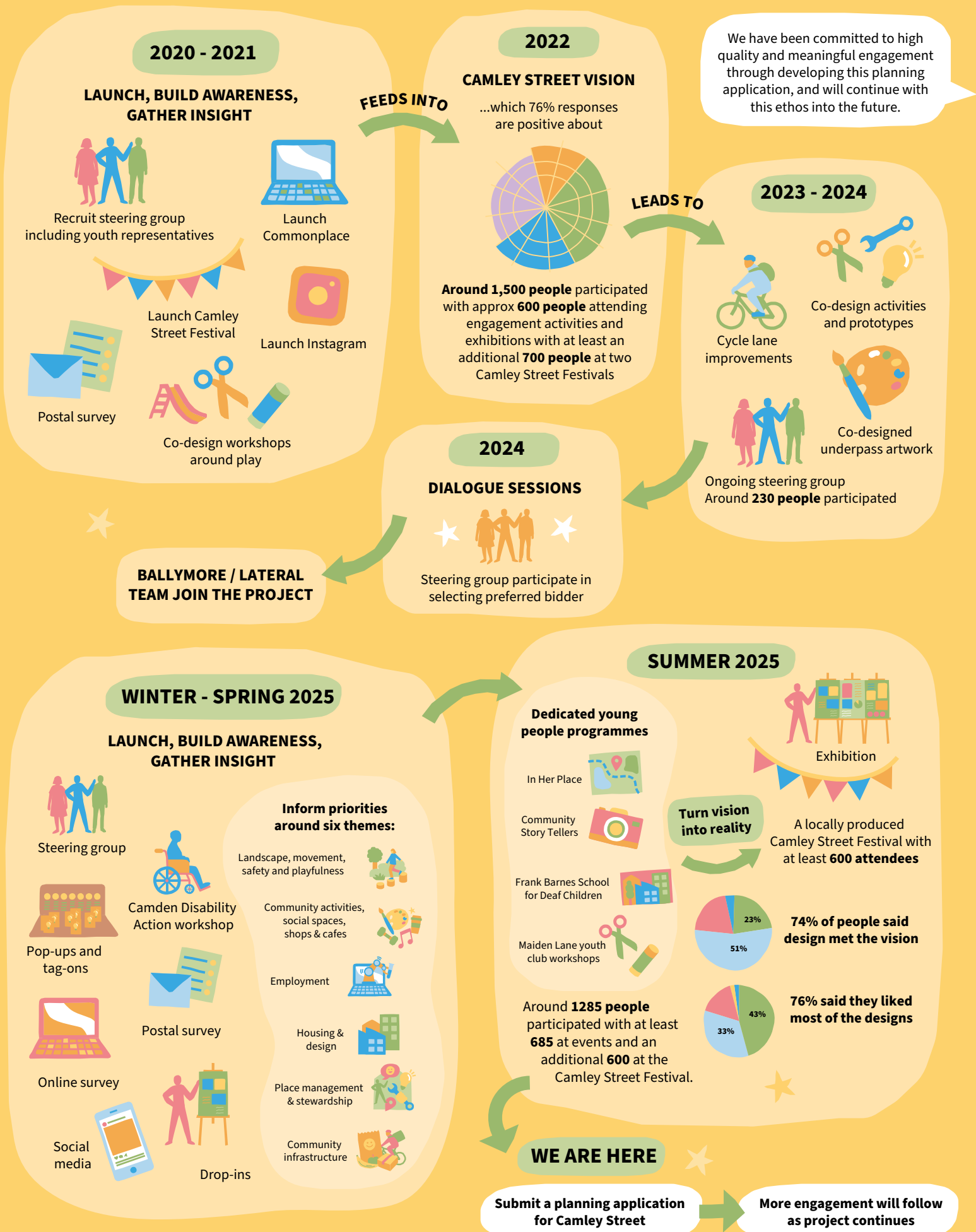


1 - Community involvement so far

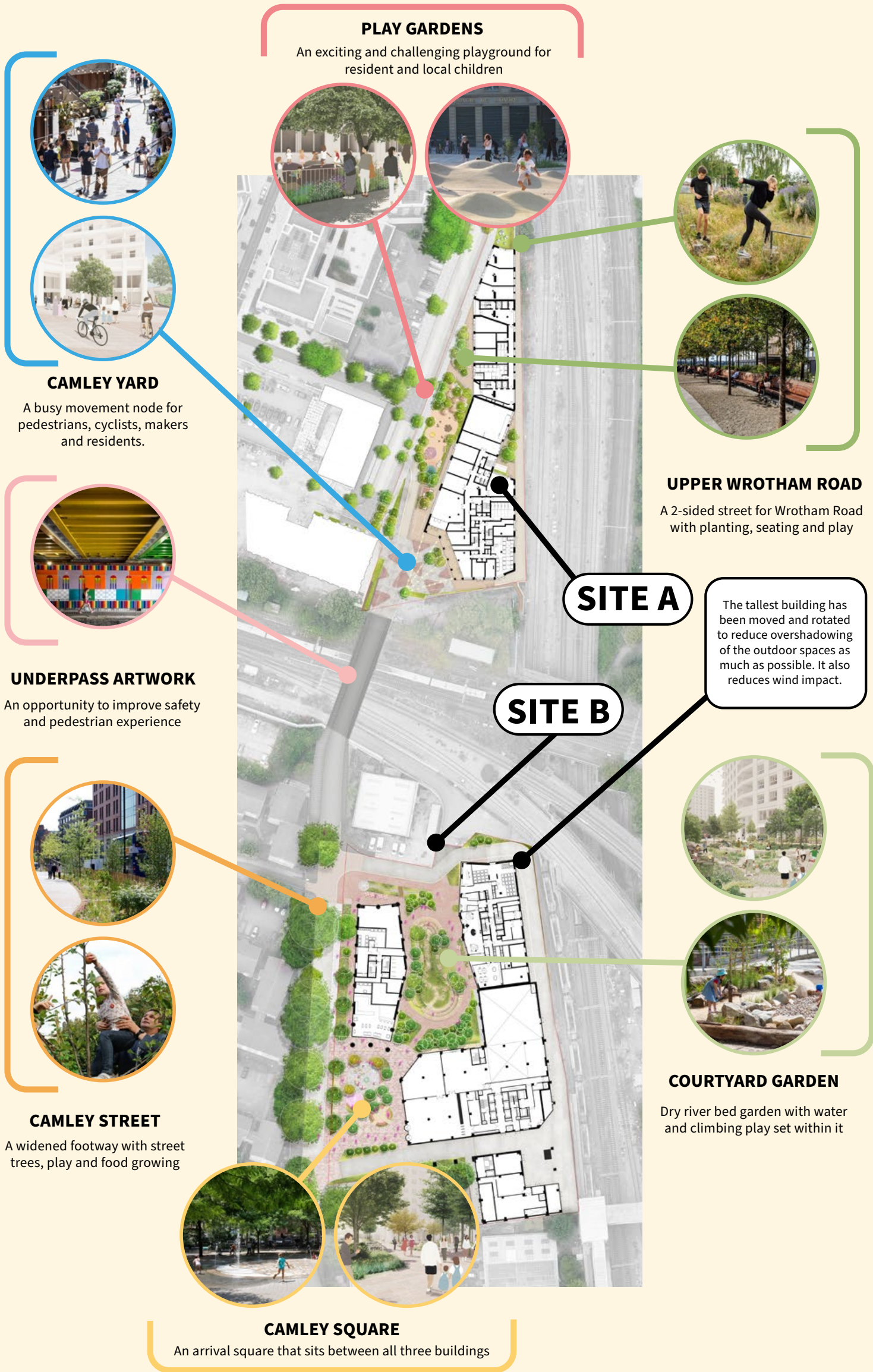
Engagement overview



2 - Quality open spaces

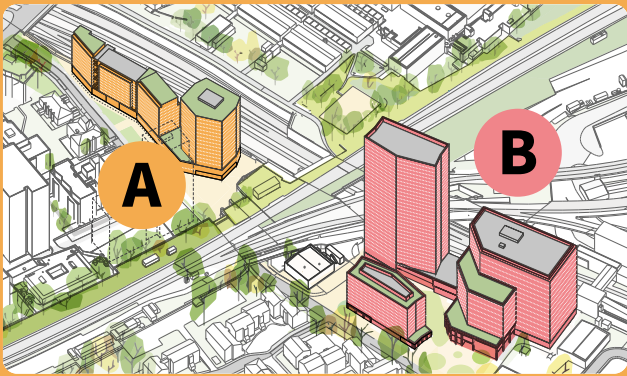
PEOPLE HAVE TOLD US THEY'D LIKE TO SEE:

- 'Planting for shelter and shade'
- 'As much planting as possible'
- 'An outdoor space for activities and events'
- 'Play for all ages'

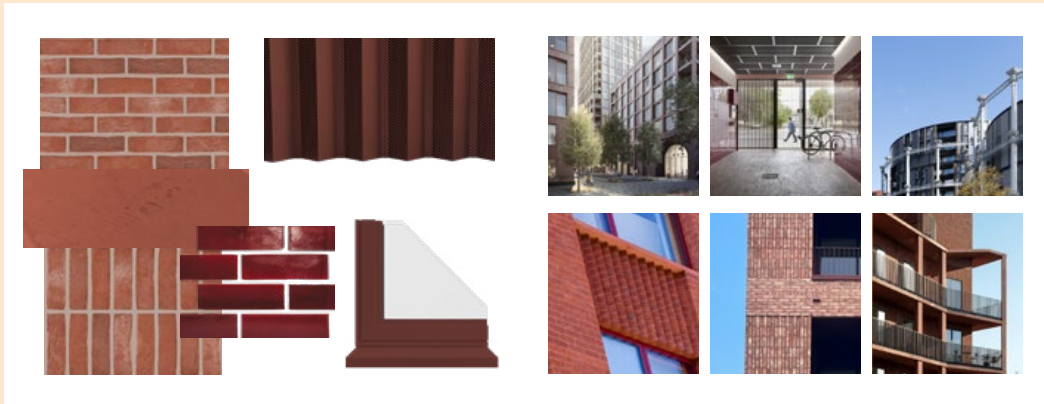


3 - Example materials and elevations

We have designed a family of buildings that are inspired by some of the surrounding industrial buildings, work well together but have different qualities to reflect the different uses.



A

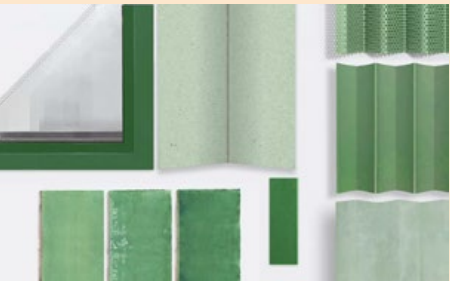


‘The buildings should feel specific to this area, not just the same stuff as everywhere else’

B



THREE DISTINCT MATERIAL PALETTES



B1 - RESIDENTIAL



B2 - RESIDENTIAL

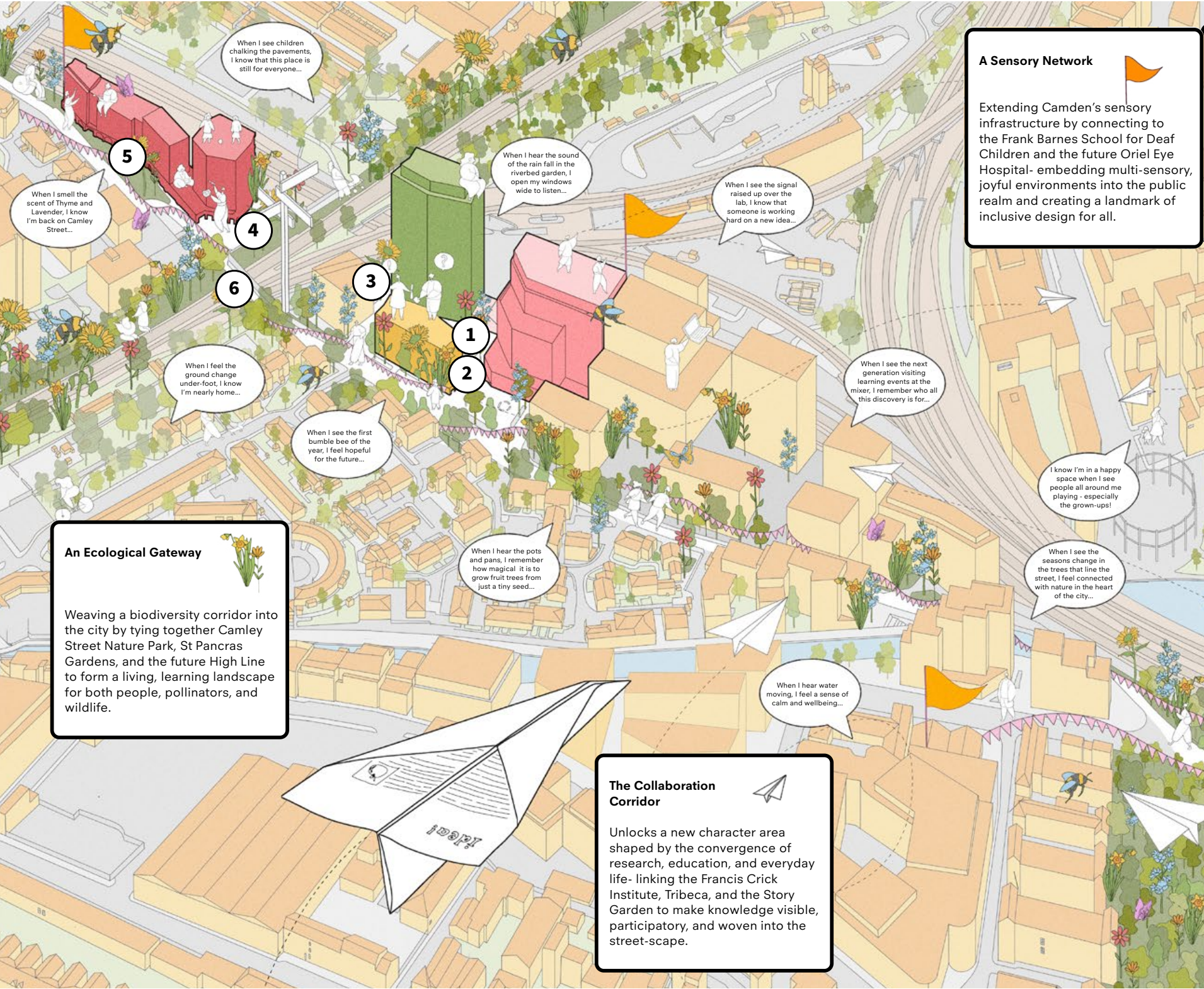
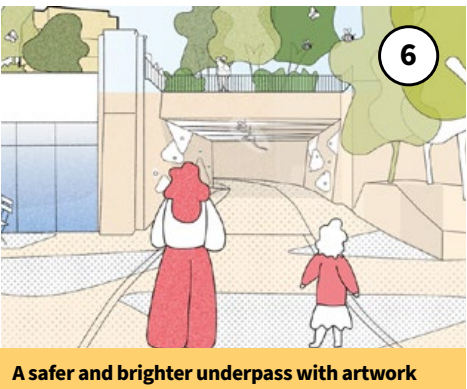
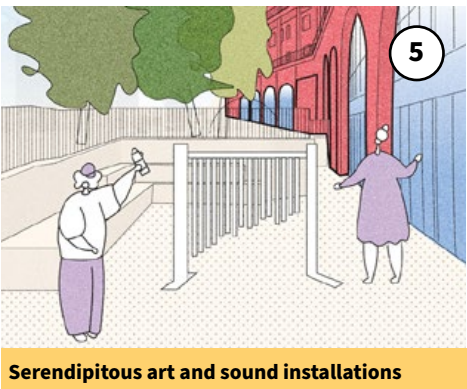
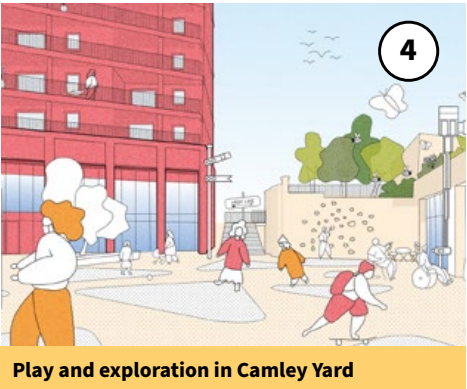


B3 - SCIENCE & TECHNOLOGY

4 - 2035 on Camley Street

Our vision for Camley Street builds on what’s already here - its green spaces, lively community, and the sights, sounds, and experiences that make it unique.

Instead of starting from scratch, we want to make these strengths more connected and visible - creating a place where people, nature, and learning all thrive together.



5 - Great new places and spaces



View of Site A looking down Wrotham Road



Camley Square: new public space in front of science & technology building



View towards Kings Cross - new homes and workspace on the southern end of the site



Aerial view of Camley Street looking South, showing proposed future development alongside Agar Grove



Aerial view of Camley Street looking South, showing proposed future development alongside Agar Grove

6 - Landscape and open spaces



Camley Yard - a pedestrian priority urban space



Wrotham Road play garden open to the public



The dry river bed in the Courtyard Garden



Camley Square - a playful public space leading to the Mixer building

7 - Next steps

The Camley Street Community Fund

The Camley Street Community Fund is a £1 million, 10-year commitment from Ballymore Lateral, created in partnership with Camden Council and local residents.

Its purpose is to support the community throughout and beyond the Camley Street redevelopment, helping local people, groups, and organisations to thrive.

The fund will offer grants and loans to charities, voluntary and community groups, young people, and not-for-profit organisations in and around Camley Street. It's a long-term investment in people, places, and potential - ensuring that local voices continue to shape the future of the area.

DESIGNED IN CONVERSATION WITH THE COMMUNITY

The fund has been shaped through collaboration, with local residents playing a key role in defining its priorities and approach. Engagement has included:

- A workshop with the Camley Street Steering Group
- Community events and festivals
- Conversations with residents, local businesses, and organisations



Through these discussions, three funding themes emerged:

- Building community - supporting local connections and shared spaces
- Innovation, creativity & entrepreneurship - enabling new ideas and creative projects
- Employment & training - creating pathways into work and skills development
- Transparency, inclusivity, and resident-led decision-making will remain central to how the fund operates.

TYPES OF FUNDING

The Camley Street Community Fund will offer a mix of support to meet different community needs:

- Grants – for registered charities and community groups.
- Charity allocations – longer-term (3–5 year) funding for local organisations tackling inequality.
- Student bursaries for local people – supporting education and training in STEAM (Science, Technology, Engineering, Arts & Mathematics).
- Small loans – helping local start-ups and local small businesses grow.

WHAT THE FUND CAN SUPPORT

Funding can help cover the costs of running your project, event, or organisation - such as:

- Equipment and materials
- Venue hire and utilities
- Staff or volunteer expenses
- Training, outreach, and marketing
- Community events and activities

The first round of Community Fund applications is expected to launch in 2026.

We'll continue to welcome feedback on how the fund is working, with themes and criteria reviewed each year in partnership with the Camley Street Steering Group.

Coming in 2026: A New Engagement Space

Next year, we'll be opening a temporary on-site office and community space - a welcoming hub for meetings, events, and local gatherings.

Our aims are to create:

- **A dedicated space** for Camley Street project meetings, small-scale events, and workshops.
- **A welcoming and inclusive environment** that feels open to everyone.
- **A well-used community asset**, available for local groups to hire and enjoy.

What to Expect in 2026

Name the Space! We'll be launching a naming competition in the new year and we'd love to hear your ideas.

Pop-up Garden: Join us to help pot, plant, and grow our new temporary outdoor space.

Activity Programme: We're creating a calendar of events, workshops, and community sessions. What would you like to see happening here? Would you like to host events?

Next steps

Spring / Summer 2025
Co-design and employment opportunities

June 2025
Camley Street Festival and updated design drop-in

we are here

Summer / Autumn 2025
Planning application submitted

The planning applications for Camley Street were submitted on 30 September 2025. The reference numbers are: 2025/4341/P and 2025/4364/P. Scan the QR code to see the applications



Early 2026
Earliest construction start date – subject to planning approval. There will be ongoing engagement throughout this stage – more events and opportunities to get involved

2030
Earliest construction finish date

Post 2030
We want local people to be involved after the building works are finished and as people move in

8 - Planning design material

Today you can:

- Find out about the aims of this project
- Find out about the community engagement process
- See a snapshot of the planning application material
- Find out more about what the Steering Group have been doing
- See the latest imagery submitted in the planning applications
- Find out how to get involved in the next stages

About the project

Camden Council and Ballymore Lateral are partnering to transform Camley Street into a highly sustainable new neighbourhood.

Camley Street will be a vibrant community that includes:

- 401 new homes including affordable, family-sized homes where there are currently none
- Circa 330,000sqft of employment space for local people
- Jobs, training and skills opportunities in the area
- New streets to improve access and safety
- New public green and open spaces

We've been engaging with the local community since the beginning.

Since 2020, Camden Council has been speaking to the community through steering group meetings, art projects, hosting the Camley Street Festival, workshops with places like the Camden Youth Council, local schools and more, all of which fed into the Camley Street Vision.

From January - August 2025 we worked with local people to translate the vision into two planning applications for Camley Street, with informed input from local people.

The planning applications have now been submitted and can be viewed on both the project website and Camden's Planning Portal.

The reference numbers are: 2025/4341/P and 2025/4364/P.



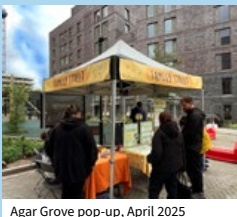
Design drop-in, March 2025



Camley Street Natural Park pop-up, April 2025



Steering Group session, May 2025



Agar Grove pop-up, April 2025



Camley Street Festival, June 2025



Community Storytellers, June 2025

Team:

The development partners



Camden

Launched in 2010, the Community Investment Programme (CIP) is Camden Council's flagship development programme to invest £2.3 billion into delivering 4,850 new homes (including 2,600 affordable homes), schools and community spaces across the borough. CIP will be vital in realising the ambition that everyone in Camden should have a place they call home.

ballymore.

Ballymore are Camden's development partner for Camley Street. They are a leading international property developer who will be working jointly with Lateral and Camden to deliver new homes, workspace and an outstanding community for Camley Street.

Lateral⁺

Lateral are Camden's development partner for Camley Street. They are innovators, thought leaders, and creators of exemplary high-quality design in the Science and Technology sector who are committed to the local community, driving health and wellbeing, delivering long-term high quality jobs and creating clear pathways into the sector.

The design team

FeildenCleggBradleyStudios

Feilden Clegg Bradley Studios are designing the masterplan for the whole project area and the new homes in the north part of Camley Street. For over 45 years, the practice has been at the forefront of pushing boundaries in sustainable, democratic, and socially responsible design.

MORRIS+COMPANY

Morris + Co will be designing the new homes and science workspace in the south part of Camley Street project area. Their team are specialists in creating and delivering housing, schools, healthcare, workplaces, tall buildings, neighbourhood masterplans, research, campaigns and more.

SPACEHUB

Spacehub will be designing the public realm for Camley Street. They work in the fields of landscape architecture, urban design and ecology. They create site-specific places that balance the needs of our clients with the challenges of climate change, cultural relevance, and traditional perception.

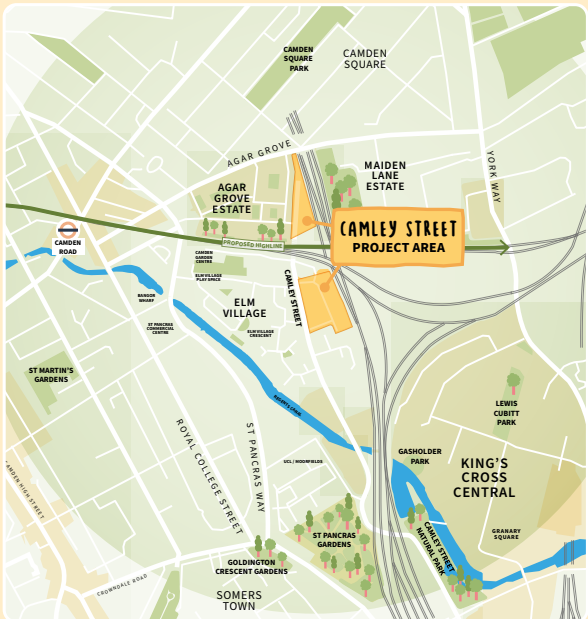
RCKA

RCKA will be working on a ground floor use strategy for Camley Street. They are an award winning research practice which enhances lives through projects that support wellbeing, build community cohesion and meet wider societal needs.

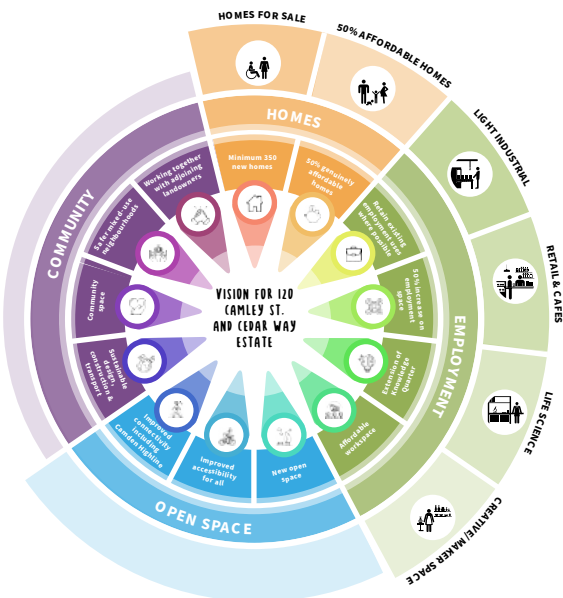
make:good

make:good will be leading on engaging the community in this design stage for Camley Street. They are a design studio involving people in shaping neighbourhood change, and championing meaningful participation.

The project area:



What is the overarching vision?



- HOMES**
- Minimum 350 homes
 - 50% affordable

- EMPLOYMENT**
- Retain existing uses where possible
 - 50% increase in employment
 - Extension of Knowledge Quarter
 - Affordable workspace

- OPEN SPACE**
- New spaces
 - Improved accessibility
 - Improved connectivity

- COMMUNITY**
- Safety
 - Sustainable
 - Community space
 - Working together