane and backing onto properties on Westbere Road. Land not in Camden Council's ownership.

7

Although this site is not in Camden Council's ownership the corner plot of Billy Fury Way was identified as a space that has been vacant for many years and could be better used for housing.

1

4 mentions

The area of Netherwood Street opposite Webheath was identified as being a space for new homes to make the street feel safer, prone to less anti-social behaviour and be better maintained. This proposal received 3 agreements.

2

The garages and grass area outside Studholme Court was identified as an underused space that could be better used for housing.

3

The grass area in front of Embassy House was identified as a space that could be more well used.

4

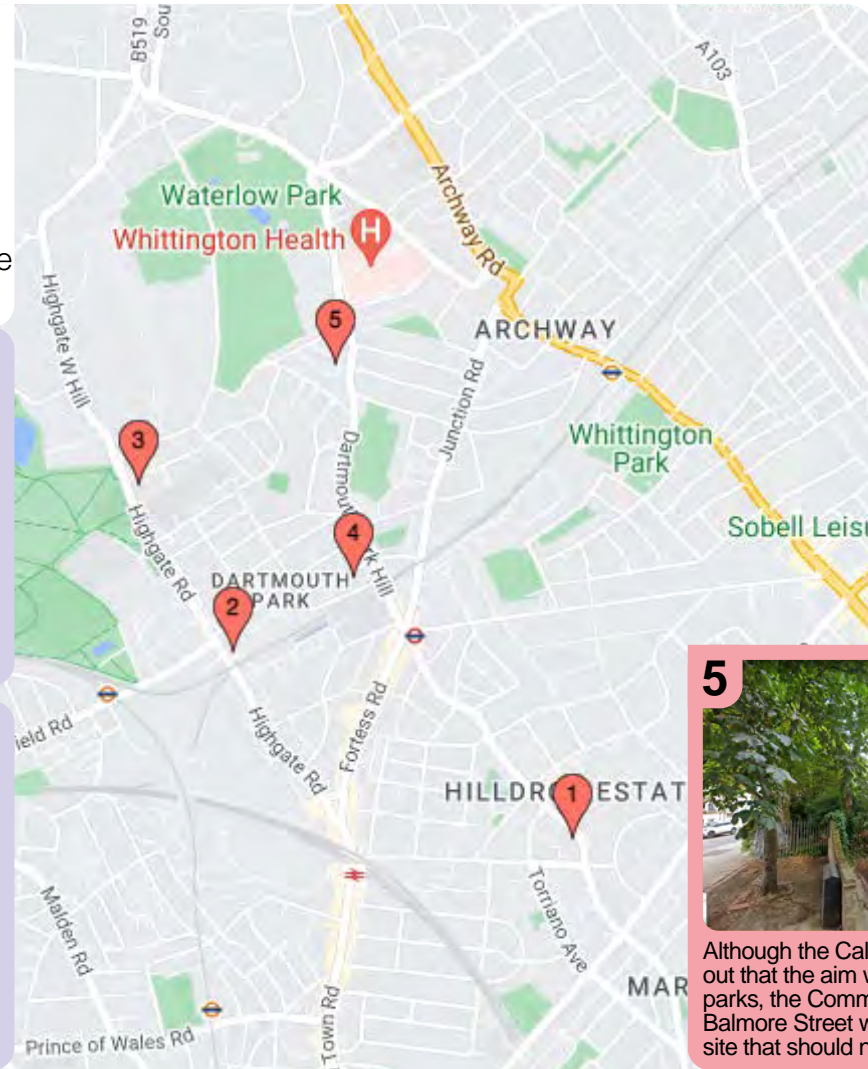
The empty grass land between Webheath estate and the street was identified as a potential site because it is fenced off and therefore not well used and attracts dumping rubbish.

6.2 Mapped feedback

6.2.4 Dartmouth Park / Upper Holloway

- Camden Land
- Non-Camden Land
- Not to build on

Six respondents commented on five sites in the Dartmouth Park/ Upper Holloway with none of the sites receiving more than one mention. There were no negative comments received in this area. Three of the respondents were unhappy about the idea of new homes being built, two of these sites were green spaces and would not be classified as a small site, the third was part of the Churchill Road & Spencer Rise Estate which is a Local Conversation site and more residents' feedback can be found in the Local Conversation summary report.



1
While this would not be classified as a small site Charlton Court was identified as having potential to be redeveloped as more housing.



2
The fenced off grass area near Denyer House on College Lane was identified as having potential to be more attractive, less prone to anti-social behaviour, better maintained and more well used if used as a small site. This suggestion received one agreement.



3 2 mentions
The area behind Oak Court St Albans Villas was identified as having potential as a self build site that could deliver accessible housing.



4
The Churchill Road Estate is part of a Local Conversation about small sites and this contribution was against any new homes being built on the estate as the outdoor spaces are much needed and used.



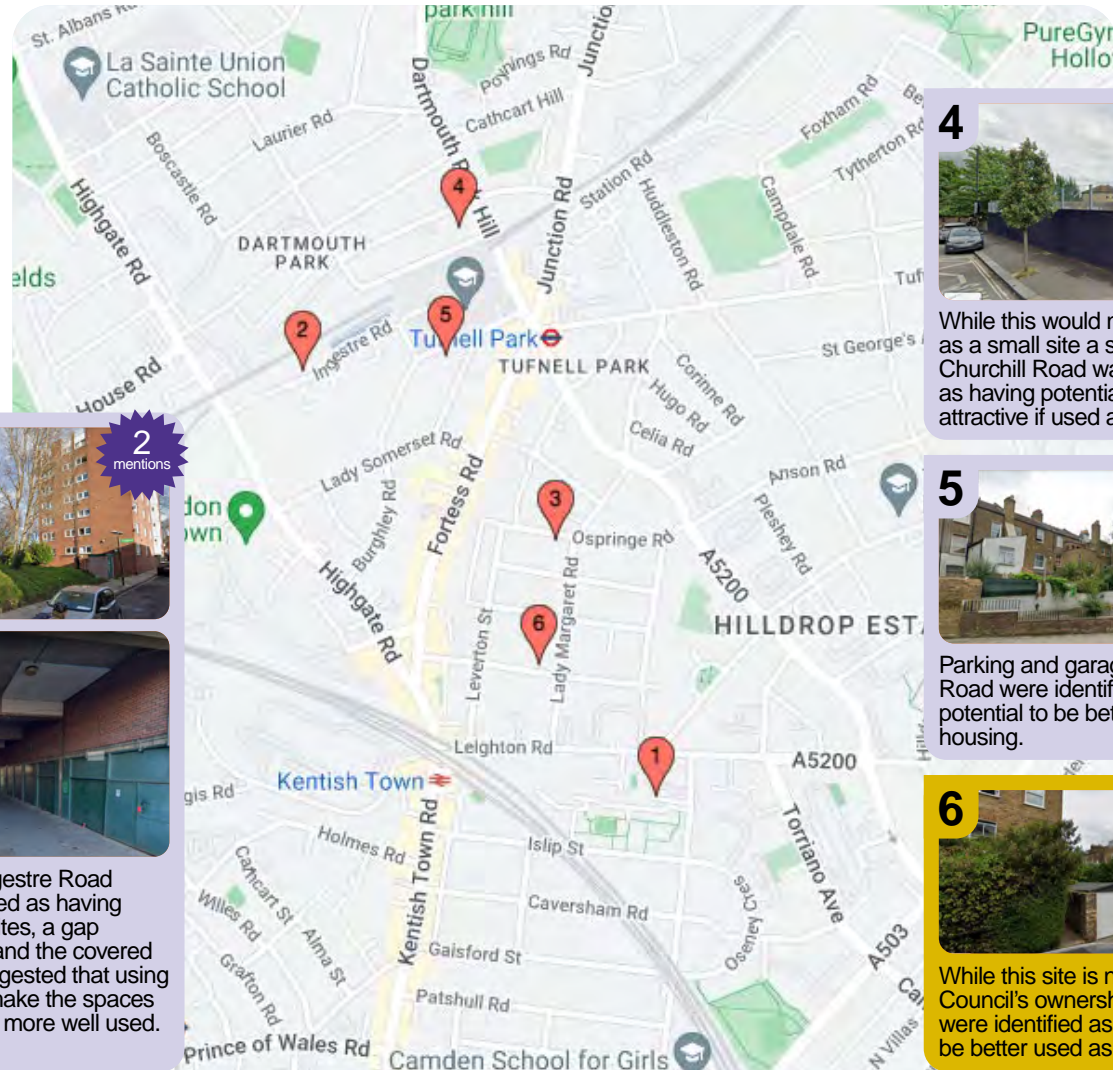
5 2 mentions
Although the Call for Ideas work set out that the aim was not to build on parks, the Community Garden on Balmore Street was identified as a site that should not be built on.

6.2 Mapped feedback

6.2.5 Tuffnell Park

- Camden Land
- Non-Camden Land
- Not to build on

Nine respondents commented on six sites in the Tuffnell Park area and two sites were identified more than once, parts of the Kenbrook House and Peckwater Estate and Ingestre Road Estate. There were no negative comments received in this area.



1 While this would not be classified as a small site the Peckwood Estate, in its whole and parts of it, were identified as having potential to be redeveloped as more housing.



2 Two parts of the Ingestre Road Estate were identified as having potential as small sites, a gap between buildings and the covered garages. It was suggested that using these sites would make the spaces more attractive and more well used.



3 Two abandoned garages on Lady Margaret Road were identified as having potential to be more attractive, safer, better maintained and better used as housing.



4 While this would not be classified as a small site a school car park Churchill Road was identified as having potential to be more attractive if used as a small site.



5 Parking and garages on Burghley Road were identified as having potential to be better used as housing.



6 While this site is not in Camden Council's ownership the garages were identified as having potential to be better used as housing.

6.2 Mapped feedback

6.2.6 South Hampstead 1

- Camden Land
- Non-Camden Land
- Not to build on

Ten respondents commenting on twelve sites in the South Hampstead area, The Alexandra Estate was identified more than once although this would not be classified as a small site. A number of individual sites on estates were identified and there were no negative comments received in this area.



While this would not be classified as a small site the Alexandra Estate, in its whole and parts of it, were identified as having potential to be redeveloped as more housing. This suggestion received one agreement.



An area of parking on Chalford Estate was identified as having potential to be better used as a small site as currently it is underutilised. This suggestion received three agreements.



An overgrown area on Springfield Walk was identified as having potential as a small site. This suggestion received two agreements.



Single storey garages as part of Tayler Court were identified as having potential as a small site.



An area of parking, grassed area and bin area on Broadhurst Close was identified as having the potential to be more attractive, less prone to anti-social behaviour, more family/child friendly, better maintained and more well used if used as a small site. This proposal received an agreement.



The area of parking on Harben Parade was identified as being underused and that could be more attractive, safer, less prone to anti-social behaviour and more well used if it was used as a small site. This proposal received two agreements.

6.2 Mapped feedback

6.2.6 South Hampstead 2

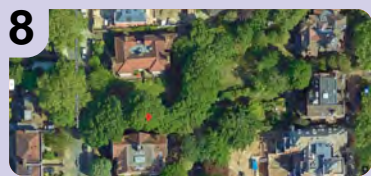
- Camden Land
- Non-Camden Land
- Not to build on



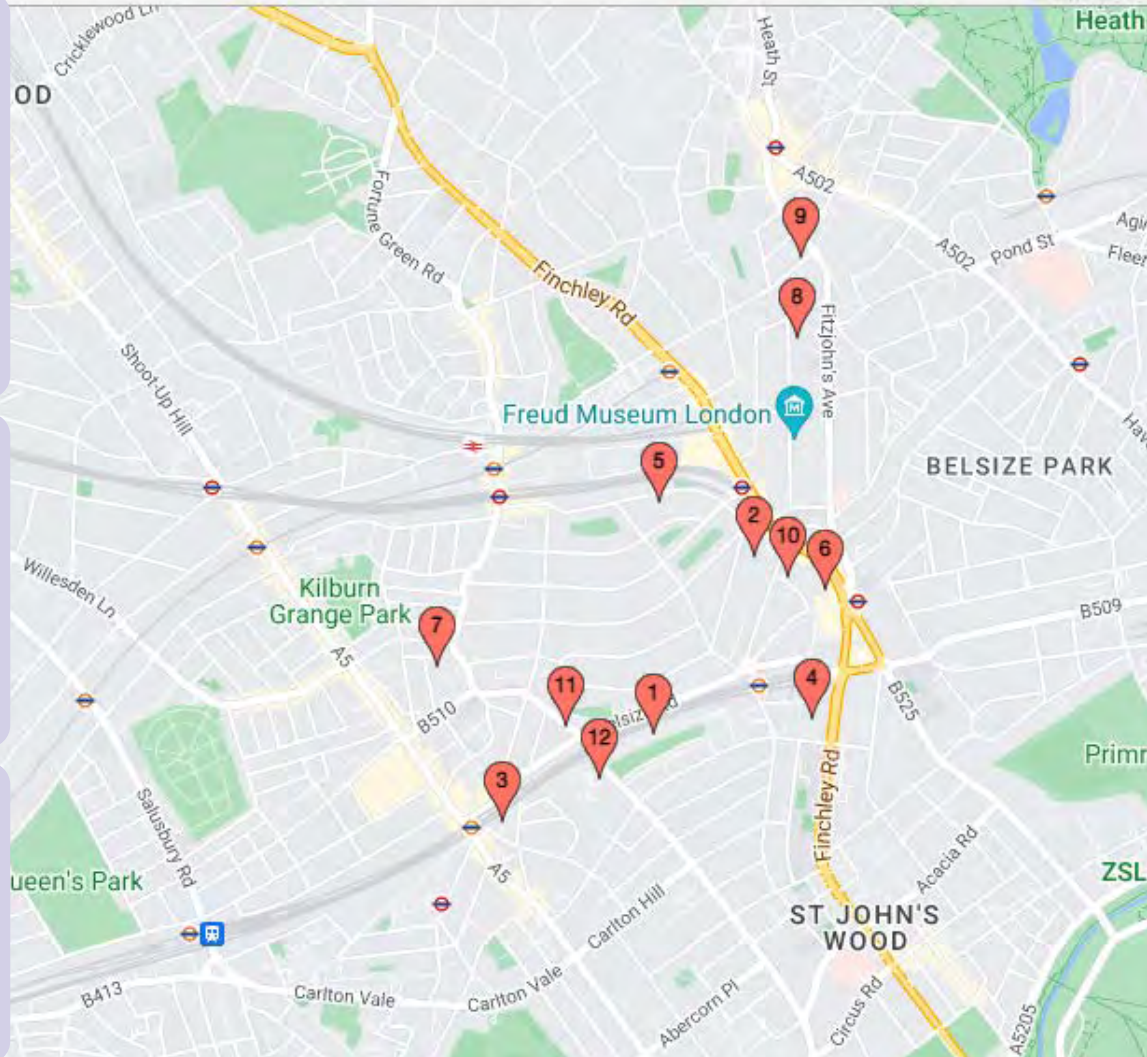
7
The overgrown grass area beside New Priory Court was identified as being more family/child friendly, more attractive, less prone to anti-social behaviour and more well used if it was used as a small site. This proposal received two agreements.



9
An area of parking behind the Field Court Estate was identified as having potential to be better used as a small site.



8
The grassed area adjacent to 70 Meresfield Gardens was identified as a space that could be more well used if used as a small site.



10
The grassed area next to Glover House and at the back of garages on Harben Road was identified as having potential to be more attractive and better used as a small site.



11
The area between the shops and the street on Abbey Road was identified as having potential, with particular reference to provision for the homeless community.



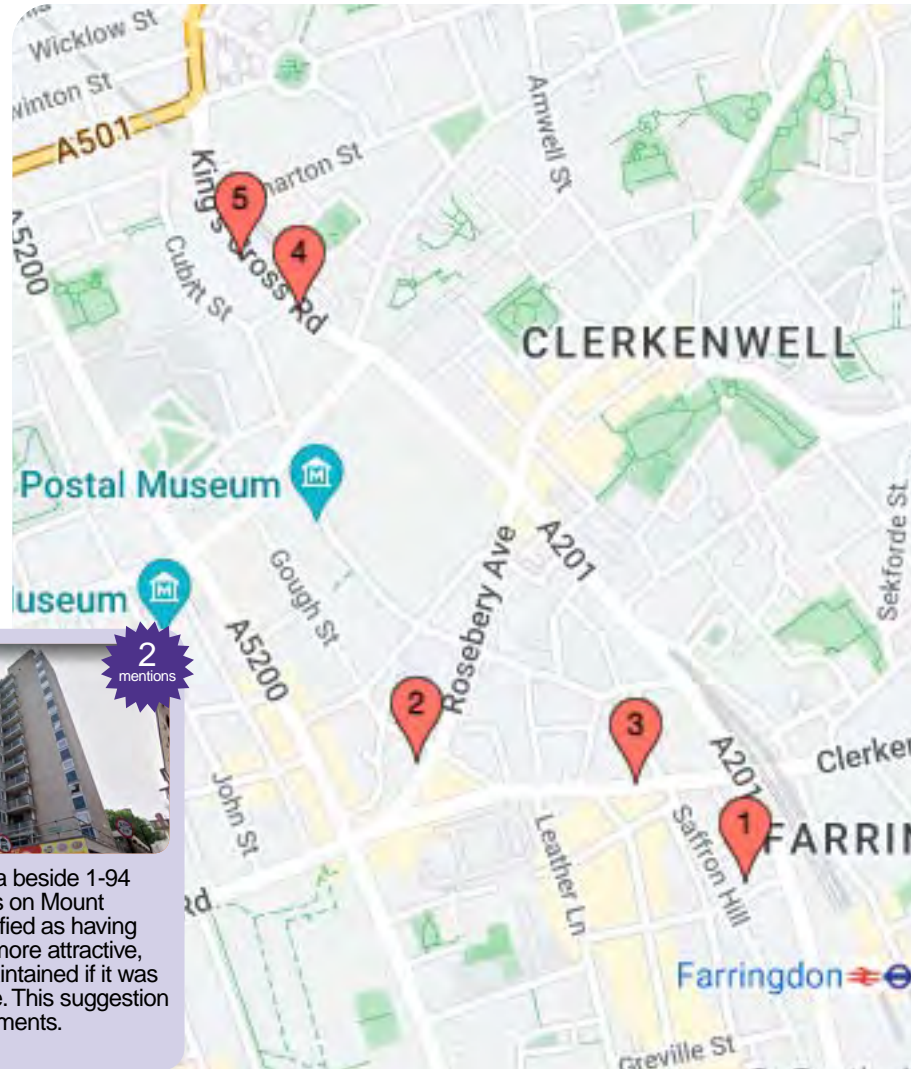
12
Area in and around base of Mary Green on Abbey Road was identified as having potential for housing, cycle storage or a community meeting point.

6.2 Mapped feedback


6.2.7 Holborn

Six respondents commented on five sites in the Holborn area and two sites were identified more than once. The Saffron Hill NCP Car Park, which would not be classified as a small site, was identified three times and areas around Mullen House were identified twice. There were no negative comments received in this area.

- Camden Land
- Non-Camden Land
- Not to build on



3



The gap between the building on Clerkenwell Road that is currently used for parking was identified as having potential to be more well used if used as a small site. This suggestion received one agreement.

4




The hard standing beside the Holiday Inn on Kings Cross Road was identified as having potential to be more attractive and more well used if used as a small site.

5



An open space behind an education site on Cubritt Street was identified as having potential.

1



3 mentions

While this would not be classified as a small site the NCP car park on Saffron Hill was identified as having potential to be more well used and more attractive if used as a site for housing.

2



2 mentions

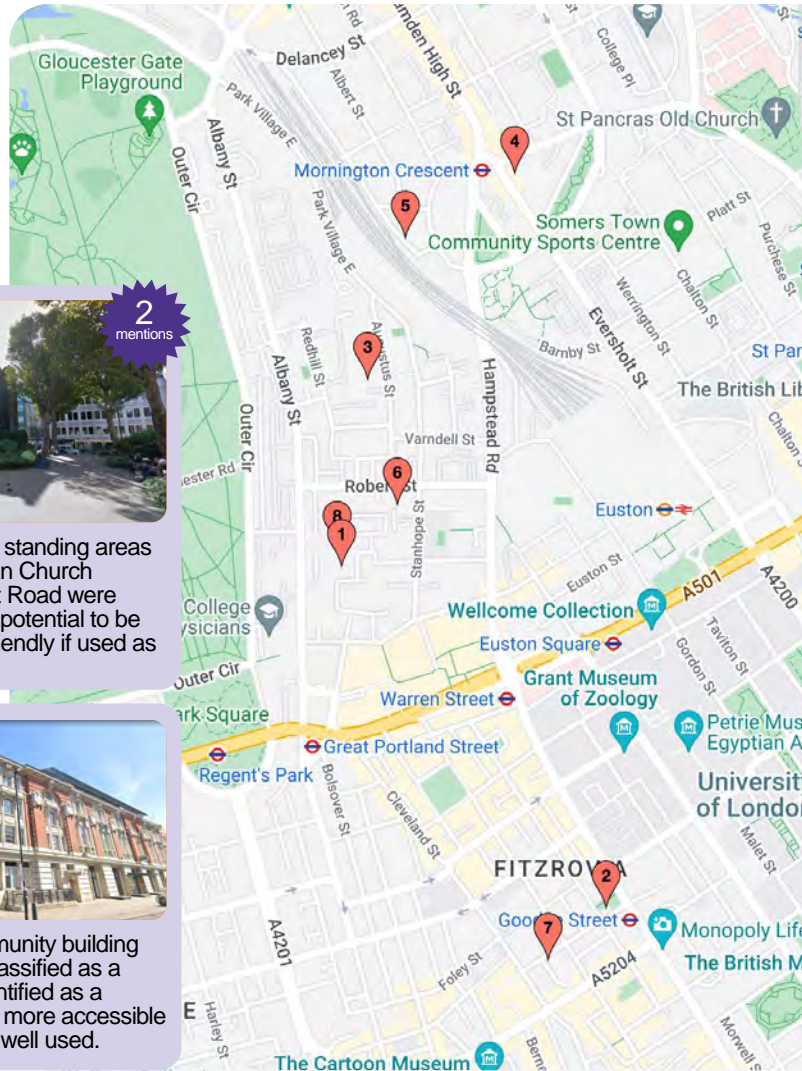
The overgrown area beside 1-94 Gray's Inn Buildings on Mount Pleasant was identified as having the potential to be more attractive, safer and better maintained if it was used as a small site. This suggestion received two agreements.

6.2 Mapped feedback

6.2.8 Fitzrovia

Seven respondents commented on eight sites in the Fitzrovia area. Two sites were identified more than once, areas around the American Church on Tottenham Court Road and the areas around Munster Square/ The Combe Estate. There were no negative comments received in this area.

- Camden Land
- Non-Camden Land
- Not to build on



1 4 mentions
The green space around Munster Square and The Combe was identified as having potential to be more well used, less prone to anti-social behaviour if used for housing and a childrens play area.



2 2 mentions
The grass and hard standing areas around the American Church on Tottenham Court Road were identified as having potential to be more family/ child friendly if used as a small site.



3
The pram sheds behind Buttermere were identified as having potential to create a safer space, less prone to anti-social behaviour and more well used if developed as a small site.



4
While this is a community building and would not be classified as a small site it was identified as a space that could be more accessible as it is not currently well used.



5
The hard standing and space between buildings on Clarkson Row was identified as having potential to be more family/ child friendly.



6
The garages, parking and hard surface on Clarence Gardens has potential to be more attractive, safer, less prone to anti-social behaviour, better maintained and more well used if it was used as a small site.



7
While this building would not be classified as a small site it was identified as a space that could be more attractive, more family/child friendly and better maintained if it was used as a small site.



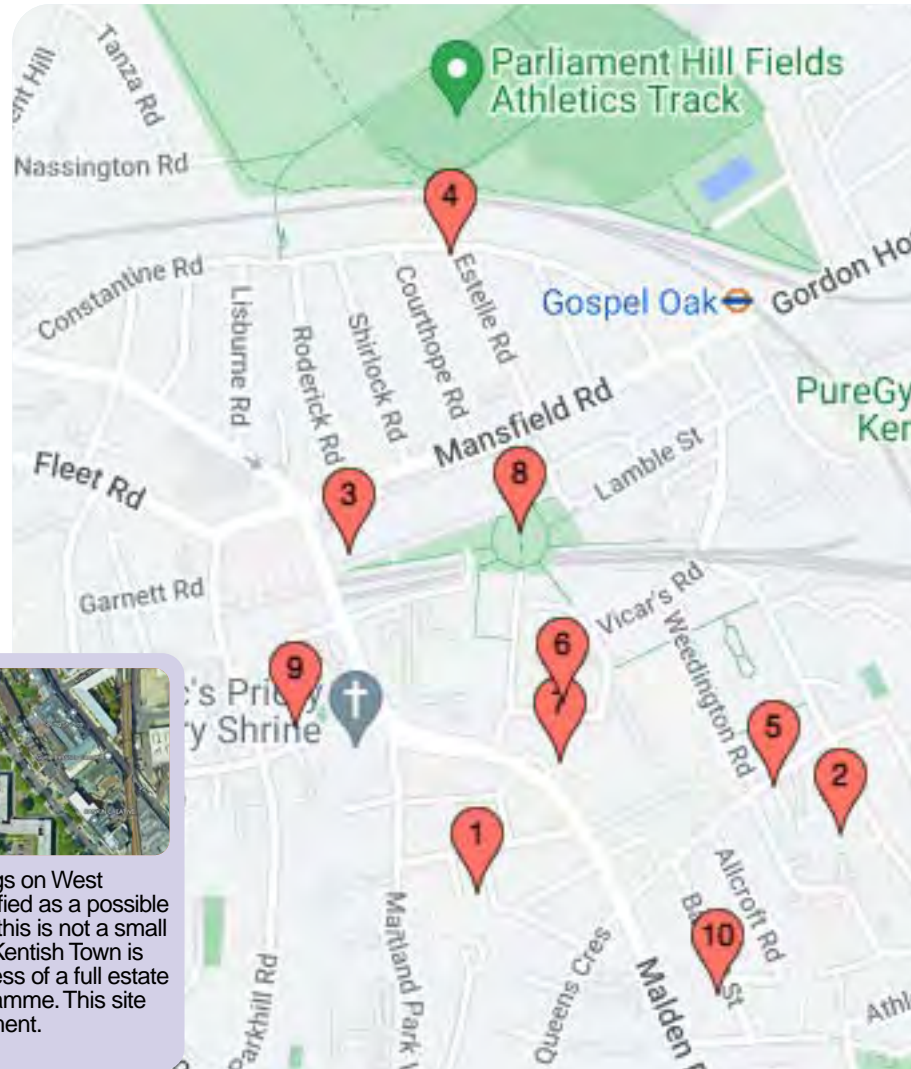
8
This area of Tilehurst on Robert Street was identified as having potential as a small site.

6.2 Mapped feedback

6.2.9 Gospel Oak 1

Ten respondents commented on ten sites in the Gospel Oak area. Comments in this section were more negative or identified more spaces that should not be built on than in other sections. This is likely to the volume of change already under discussion in the area including some stalled plans on existing estates. Lismore Circus was identified as a space that should not be built on, which would not be the intention of the small sites programme, and this suggestion received five agreements.

- Camden Land
- Non-Camden Land
- Not to build on



3 Area at the end of a Council housing on Southampton Road was identified with the benefits being a more well used, safer and attractive space.



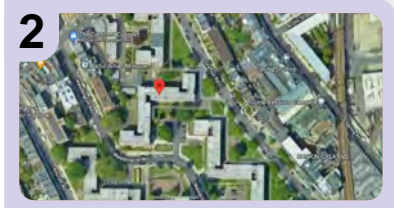
4 It was suggested that the flats and surrounding area at 45-61 Estelle road could be redeveloped to provide more and better homes.



5 Disused existing community centre on Queens Crescent identified as a site that could be more attractive if redeveloped. This site is part of West Kentish Town where there are already plans for redevelopment.



1 Area to South of Grafton Terrace where old Maitland Park TRA Hall was has been identified as a space that could be more well used with reference to previous design work done.

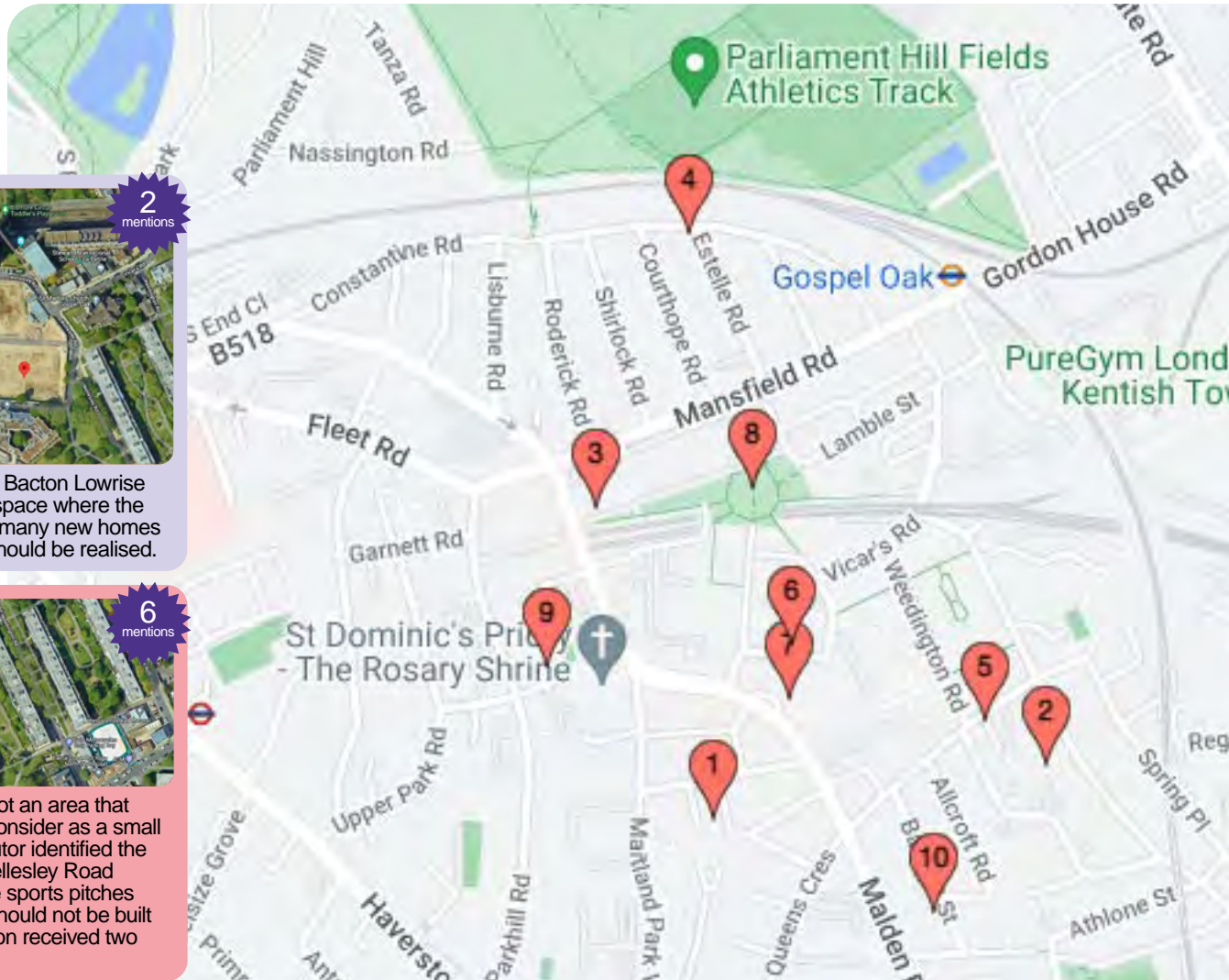


2 Rooftops of buildings on West Kentish Town identified as a possible site. It is noted that this is not a small site and that West Kentish Town is already in the process of a full estate regeneration programme. This site received an agreement.

6.2 Mapped feedback

6.2.9 Gospel Oak 2

- Camden Land
- Non-Camden Land
- Not to build on



6 2 mentions
The empty site at Bacton Lowrise is identified as a space where the existing plans for many new homes for the borough should be realised.



7 6 mentions
Although this is not an area that Camden would consider as a small site but a contributor identified the area between Wellesley Road Care Home & the sports pitches as a space that should not be built on. This suggestion received two agreements.



8 2 mentions
Although the Call for Ideas work set out that the aim was not to build on parks Lismore Circus Play Area was identified as a site that should not be built on. This suggestion received four agreements.



9
Saint Dominics Catholic Primary School was suggested as a site for potential housing should the school close.



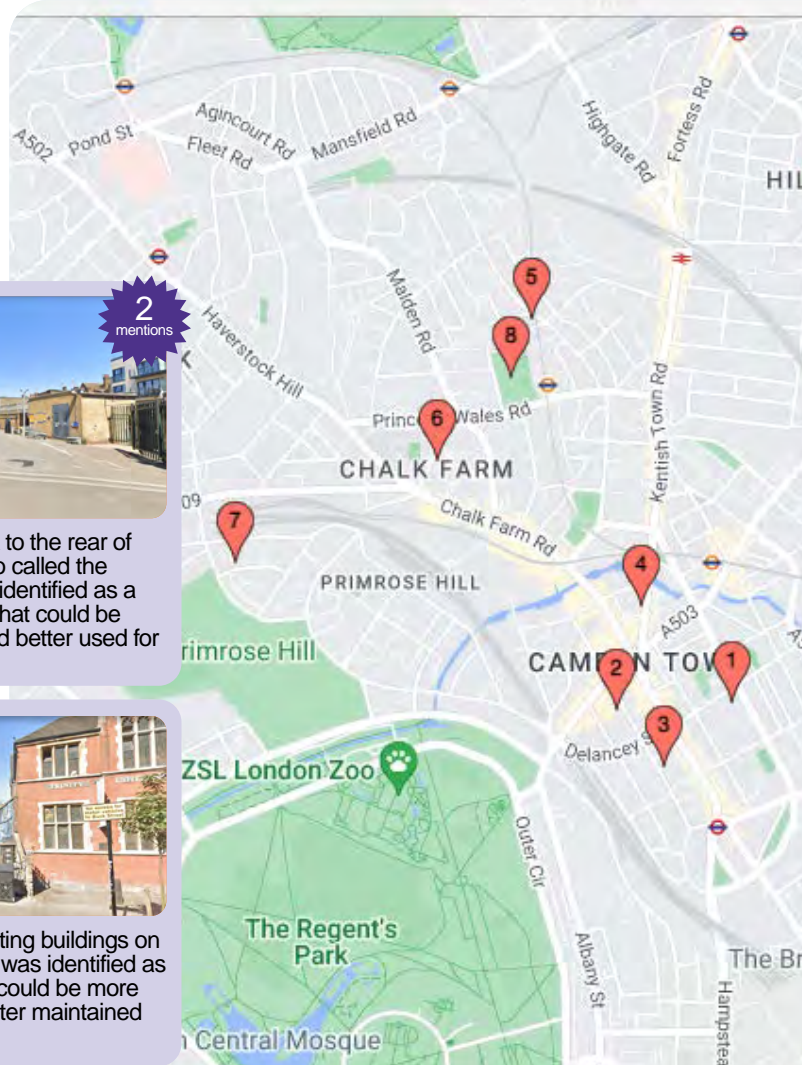
10
Green spaces on Basset Street were identified as spaces that should NOT be built on.

6.2 Mapped feedback

6.2.10 Chalk Farm

- Camden Land
- Non-Camden Land
- Not to build on

Eight respondents commented on eight sites in the Chalk Farm area, one site was identified that were not in Camden Council's ownership and two areas that would not be considered small sites, a part and some workshops, were identified as spaces that new homes should not be built.



1 Curnock Estate Car Park was identified as a potential site where new homes would address existing anti social behaviour. The space could be safer, more attractive and be more well used.

2 mentions



2 An existing car park to the rear of Arlington Road, also called the M&S car park, was identified as a potential small site that could be more accessible and better used for homes.

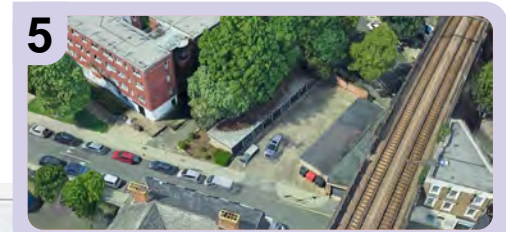
2 mentions



3 Communal spaces on Brierfield Estate were identified as spaces where anti social behaviour would be reduced if used for more homes leading to a safer place.



4 A gap between existing buildings on Kentish Town Road was identified as a potential site that could be more well used, safer, better maintained and attractive.



5 Garages on Athlone Street identified as a possible site that could be more well used.



6 Building site of forthcoming Charlie Ratchford Court.



7 Although this is not an area that Camden would consider as a small site a contributor identified Primrose Workshops as a space that should not be built on.



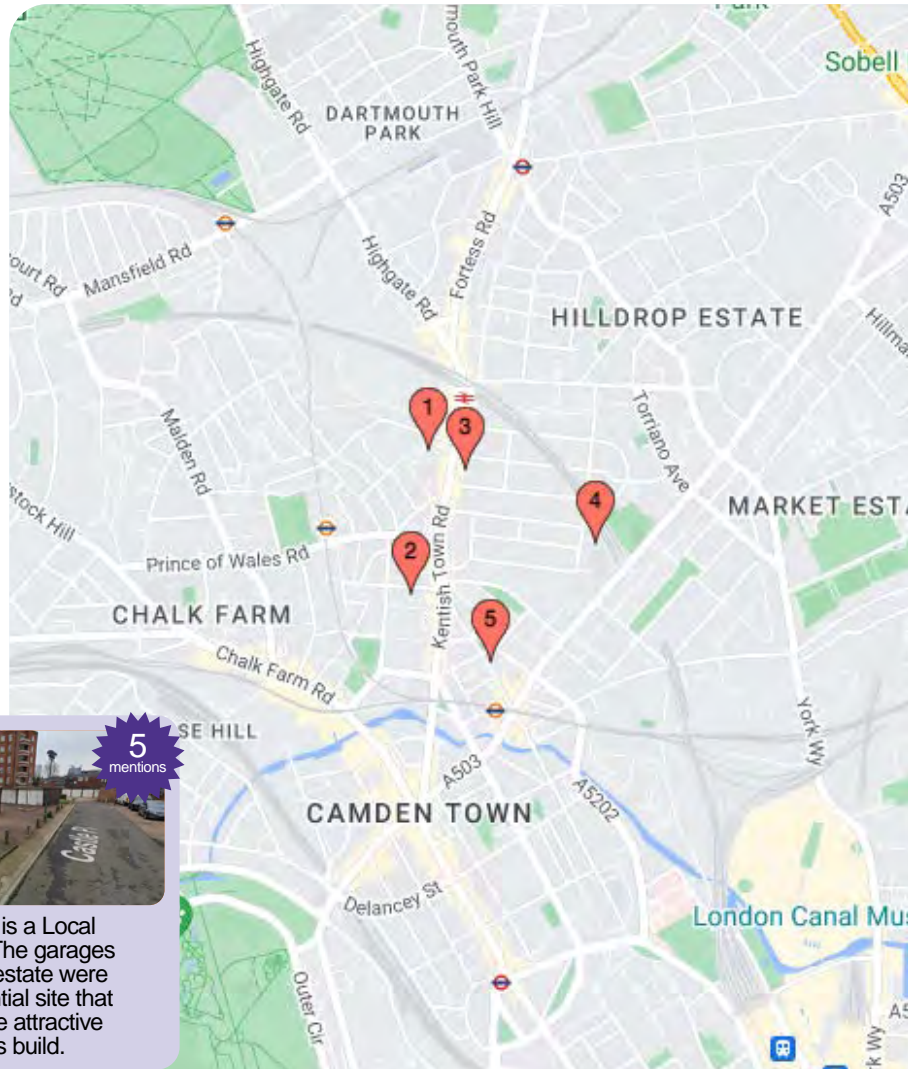
8 Although the Call for Ideas work set out that the aim was to collect small sites and not to build on parks Talacre Gardens was identified that should not be built on. This suggestion received two agreements.

6.2 Mapped feedback

6.2.11 Kentish Town 1

- Camden Land
- Non-Camden Land
- Not to build on

Fifteen respondents commented on 26 sites in the Kentish Town area. Five sites were identified by more than one respondent and three of these sites were part of Local Conversations: Raglan Street Estate, Castle Road Estate 3 and Bernard Shaw and Foster Court; feedback from non residents was positive about these sites, however, more detail on feedback from residents on these estates is available in the Local Conversations report. A number of garage sites were identified on other estates were identified and received agreements from other respondents. The comments on Bernard Shaw and Foster Court were from residents who were against the idea of new homes on the estate. Feedback on this area incorporates small sites identified by the Kentish Town Neighbourhood Forum in their Neighbourhood Plan for the area.



3 Space used as carpark on Wolsey Mews identified to create a better walking route.



4 Gap between Camden School for girls and 9-15 Sandall Road identified to address anti social behaviour. This site received an agreement.



5 Bernard Shaw & Foster Court is a Local Conversation site and was mentioned twice by residents who did not want to see new homes on the green space between the buildings.



1 The garages in front of Monmouth House were identified as a potential site that could be more well used and see a reduction in anti social behaviour. This site forms part of the Local Conversations on Raglan Street Estate



2 Castle Road Estate is a Local Conversation site. The garages in the centre of the estate were identified as a potential site that could be made more attractive through a small sites build.

6.2 Mapped feedback

6.2.11 Kentish Town 2

- Camden Land
- Non-Camden Land
- Not to build on



1 Gap between building identified as a small site to front Hammond Road that could improve antisocial behaviour.

2 mentions

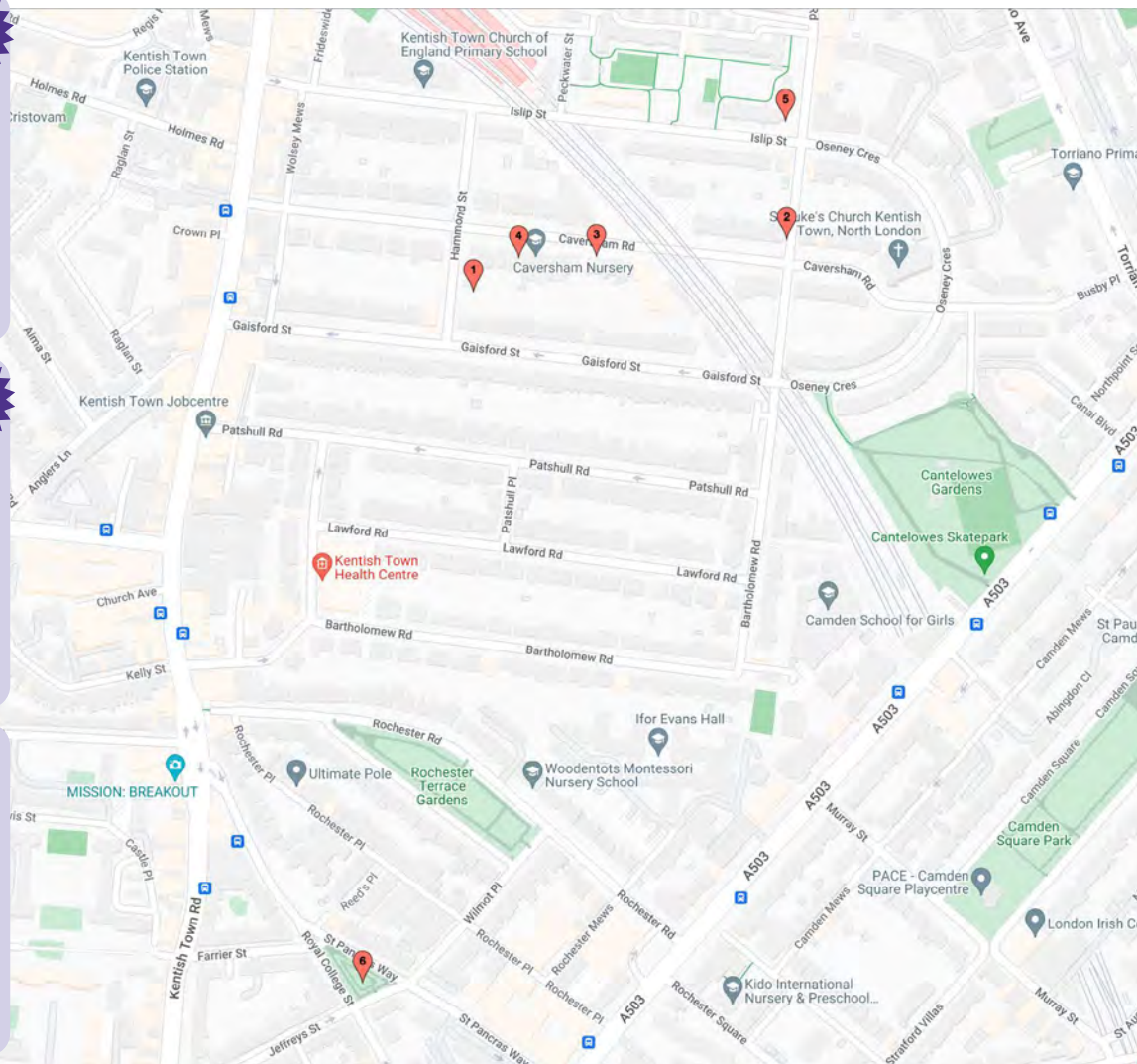


2 Gap between building identified as a small site that could improve antisocial behaviour. This site received an agreement.

2 mentions



3 This site on Caversham Road was identified as having potential to be more attractive and be better maintained.



4 Area around Vadnie Bish House identified as potential to have better public realm and create a more urban environment.



5 The grassed area/ gap between buildings on Islip Street has been identified as having potential to be more well used.

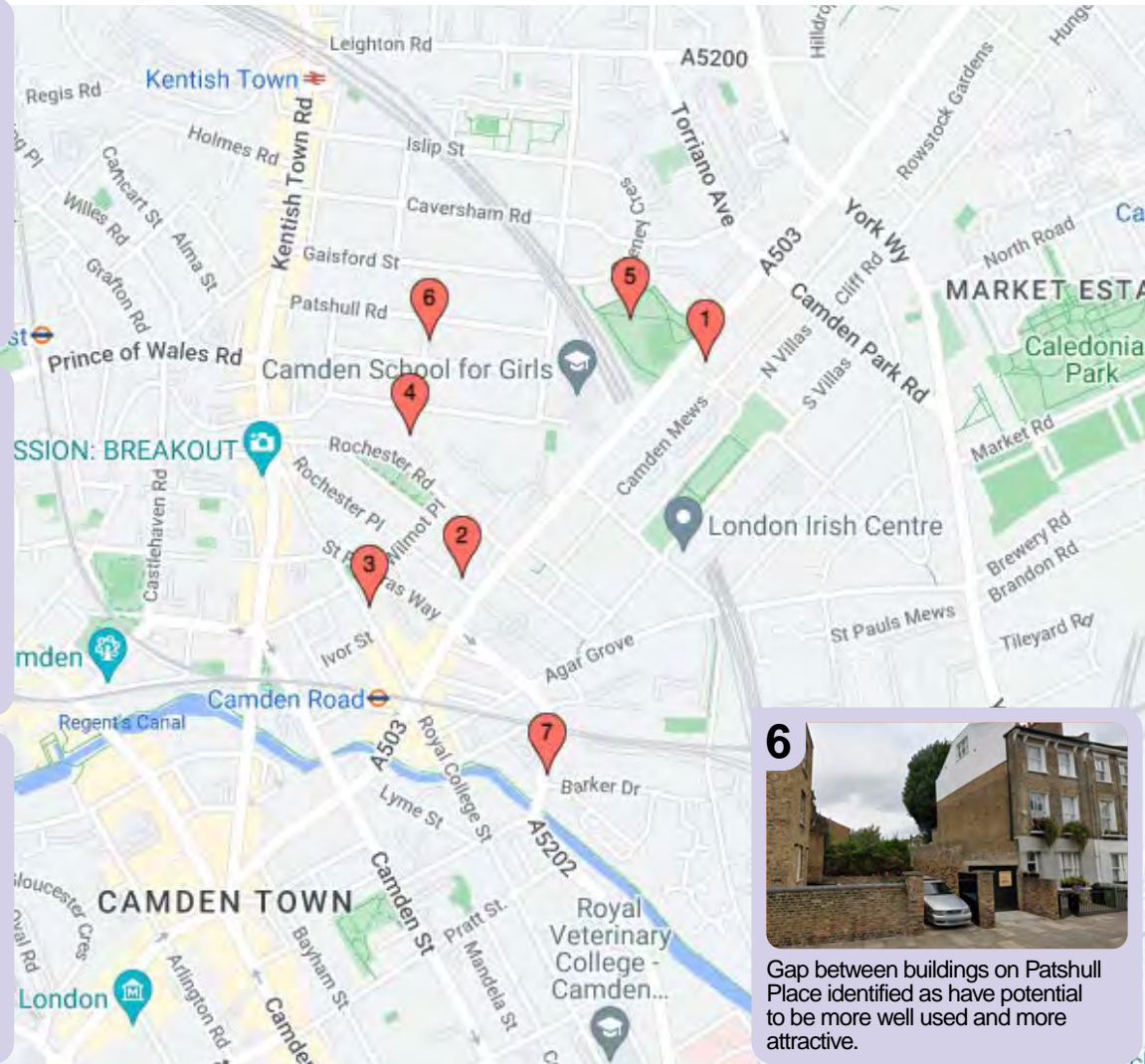


6 College Gardens was identified however, it is a green open green space and would not be considered.

6.2 Mapped feedback

6.2.11 Kentish Town 3

- Camden Land
- Non-Camden Land
- Not to build on



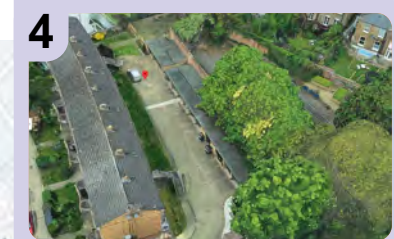
1 Inaccessible grass area opposite Cantelows Road identified to make it more well used.



2 A gap between buildings on Rochester Place was identified as having potential to be more well used and more attractive if it was used for a small site.



3 Foster Court is part of a Local Conversations site, this area has been identified as having potential to be better used and more attractive.



4 Garages behind 17 - 22 Rochester Road identified as having potential to be more well used and better maintained.



5 Although the Call for Ideas work set out that the aim was to collect small sites and not to build on parks Cantelows Skatepark was identified as an important community asset that should not be built on. This suggestion received two agreements.



6 Gap between buildings on Patshull Place identified as have potential to be more well used and more attractive.



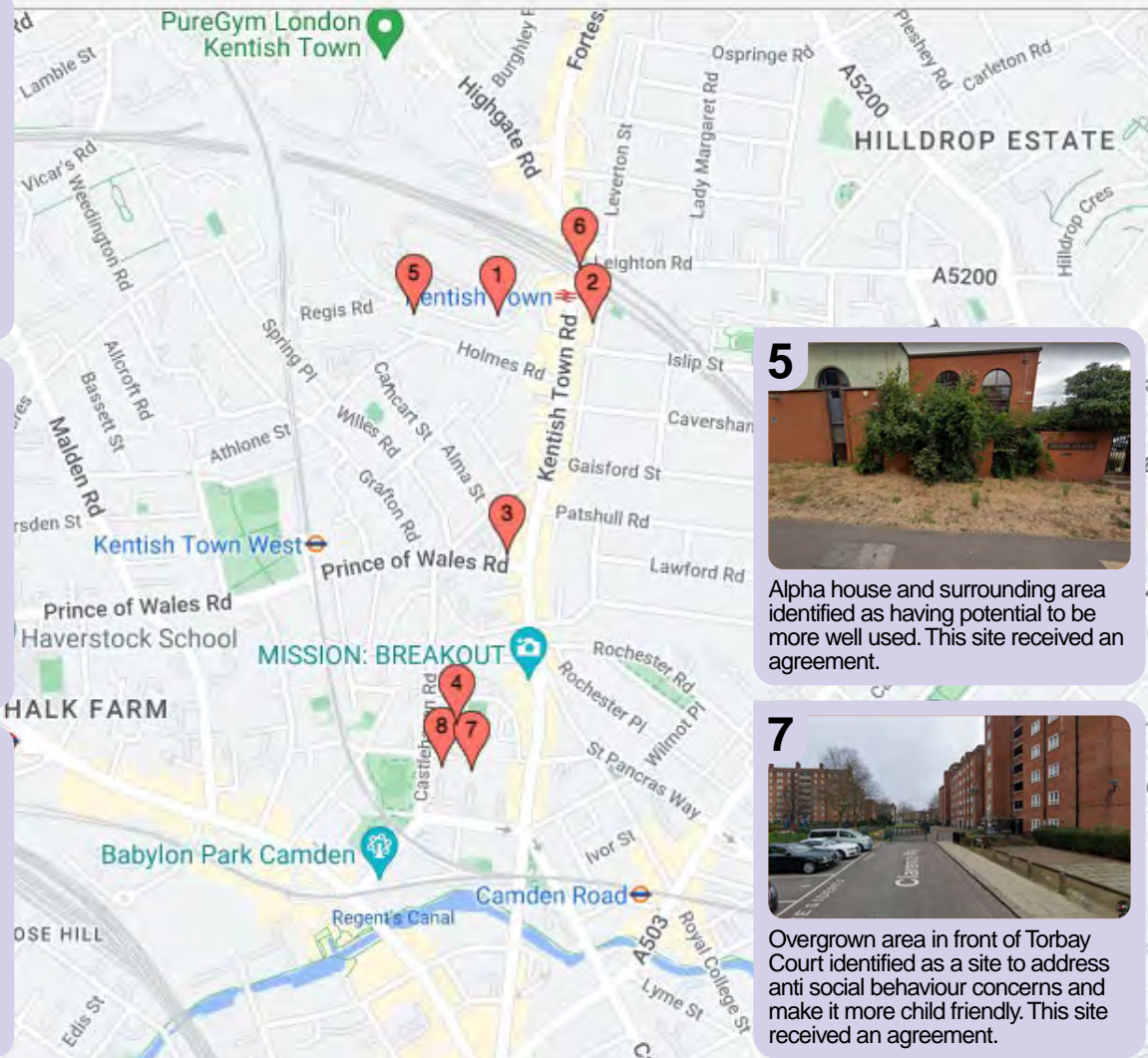
7 The old Camden Town Hall site was suggested as having potential but this site is already under redevelopment.

2 mentions

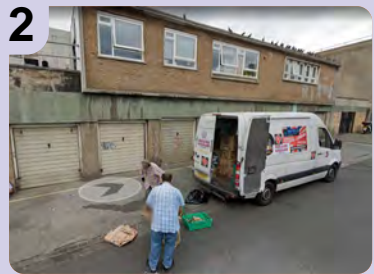
6.2 Mapped feedback

6.2.11 Kentish Town 4

- Camden Land
- Non-Camden Land
- Not to build on



1 Old Kentish Town Police Station identified in Kentish Town Neighbourhood Plan.



2 Garages behind library identified in Kentish Town Neighbourhood Plan.



3 Old Theatre building on Prince of Wales Road identified in Kentish Town Neighbourhood Plan.



2 mentions

4 A individual flat within Candida Court was identified as needing improvement and this would not classify as a small site.



5 Alpha house and surrounding area identified as having potential to be more well used. This site received an agreement.



6 Site along Kentish Town Road identified as having potential to be more well used.



7 Overgrown area in front of Torbay Court identified as a site to address anti social behaviour concerns and make it more child friendly. This site received an agreement.



8 Lock up sheds beside Victory House on Clarence Way identified to allow for a better use of space. This site received 2 agreements.

6.3 Schedule of sites

A spreadsheet containing a full list of all of the sites suggested, their longitude and latitude (exact location of the pin), a streetview or aerial photograph, a description of the site and outline of why the site was suggested is to be shared with Camden.

This is the full data set as captured via the Commonplace platform that has been separated into geographic areas by make:good and both negative comments and sites that do not sit within Camden Council's ownership have been identified.

Area	Description	Longitude	Latitude	Image	Comments for report	Status	What plans have you reviewed on this site?	Do you have any other comments, queries, ideas or what you want to see happen in this area?
						Proposed	None	
						Not Proposed	Camden Council's planning application for the site	
						Proposed	None	

6.4 Feedback from young people sessions

Session 1

Date: 11.10.22

Time: 5-7pm

Location: Somalia Youth Development Centre - Ground floor
Plimsoll Building, Handyside St, London N1C 4BQ

12 young people from the Somali community, between the ages of 10 -19, attended the 2-hour engagement session which was facilitated by Camden Council's team. After a brief introduction, the session started with a short presentation on the New Homes for Small Sites programme, including the Commonplace website which shows mapped feedback and suggested sites in Camden's borough contributed online by the public so far.

The young people were then asked to locate where they live against the printed large Commonplace map and the activity then moved on to identifying their priorities for local benefits under 3 headings: Improvements to surrounding areas, Training opportunities and New homes and Local Lettings. Their feedback was collected using post-its under each heading on a large print. The session wrapped up with a short discussion on their feedback and they were also asked to complete a short feedback form.



6.4 Feedback from young people sessions

The summary of the feedback from the young people session is compiled below:

Overall summary:

It is clear from the session that the young people were happy and positive about being engaged with and asked about their opinions on any changes or things that are happening in their neighbourhoods. They also welcomed more opportunities to be a part of larger discussions on what's important to them when it comes to their surroundings.

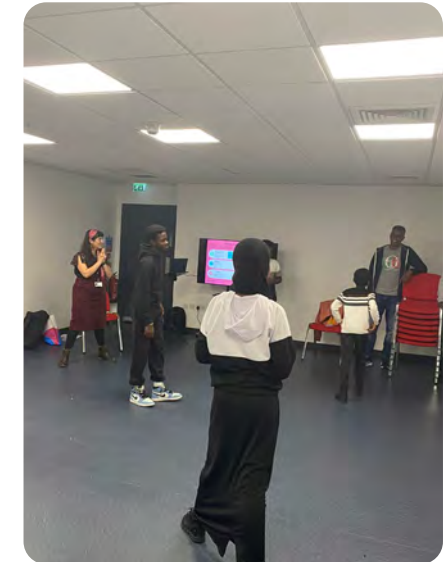
It is also clear that the young people are supportive of the idea of building new homes on small sites as this will help to solve the housing crisis and help those who are in need of new homes. Better sport facilities for swimming, football and basketball was suggested as a potential main benefit for their communities from building new homes. Other benefits which are important to them include:

- More playgrounds for children and young people in their areas
- Better access to public transport
- More green spaces or parks in their areas
- Apprenticeships and work experience opportunities in business, law and finance.



6.4 Feedback from young people sessions

Exercise	Number of pieces of feedback	Summary of sentiment
Feedback forms	9	<p>All participants were positive and supportive of the idea of building new homes on small sites in the borough of Camden as they agreed that it will provide homes for those in need. 44% of participants suggested sports facilities or pitches as potential benefits to their community through the Small Sites programme, whilst more playgrounds for children to play and bus stops that are well located were also mentioned.</p> <p>When asked about the engagement session, all of the participants were positive about it and were happy that they got to express their opinions and let their voices be heard on what's going on in their neighbourhood. The young people also suggested that the Council approach local youth clubs and hold interactive activities or games to get more participation from the young people on new changes that are happening in their neighbourhoods.</p>
Priorities for Local Benefits (post-its)	22	<p>When it comes to the improvements to the surrounding area, 50% of responses from the young people suggested better sport facilities for swimming, basketball and football. More green spaces, improved security and access to public transport, and better playspaces for children were also mentioned as improvements that are important to them.</p> <p>The young people also thought that apprenticeships and work experience are important for them in terms of training opportunities, and suggested finance, business and law as potential fields to get into. When it comes to new homes being provided by Council, the youths felt that they should go to the homeless people and local residents in need for cheaper prices.</p>



6.4 Feedback from young people sessions

Session 2

Date: 28.10.22

Time: 10.30am-4pm (x3 45min slots)

Location: Camden School for Girls, Sandall Rd, London NW5 2DB

12 young people between the ages of 16 -17, all of whom identified as female, attended one of three 45 minute sessions, facilitated by Camden Council's team, to input their feedback into the Call for Ideas.

Most attendees were noted to live outside of Camden, however, the young are familiar with community mapping exercises through the National Citizen Service programme and therefore had a strong grasp on the New Homes for Small Sites programme and the facilitators felt that their feedback was strongly informed.

After a brief introduction, the session started with a short icebreaker where attendees were asked the question of 'what's the first thing that pops into your head when someone says affordable housing?' and discussed briefly with the group. It followed by a short presentation on the New Homes for Small Sites programme, including the digital walkabout via Commonplace website.

The young people were then asked to locate 3 suggested sites near the school based on Commonplace and to comment on the suggestions and provide any other recommendations for small sites' locations. Their feedback was collected using post-its on printed A3 maps. The session wrapped up with a short discussion on their feedback and they were also asked to complete a short feedback form.



6.4 Feedback from young people sessions

Based on the completed feedback forms and summary notes from the Camden's team, the summary of the feedback from the 2nd young people session is compiled below:

Overall summary:

It is clear from this session that the young people were generally supportive of the idea of building new homes in small sites and acknowledged its importance, particularly on delivering high-quality affordable housing in Camden. Improving or providing more green spaces in the local areas was seen as a key potential benefit whilst tackling homelessness, providing more affordable housing and more playgrounds for children and young people were also expressed as other benefits.

When asked about the suggestion on Commonplace, participants mostly agreed with the recommendations made by local people on the nearby sites to the school, however some sites were thought to be too small to build new homes.

The young people thought that the session was very interesting and informative but could be made more engaging through site visits to the suggested sites.



6.4 Feedback from young people sessions

Exercise	Number of pieces of feedback	Summary of sentiment
Feedback on Affordable Housing	(insights gained during session but not recorded)	When asked about their thoughts on affordable housing during the icebreaker session, several discussions centred around the importance of delivering high quality affordable homes to ensure that people live in a respectable condition and in dignity.
Feedback on New Homes for Small Sites	(taken from summary notes)	Generally, participants were really positive and supportive of the idea of using small sites around Camden borough as a way of providing more affordable homes. They also mostly agreed with the suggestions that the local people had given on Commonplace on nearby sites. Some participants thought that a few of the suggested sites were too small for new homes.
Feedback forms	11	<p>73% of young participants were positive and supportive of the idea of building new homes on small sites in the borough of Camden as they agreed that it will provide homes for those in need. 9% of participants were hesitant on the idea of new homes and expressed potential overcrowding, increased crime rates, pollution and building on green spaces as their main concerns.</p> <p>55% of participants suggested better or more green spaces as potential benefits to their community through the Small Sites programme. They also mentioned tackling homelessness, providing more affordable homes and more playground for children and young people to play as other potential benefits.</p> <p>When asked about the engagement session, most of the participants were positive about it and found the session very interesting, engaging and informative. The youths also suggested that doing site or on-ground visits would have made the session more impactful.</p>

7.0 Conclusions and next steps

7.0 Conclusions and next steps

The overall sentiment from feedback showed:

- People are broadly supportive of and positive about the idea of building new homes for social rent in the borough. People thought the priority should be for social housing, some respondents noted that there is a surplus of school places in Camden due to families moving out and therefore affordability should be the focus of the programme.
- People wanted to see the preservation and enhancement of green spaces therefore did not want to see new homes built on any existing green spaces.
- The majority of negative comments pertained to the retention of green/ park spaces, even though these would not be classified as small sites
- People did not want sites to be left vacant for too long, some negative comments focused on larger estate projects within the Gospel Oak area that are perceived to have been left vacant for too long
- Some contributors are interested in exploring self build/ community land trust to develop sites
- Some sites identified align with the Local Conversations sites. These sites have been identified both by residents on the estates, mainly to oppose the idea of new homes and by other Camden residents to support the idea of new homes.
- Some feedback related to concerns about pressure on infrastructure, schools, GP's etc, that could be brought about by additional housing.

Commonality of sites

The mapping work of the sites suggested shown in section 6.0 shows us that rather than the Call for Ideas showing a few key areas where people would like to see new homes the process has generated many individual sites, including some which are outside of Camden Council's ownership and those that would not be classified as small sites. Most sites were identified by only one respondent and the maximum number of respondents that mentioned a single site was five and the maximum number of agreements a suggestion received was five.

As there were over 200 individual responses this means that we can not draw particular conclusions about any sites being more valid than others and have focused on presenting all of the sites in the knowledge that Camden will carry out further analysis on the sites.

7.0 Conclusions and next steps

Next steps

A schedule of sites identified through the Call for Ideas work has been created for Camden to carry out further analysis and testing on, in order to identify which are viable to take forward.

Through the website, several sites were also identified by possible self builders. These represent possible interested parties to contact and establish the viability of taking these, or other sites forward through the self build route. However, their contact details cannot be shared at this point due to the GDPR compliance. In order to take this forward, Council will need to get Commonplace to send follow up emails to these parties to discuss it further.

Once viability testing has taken place further engagement work will need to take place with the communities in and around the sites that are taken forward. The approach to this engagement will need to be tailored to the individual sites to make sure that the best reach and quality of conversation can be achieved.

Working with young people

The young people engaged through this programme expressed enthusiasm for the opportunity to share their views on change in the neighbourhoods; the approach of working with young people should be continued as sites are taken forward and the more specific the sites are the easier it is to identify young people who would be interested in the future of these spaces and tailor engagement approaches to suit.