

Date 25 September 2023
Email newhomessmallsites@camden.gov.uk

Development
Supporting Communities
London Borough of Camden
5 Pancras Square (4th floor)
LONDON
N1C 4AG
Phone: 020 7974 8792
camden.gov.uk

[ADDRESS 1]
[ADDRESS 2]
[ADDRESS 3]
[ADDRESS 4]

Dear Resident,

Re: New Homes for Small Sites: sales – Depot at 25 Hammond Street

We are getting in touch with information about a small piece of council-owned land in your neighbourhood that we are looking to sell to help fund new genuinely affordable homes across Camden.

The site we are looking at in your neighbourhood is at the depot at 25 Hammond Street, which is currently leased to E & D Roofing Contractors. Please see an indicative plan enclosed which shows the proposed site for sale.

Building more genuinely affordable homes

Through Camden's Community Investment Programme (CIP), we are committed to building 1,800 new council homes for our communities as we believe everyone should have a place to call home. Our aim is to provide high quality, affordable housing to address the housing crisis and create energy-efficient homes that help lower fuel bills and tackle climate change.

As part of this programme, the New Homes for Small Sites team is working to build council homes for Social Rent and Camden Living Intermediate Rent at rates below market rent. These new affordable homes will be built on small pockets of suitable land across the borough.

In February 2023, Camden's Cabinet approved the New Homes for Small Sites programme to begin development of five small sites. This would create up to 74 new affordable homes if planning permission is successful.

Camden's Cabinet also agreed to explore the sale of some small sites, including the Hammond Street Depot, to raise funds for these affordable homes. These pieces of land are in places where constraints or costs mean it is not viable for the Camden Council to build homes directly. The sale of these sites will enable us to make a meaningful long-term investment in council homes in the borough.

About the site

Due to the size of the site at Hammond Street Depot, its location, and the low number of homes it is likely to deliver if developed, it is not feasible for Camden to use the site for one of our own

projects. As a result, we are now exploring selling the site at auction to someone who could potentially develop on it.

Any potential future development on this site would be subject to Planning Permission and would require the council's Planning Team to seek your views as part of a consultation. Planning guidance would also need to be followed by the applicant, meaning that any development would need to be in-keeping with the local area, and comply with all rules and regulations around topics like daylight/sunlight and overlooking.

Surveys and next steps

We are currently completing a series of site investigation surveys, speaking with the current tenants, and completing background research into the site to ensure we can bring a sale forward. Our contractors, Treework Environmental Practice, will be on site over the coming weeks to carry out surveys of the trees and ecology on the site.

These surveys will not cause any disruption to neighbouring properties as they are mainly visual surveys, and our contractors will access the site from the main entrance on Hammond Street. If you have any questions about these surveys, please contact us on 020 7974 8792 or email us at NewHomesSmallSites@camden.gov.uk.

Once we have completed this work, we will write to you again with further information and give you an opportunity to share your views on the proposed sale.

Contact us

If you have any questions or comments, or need this information translated or in a larger print, please do get in touch with us. You can reach the New Homes for Small Sites team by phone on 020 7974 8792, or by email at NewHomesSmallSites@camden.gov.uk.

Yours sincerely



Annalee Jones
Project & Stakeholder Engagement Lead

Large print?

Or for any other
alternative formats or
questions get in touch:

020 7974 8792

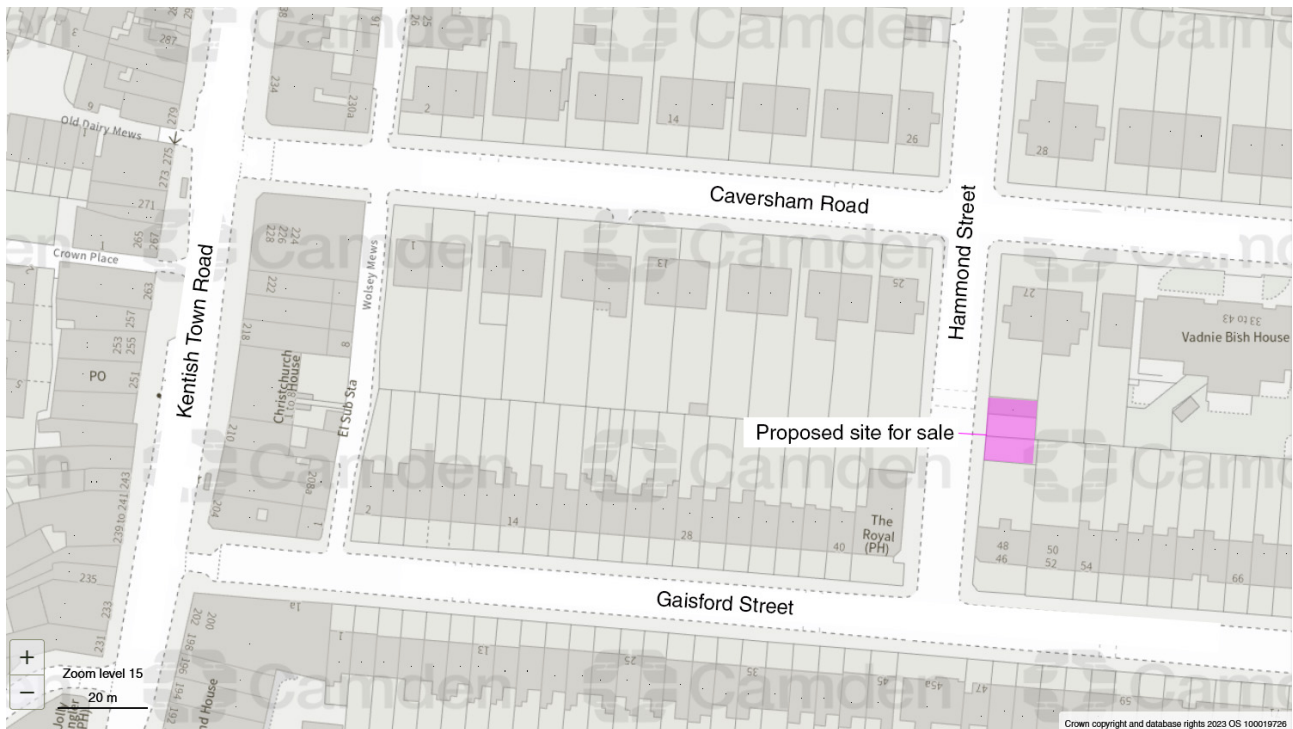
NewHomesSmallSites@camden.gov.uk

Translation?

tradução? traduction?
traducción? tłumaczenie?
itum ? انةمچرتلا ? অনুবাদ?
turjumaad? asekyer?

Hammond Street Depot

Indicative plan of proposed site for sale



Key



Indicative plan of proposed site for sale