

PUBLIC HOUSING:

A LONDON
RENAISSANCE

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Foreword

By Peter Murray,
Chairman, New London Architecture

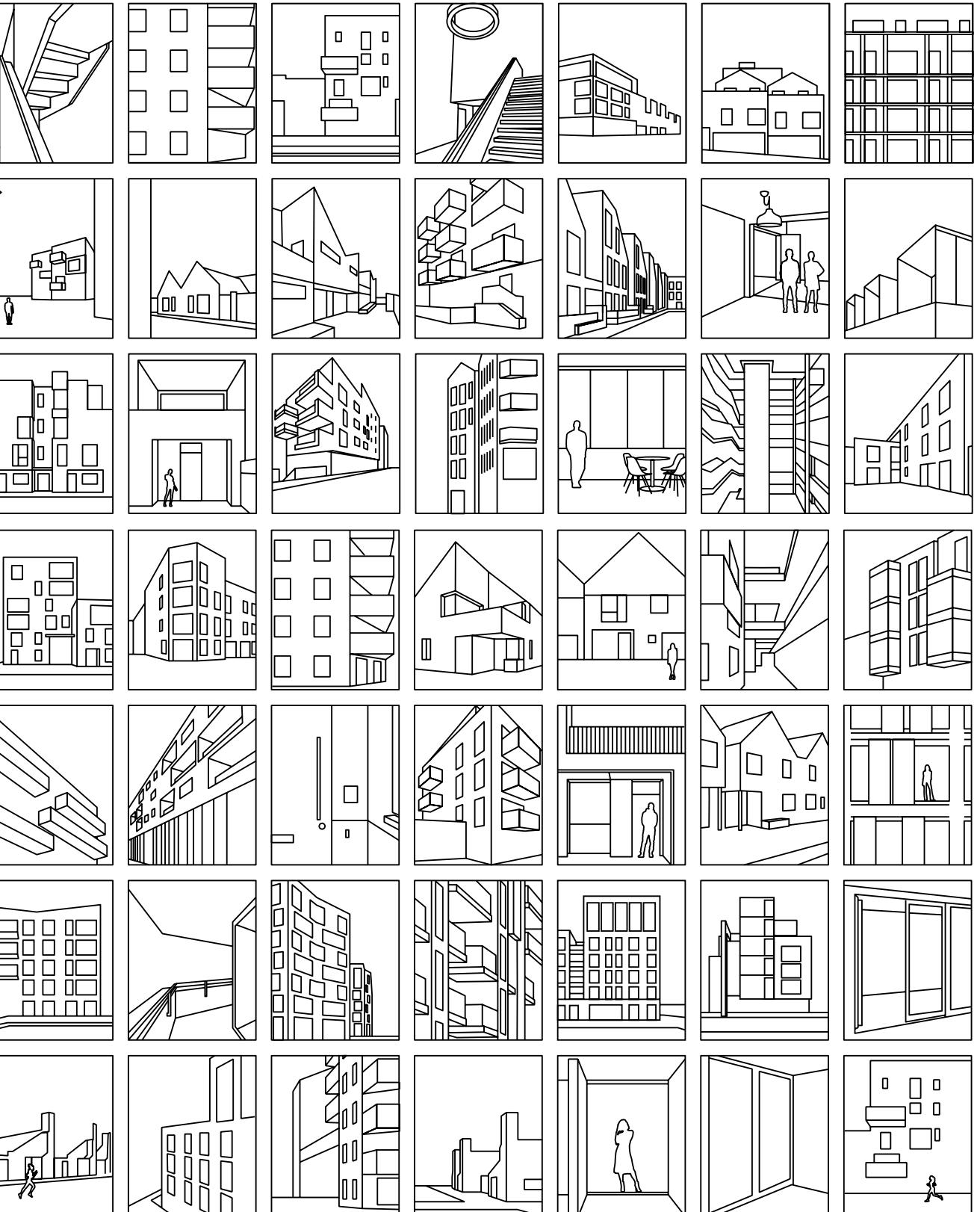
Kenneth Campbell was head of the London County Council (LCC), and then the Greater London Council (GLC) housing design department, from 1960 to 1974. In charge of anything up to 250 people at one time, his was the largest department of its type in the UK. The department hired the brightest young architects of their day, many of whom later went on to make a name for themselves in private practice. Campbell personified the architect who committed to public service and to delivering high-quality homes for Londoners, a commitment forged in his early career working for the Miners' Welfare Commission and with Sir Patrick Abercrombie on the County of London Plan.

In the immediate post-war period local authorities across the land had active architects' departments—more than 50 per cent of the profession were public servants—but Margaret Thatcher's policies of privatisation in the 1980s closed them all down—the GLC itself disappearing as a result of her frustrations with the left wing policies of Leader Ken Livingstone who was to re-emerge 25 years later as the first elected Mayor of London.

The housing associations and the private sector were supposed to deliver the homes that the country needed. Except they didn't. Graphs of post-war completion show a balance between the volume of homes delivered by the public and private sectors up until the late 70s; by 1990 public housing disappears from the graph altogether. In spite of these added responsibilities, the private sector failed to fill the gap—its output has remained pretty consistent over the last 50 years. It was clear that the market was not going to provide as Mrs Thatcher hoped.

It took some time for the penny to drop, but in recent years authorities have begun to realise that they need to deliver more homes themselves if they are to meet their target for growth. Supported by government policies that have encouraged greater entrepreneurialism in the public sector, local authorities are creating their own in-house departments as well as setting up companies to deliver new housing. The devolution of the Housing Revenue Account and the lifting of the borrowing cap have all helped.

The Mayor has set up a Home Building Capacity Fund to support skills in local boroughs and he has set up Public Practice—a social enterprise to help build the public sector's capacity to deliver homes and shape better places. It's not quite the GLC—but it's a part of rebalancing the way we deliver housing in the capital. In this report we look at how local authorities are making better use of public land, working with the private sector and housing associations to deliver an increasing percentage of the homes Londoners need.



Executive summary

‘... Good work must be safeguarded in spite of pressure of haste entailed by urgency. Nothing must hold up the provision of homes, yet the homes themselves must be as good as the money will buy, both in accommodation and style.’¹

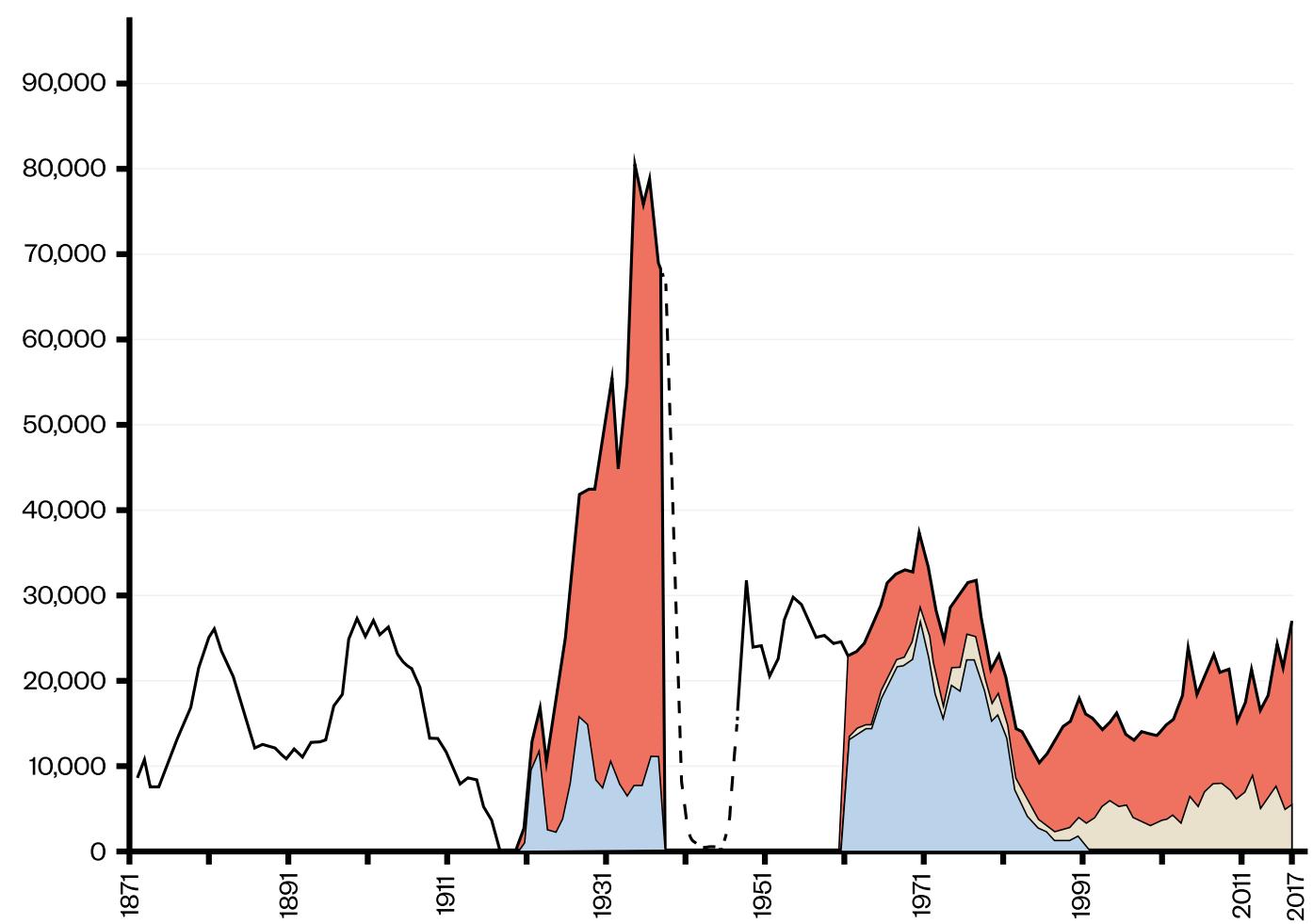
After the Housing Act of Margaret Thatcher’s government in 1980, housebuilding by local authorities ground to a halt, only to be revived by the government of Gordon Brown in 2007 and further encouraged by reform of the Housing Revenue Account (HRA) in 2011. New delivery vehicles, the lifting of the HRA borrowing cap in 2018 and funding by the Mayor of London mean that boroughs are starting to deliver more housing than at any time in the last 40 years.

To many, public housing embodies the visible support and intervention of the state when the private sector cannot ensure good-quality, affordable homes for people on low incomes—households who cannot afford to rent from a private landlord or to buy their own home. But in line with massive economic, social and political shifts, there is now much greater awareness that priced-out working households should be prioritised for subsidised housing alongside those in the greatest need. The provision of public housing that is of high quality, suitably located and affordable has therefore become a barometer of London’s health and success as an economically and socially sustainable city.

Today, the urgency of the capital’s housing crisis has stimulated rejuvenated ambitions, so that for the first time since the 1960s and 1970s many London councils have been building new homes. In recent years, many London boroughs have been setting up their own local development companies, with the aim of accelerating the delivery of new homes; more than half (17) have already done so. Other councils have focused on a different direct delivery approach, sometimes as a result of political decisions. Yet, even with more resources at their disposal, councils still need to work together with private developers and housing associations in order to provide the number of new, high-quality and affordable homes desperately needed.

New build homes in Greater London, 1871 to 2017

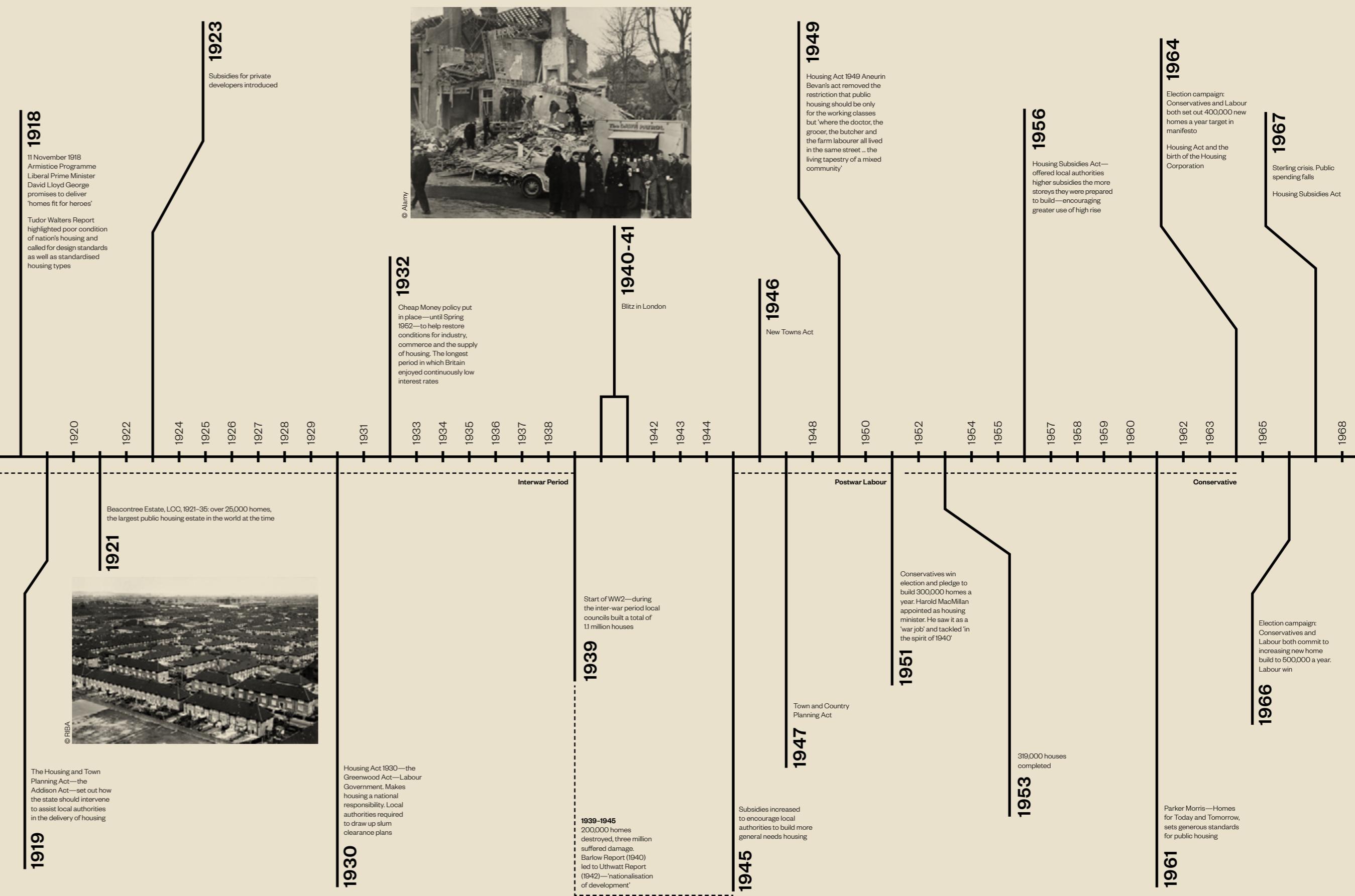
- Private sector
- Local Authorities
- Housing Association/ other public sector
- Total (dashed line indicates figures estimated from national data)

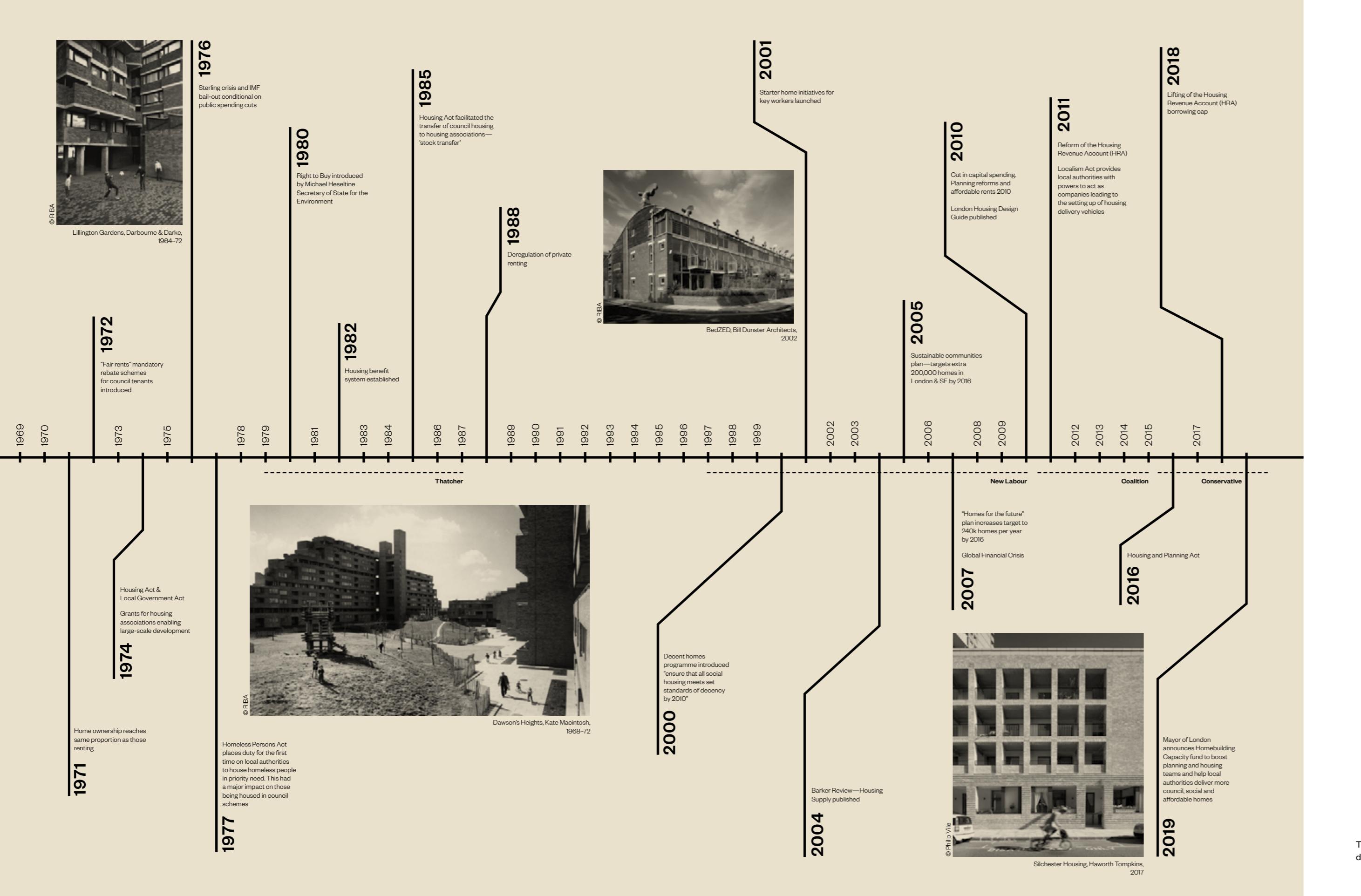


BACKGROUND & CONTEXT



TIMELINE

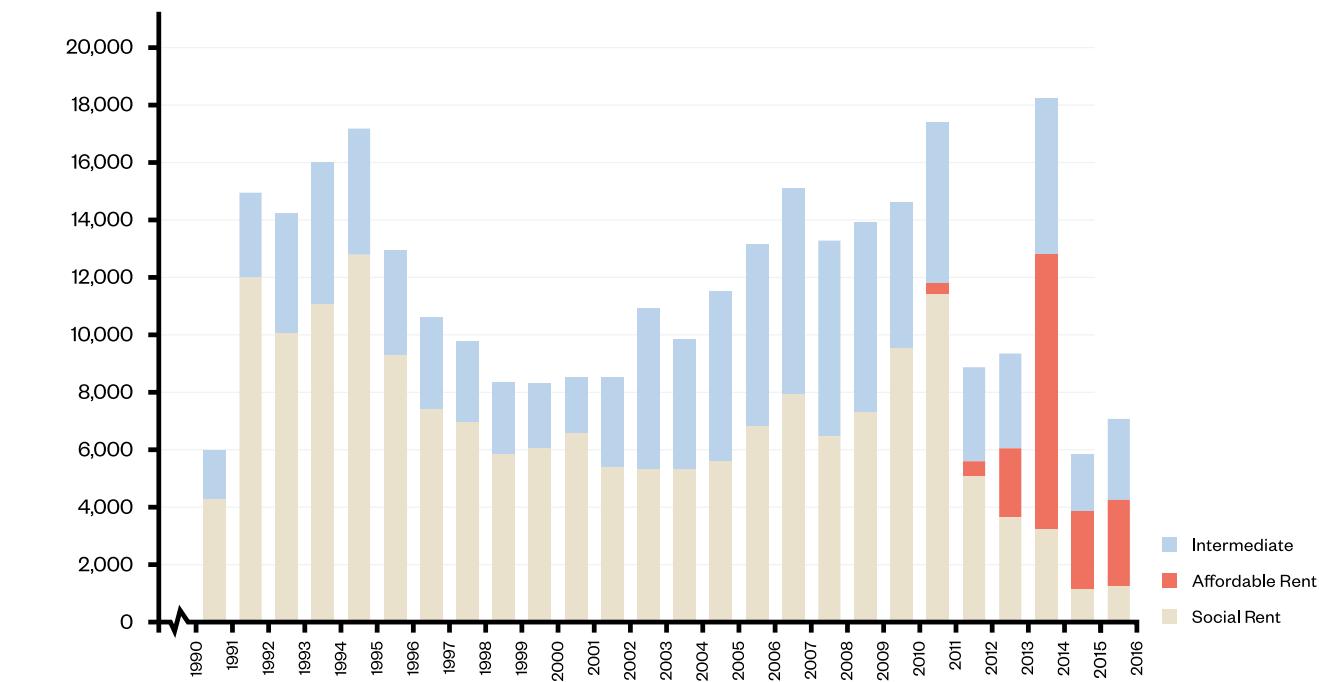




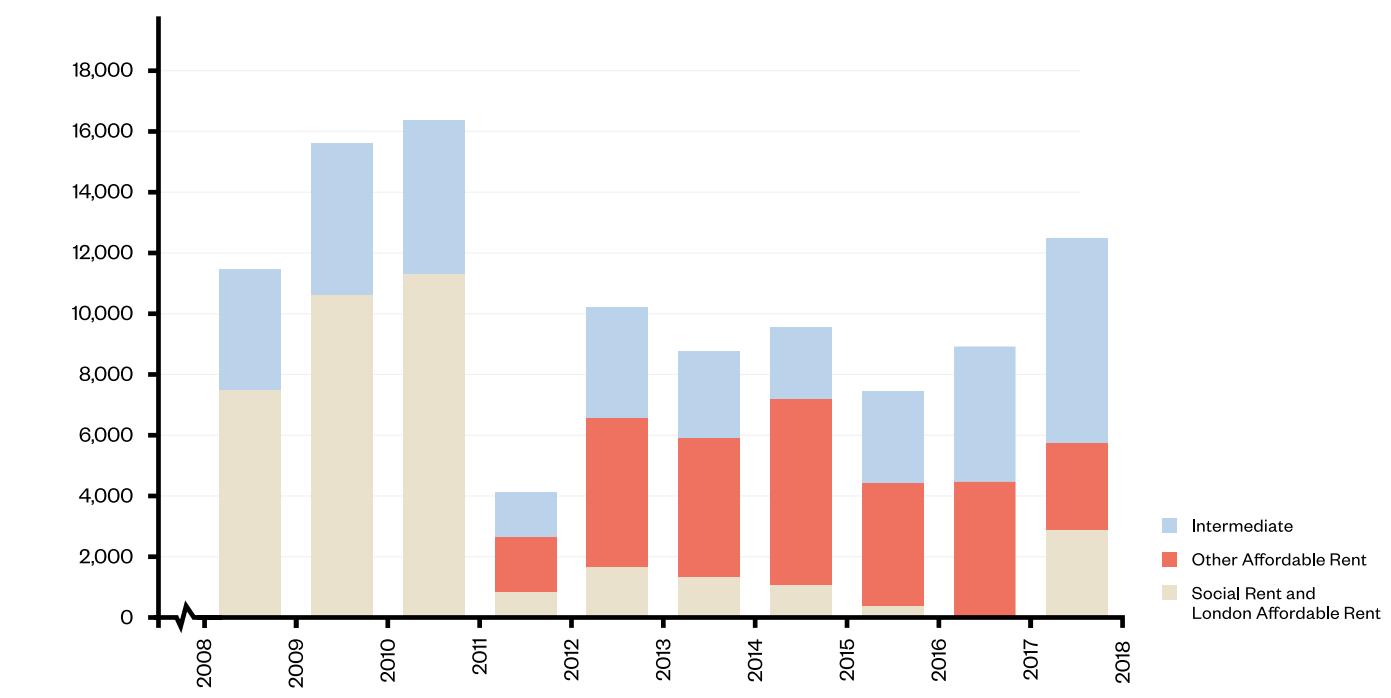
London locations with over 75 per cent social housing



Affordable housing completions from 1991/92 to 2016/17



Affordable housing starts funded by the GLA/HCA from 2008/09 to 2017/18



'People don't live in housing units; they live in homes.'²

Professor Yolande Barnes, Chair, Bartlett Real Estate Institute

The role of public housing

To many, public housing embodies the visible support and intervention of the state when the private sector is deemed unable (and/or, depending on the viewpoint, unwilling) to ensure good-quality, affordable homes for people on the lowest incomes; it is rented to households who cannot afford to rent from a private landlord or to buy their own home. However, over the past century, the purpose and provision of public housing have dramatically oscillated in line with wider economic, social and, especially, political shifts. These reflect an overarching change of perspective 'from one that saw public housing as providing the nation with a collective legacy to one that saw it as a brief stop on the path towards acquiring an individual legacy' of self-sufficiency—from the view of the state as provider to one of it being an enabler.³

In modern times, public housing has its origins in the efforts of Victorian philanthropists to improve the lives and health of workers living in the slums that grew up with the rapid expansion of urban populations following industrialisation. Such motivations also underpinned the development of public housing and slum clearance in the 1920s and 1930s and beyond. But public housing saw its greatest champions in the Labour government voted in at the end of World War II, especially in Aneurin ('Nye') Bevan, minister for health and one of the main architects of the welfare state. At the time the need for housing in cities devastated by bombing was so desperate that reportedly 'homeless ex-servicemen and their families ... were storming disused army barracks and squatting them in their thousands'.⁴ Critically, Bevan's Housing Act of 1949 removed the restriction that public housing should be only for the working classes. He argued that well-built, spacious and attractive homes should be available to all, creating places, in his often-quoted phrase, 'where the doctor, the grocer, the butcher and the farm labourer all lived in the same street ... the living tapestry of a mixed community'.⁵

Full employment and rising living standards—along with social changes and massive housebuilding programmes in the 1950s and 1960s—'reinvigorated the sense that council housing catered predominantly for a relatively prosperous and aspirational working class'.⁶ But over time successive governments eroded not only the supply of publicly owned housing but at the same time placed ever-increasing restrictions on who could or should live in it, drastically diluting Bevan's idealistic vision. In 1977 the Housing (Homeless Persons) Act, for the first time, gave local authorities the legal duty to house homeless people in priority need. This had a major impact on those being housed in council schemes.⁷ While few would argue that such groups should not have priority, the impact of Right to Buy (see below) and decline of council house building from the 1980s led to 'residualisation: the increasing confinement of council housing ... to the poorest of our citizens and, disproportionately, to those classified as "vulnerable" in some way', according to John Boughton, historian of municipal

housing.⁸ In addition, the first Housing Green Paper, published by the Labour government in 1977, endorsed homeownership as a 'strong and natural desire' that 'should be met', and supported the growth of the housing association movement.⁹

Over the past 30 years and more, political and economic factors have seen the state cede delivery and management of new-build housing largely to the private sector, while housing associations have taken over control and management of much of London's existing stock. A major shift has occurred from 'subsidising the supply of new homes to subsidising the demand' through housing benefit for people on lower incomes (introduced in 1982),¹⁰ a trend that is only just starting to see positive change with schemes such as the Mayor's investment programmes. Across the same period, prices for renting in the private market have become prohibitively expensive for many and not just in the centre of the capital. Research by the Trust for London charity has shown that even in 2015/16 only three boroughs—Barking & Dagenham, Bexley and Havering—had monthly rents (for a two-bedroom flat) below £1,000, while rent in Kensington & Chelsea was 107 per cent of the earnings for full-time workers; only one borough, Havering, had rents below 50 per cent of income, down from five London local authorities in the previous financial year.¹¹

This creates much more additional pressure for local authorities, in particular because they are still obligated by law to provide places to live for households deemed to be unintentionally homeless and/or in priority need; a critical lack of homes means that boroughs are forced to house people in need in the private rented sector. In 2018 it was reported that overall London boroughs had spent £690 million on temporary accommodation, an increase of 50 per cent in just four years on the £460 million spent in 2014.¹² While council housing is still intended for people on very low incomes (as well as those with specific needs or who are homeless), 'this does not always mean that they are unemployed. Many households that can't afford housing are in work', says housing expert and researcher Julia Atkins. This is noted in the Mayor's Housing Strategy by the fact that in 2011, working Londoners accounted for 28 per cent of housing benefit claimants; six years later this had risen to 46 per cent: 'in previous decades', the Strategy suggests, 'these are the Londoners who would have likely benefited from social housing'.¹³

There is now much greater awareness and recognition—not least in the Mayor's Housing Strategy and policies—that priced-out working households should be prioritised for subsidised housing alongside those who are vulnerable, ill or homeless, as 'many of the industries that drive London's economy and our public services depend on a steady supply of highly-educated professionals who need access to homes they can afford'.¹⁴ The provision of public housing that is of high quality, suitably located and affordable has therefore become a barometer of London's health and success as an economically and socially sustainable city.



© Trinity Mirror / Mirrorpix / Alamy

Right:
Harold Macmillan,
Housing Minister, 1952

The London context

Lynsey Hanley writes in her personal history of estates in Britain that 'to anybody who doesn't live on one (and to some who do) the term "council estate" means hell on earth'.¹⁵ the perception of council housing as isolated, badly built, cramped, decaying and crime-ridden tower blocks looms large in the public consciousness and has strongly influenced the narrative about it. While there are indeed well-known examples of such failures, when viewed over the past century the history of public housing presents a more varied picture.

Public housing in its modern sense originated in the 19th century with the charitable organisations and housing associations founded by philanthropists in order to ameliorate the living conditions of the working poor. Perhaps the best-known of these is Peabody, founded in 1862 by the American banker and philanthropist George Peabody. Concerned by the poverty that he saw in his adopted home of London, he donated £500,000 to the trustees of the charitable fund set up in his name to be used for 'the construction of such improved dwellings for the poor as may combine in the utmost possible degree the essentials of healthfulness, comfort, social enjoyment and economy'. The distinctive Peabody 'associated dwellings' comprised low- to medium-rise brick-built blocks providing good ventilation and daylighting, shared sinks and WCs, laundry provision and coal store; each estate had hands-on management in the form of a resident superintendent.¹⁶

Such innovations of the time found a parallel in the form and layout of the Boundary Estate between Shoreditch and Bethnal Green, the very first London council estate, built by the London County Council (LCC) from 1893 (opened in 1900). It comprised more than 1,000 apartments planned out in a star formation of red-brick blocks, with communal facilities, shops, workshops and even a bandstand. These new estates—also including examples such as the Bourne Estate (1905–9) by the LCC in Camden—demonstrated an understanding and appreciation of how people relate to one another in daily life, i.e. mainly to their family and immediate neighbours, by having no more than four flats with one point of access. The durability and robustness of the materials used, along with distinctive and crafted detailing, have also provided valuable precedents and inspiration for more recent public housing developments. Patricia Woodward, Partner at Matthew Lloyd Architects, who were the architects for the regeneration project at the Bourne Estate, notes that it was especially important to use a ceramic tile similar to the original glazed bricks 'not just for the technicality of maintenance [i.e. being easier to clean and durable], but the fact that people value it'.

The next great wave of housebuilding by public authorities, in the period between the world wars, began as a largely political response to the return of troops seeking a settled existence after the horrors of the World War I battlefields. On the day of the Armistice, 11 November 1918, Prime Minister David Lloyd George announced that they would receive 'homes fit for heroes'. As many commentators have argued, this commitment lay more in concerns about heading off the potential rise in the UK of a revolution on the scale of the Bolshevik uprising as seen in Russia that year. The building of improved housing on a mass scale was just one part of an overall plan—also including industrial relations and employment—by the new Ministry of Reconstruction 'charged with overseeing the task of rebuilding

the national life on a better and more durable foundation'.¹⁷ A key recommendation made by the Minister, Christopher Addison, was to build at least 500,000 new homes to replace insanitary slums, and the Housing and Town Planning Act of 1919 was the first to provide subsidies to local authorities for housebuilding.

Alongside this, the highly influential report of a commission set up in 1918 and chaired by Sir John Tudor Walters led to the adoption of design standards that included minimum room sizes and large windows to allow optimal daylight, and a maximum of 12 houses per acre—all partly developed by Raymond Unwin, who had designed Letchworth Garden City. In the end, the target number of homes was not reached—as fewer than half (213,000) were built under the Act—but these did include some of the best examples of the 'cottage estates' that still characterise the landscape of outer London, the largest and most ambitious of these being the Becontree Estate in Barking and Dagenham. There, over 25,000 homes for more than 100,000 people were built between 1921 and 1935 in a distinctive, low-density 'garden suburb' form: brick-built family homes were laid out along tree-lined wide avenues, and were complete with the then-novel indoor toilets, in-built furniture and storage, bathrooms, and front and back gardens, all representing the promise of a new future for an 'upwardly mobile working-class generation with shared aspirations whose climb was collective'.¹⁸ Standards were to be maintained via detailed instructions in the tenants' handbook, by which residents were given mandatory maintenance tasks such as cultivating their gardens, and cleaning their windows at least once a week. Alongside these greenfield developments, the LCC sought to demolish poor-quality and overcrowded housing with new low- and medium-rise developments across the capital, especially following the Housing Act of 1930, which encouraged slum clearance by enabling councils to acquire and tear down privately owned properties deemed unfit for living in.

Following the devastation by the German bombing of London in World War II, the capital faced a massive housing shortage and the postwar Labour government set about initiating Britain's largest housebuilding programme to date. This involved, as well as permanent housing, the construction of more than 150,000 prefabricated houses, intended as a temporary measure but of which a dwindling number remain today; much of this building programme employed the capacity available in aircraft production in the immediate aftermath of the war.¹⁹ Housing remained the main priority for the Conservative government voted in in October 1951: Harold Macmillan, appointed housing minister by Prime Minister Winston Churchill, was reported as saying that the commitment to build 300,000 houses had to be treated as a 'war job' and tackled 'in the spirit of 1940'.²⁰ With the continued drive to meet demand for new homes and also to regenerate the inner city, a new vision of high-rise living emerged—partly enabled by the Housing Subsidy Act (1956) which offered local authorities higher subsidies the more storeys they were prepared to build. These innovative developments comprised flats, largely built in reinforced concrete, with modern amenities, access walkways and often shops and other facilities, and by the 1960s more than 500,000 had been built across London.²¹ Examples designed by leading architects such as Powell and Moya's Churchill Gardens (1954), the LCC's Alton Estate in Roehampton (1959), Darbourne & Darke's Lillington Gardens (1964/72), Kate Macintosh's Dawson's Heights for London Borough of Southwark (1968/72), and Erno Goldfinger's

Left to right:
Boundary Estate, LCC,
1893
Becontree Estate, LCC,
1921–35



Both images © RIBA





Balfour (1965/67) and Trellick Towers (1972)—among many others—are now hailed as pioneering high-quality examples of modernist architecture. This was the heyday of the local authority architects' department, especially in boroughs such as Camden, which produced some of the most innovative and still widely admired schemes under the direction of Sydney Cook as borough architect. Later in life, the architect Neave Brown, one of the young talents recruited by Cook, recalled an era of optimism and visionary thinking in which 'all the young architects were

housing estates have evolved from largely monolithic units to multi-tenured areas, with a mix of owner-occupied, privately rented and socially rented homes; information compiled by London Assembly member and housing spokesperson Tom Copley in 2018, for example, shows that more than 40 per cent of former council-owned homes are now rented by private landlords, while councils are forced to spend money on a scale many times that of the value of original Right to Buy receipts in order to purchase back homes, often as part of major

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taking what they had learnt in the interwar years—Le Corbusier, the Bauhaus, etc. and brought that new architecture to a new age and new culture to England ...'.²² However, the desperate need for housing meant that other schemes, especially tower blocks, were often constructed quickly using poor-quality prefabricated elements, and consequent structural failures, corrosion and other problems such as damp were exacerbated by lack of maintenance as local authority budgets were subject to cuts.

The implementation of the Right to Buy policy in 1980 by the government led by Margaret Thatcher has had perhaps the most profound impact in a generation on public housing not only in the capital but across the UK. Through this policy councils were required to sell homes to qualifying tenants at large discounts; as Anna Minton observes, Right to Buy was 'justifiably popular because it transferred wealth to the less well-off. But the key point ... was that councils were forbidden from using the revenue raised from the sale of council homes to build new ones'.²³ Consequently the building of new housing not only rapidly decreased but the number of existing publicly owned homes shrank dramatically as they were sold to tenants, with a majority being family homes rather than flats. The number of homes owned and managed by London's councils dropped from 840,000 in 1984 to just over 500,000 in 2000.²⁴ From the 1980s, through a process known as stock transfer, housing associations have increasingly taken over public housing, subject to agreement from tenants via a ballot process, and thus the not-for-profit sector has played a much more significant role in the provision of new housing, alongside the private sector. In the decade between 1990 and 1999, for example, housing associations completed 230,000 new homes.²⁵

The combination of Right to Buy with the political shift of responsibility for housing to the private and non-profit sectors means that issues of ownership and management in particular have become much more complex in the 21st century. Public

regeneration projects.²⁶ In London, where the housing crisis is all-encompassing and acute, there is no doubt 'a growing acceptance of the role the national and local state can and should play in tackling that crisis'.²⁷ Nevertheless, as the London Assembly Housing Committee reports, it is still the case that fewer than 5,500 'affordable' homes were completed in London in the year 2017–18.²⁸

Public housing in Europe—a brief overview

As Karakusevic Carson Architects highlighted in their 2017 research publication and exhibition, Social Housing: Definitions and Design Exemplars, across Europe 'there is no common definition of "social housing", as—outside the private sector—homes have been (and are being) built and managed by a range of bodies including municipal authorities, charities, and community or residents' groups'.²⁹ In modern times, public housing in continental Europe has very broadly followed a similar path to that of the UK, from the state-sponsored and state-managed projects of the early and mid 20th century that embodied the social contract between government and citizens via the provision of affordable housing for workers, to the more recent retreat of the state in housing supply.

In some countries, however, the 'universalist' view of housing—providing for all types of household and not just people on lower incomes—is still evident, in particular in the Netherlands and Sweden.³⁰ In these countries, as an LSE study observed, there is no real distinction between different rented sectors: in the Netherlands, housing associations provide all social housing but both private and social/affordable rents deemed to be below a certain benchmark value are centrally regulated; similarly, in Sweden rents are set by negotiation between landlords and tenants federations, while municipally owned housing companies (which own about half of the country's rental



Allimages © RIBA



properties) are profit-making.³¹ Political as well as economic and social contexts can also be quite different to those of the UK: as Claire Bennie notes in her piece in this publication, in many continental European cities, municipalities take a much more proactive and incremental approach by masterplanning and preparing publicly owned land for development.

Early 20th century European public housing projects such as Vienna's Karl Marx-Hof—built by the city planner Karl Ehn between 1927 and 1930 and reputedly the longest single residential building in the world—have provided influential models for visionary communal living; designed for a population of about 5,000, the complex featured play areas and gardens, and a range of amenities, including laundries, kindergartens, a library, doctor's surgeries and workspace. Co-operative housing also plays a more prominent role in alternative housing models on the continent, especially in cities such as Zurich; there, such developments provide shared social spaces for cultural and leisure activities and commercial uses alongside housing, and a wide mix of apartment sizes caters for a highly diverse group of residents, from households of single working people living together to students as well as families.

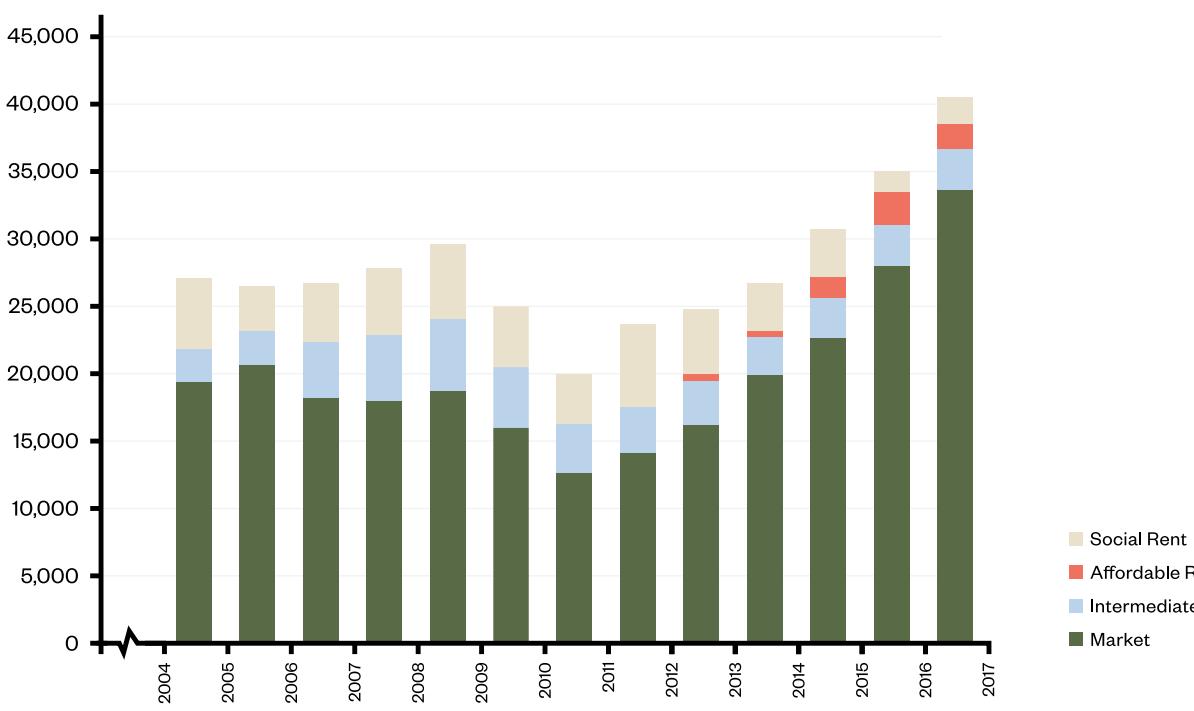
More recent examples have provided innovative solutions to the challenges—which the UK also faces—of maintaining and improving modernist public housing that is 50–70 years old while also seeking to provide much-needed new accommodation, especially at higher densities. In France, Lacaton & Vassal's PLUS concept—emphasising transformation and reuse instead of demolition—has demonstrated how 1960s high-rises in particular can be refurbished and expanded to create high-quality new accommodation. Their first example was the Tour Bois le Prêtre on the outskirts of Paris, completed in 2011, where a prefabricated steel structure extended the floorplate on each facade to create a winter garden and balconies, not only providing additional space but also improving natural daylight, reducing heating bills and enhancing the building's aesthetics; critically, residents were able to remain in their homes during construction owing to the phasing of the works.³² The practice's distinctive approach was later applied on a larger scale to 530 homes across three blocks on an estate in Bordeaux, designed in association with Frédéric Druot and Christophe Hutin.



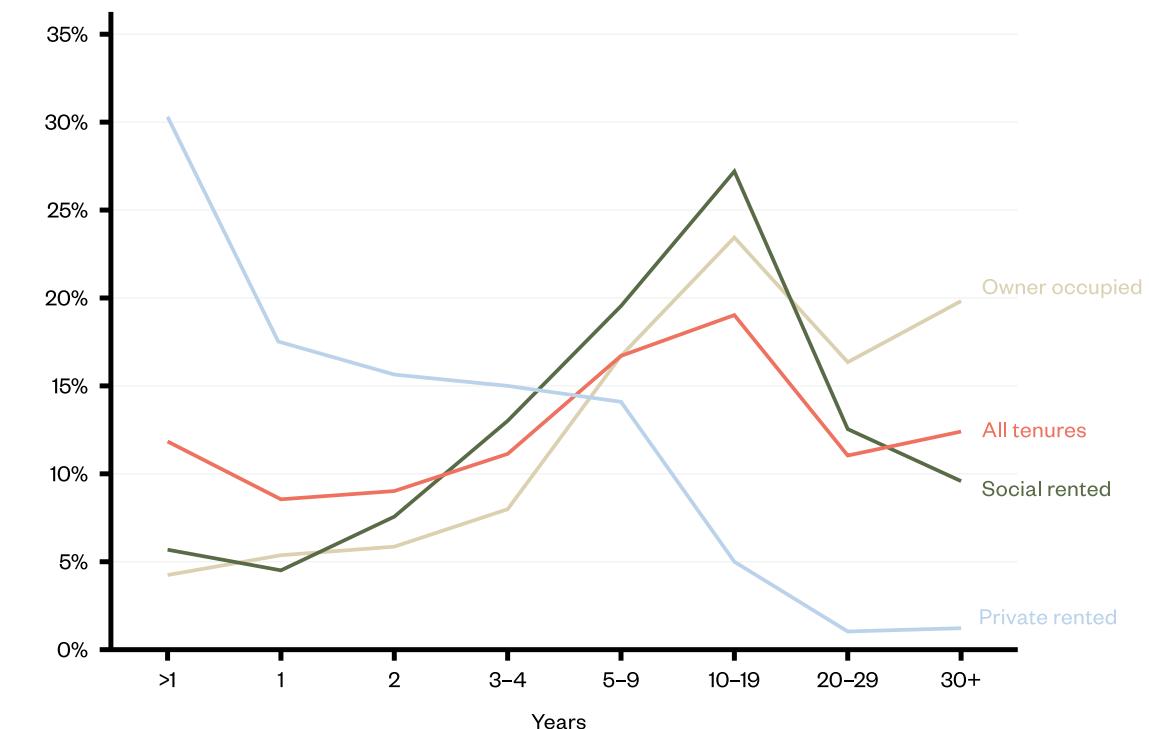
Left, clockwise from top:
Dawson's Heights, Kate Macintosh, 1968–72
Karl Marx Hof, Karl Ehn, 1927–30
Alton Estate, LCC, 1959

Below:
Tour Bois le Prêtre, Druot, Lacaton & Vassal, 2011

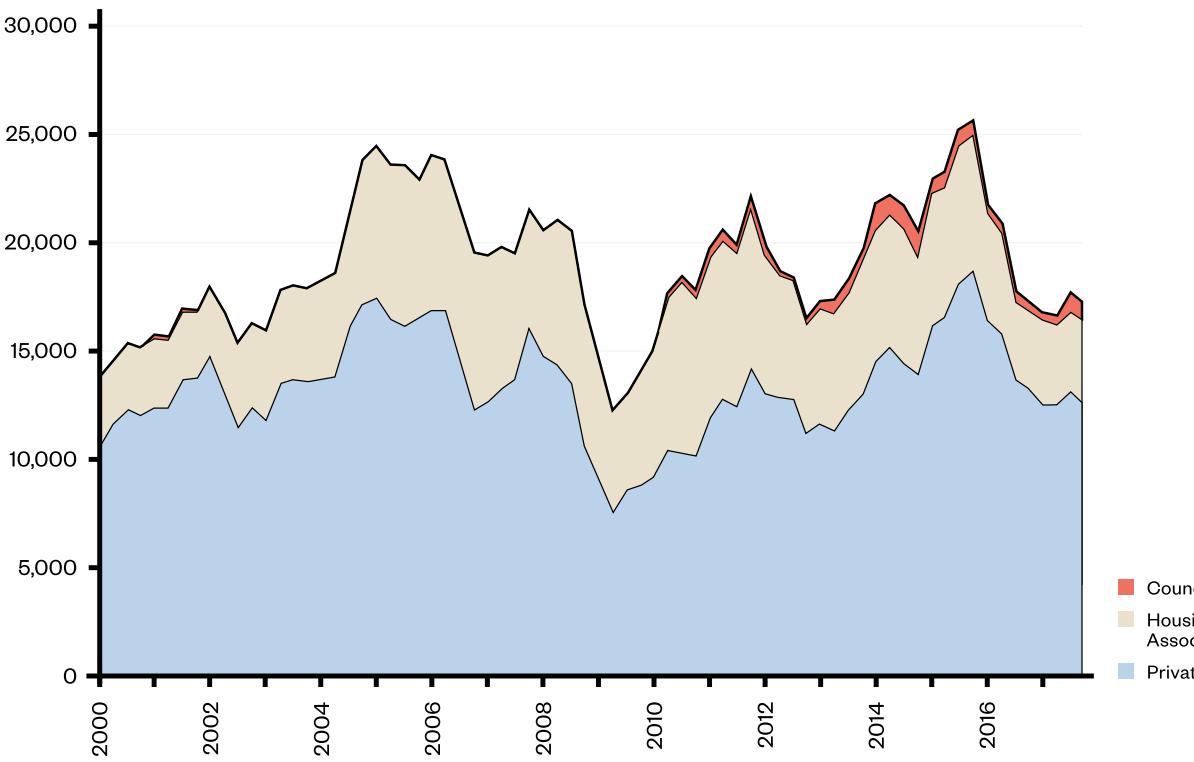
Net conventional housing completions by tenure from 2004/05 to 2016/17



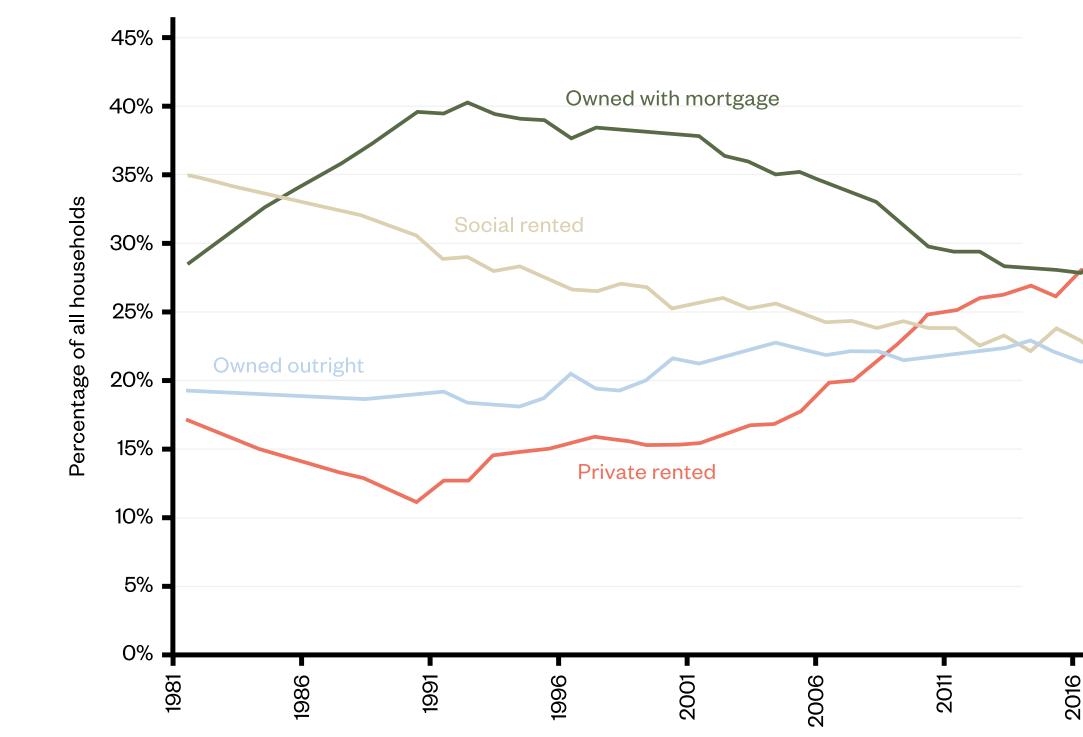
Length of time in current home by tenure



Annualised new house building starts by type of provider, 2000 to 2017



Annual trend in household tenure from 1981 to 2017





© Morley von Sternberg

Housing policy in London

An NLA annual survey of London boroughs in 2018 showed that 90 per cent of respondents said affordable housing was the number one concern of constituents.³³ Measures to tackle the housing crisis—especially lack of supply and affordability—remain at the top of the domestic policy agenda. Here we outline some of the key factors influencing policy, and the most recent steps being taken by national and regional government that seek to support the delivery of new, high-quality and affordable public housing.

Mayoral and national government housing targets

The housing agenda is even further complicated by the discrepancies in targets and commitments at London and national levels that are perhaps an inevitable outcome of the political tensions between (at the time of writing) a Conservative-led national government and a Labour Mayor of London. In 2017 the Mayor announced that London needs to build 66,000 new homes every year, up from the 42,000 in the then existing London Plan, and that 65 per cent of homes should be affordable in order to meet Londoners' needs.³⁴ This new target was announced in the context of a demand that national government increase annual funding fivefold for affordable housing. In response the government used a consultation on a standard methodology for identifying housing needs to calculate that London requires at least 72,000 new homes each year over the next decade; in some sources this has been increased to 100,000 per year. Since then, a well-reported war of words between the Housing Minister and Mayor has continued, evidence of how the debate around the supply of new homes continues to be subject to the vagaries of political conflicts, also found at local government level.³⁵

Community engagement: estate regeneration ballots

The tragedy of the Grenfell Tower fire in June 2017 brought to heightened attention the ongoing debates and concerns about how to work with residents effectively during processes of change and regeneration (see Section 4). This is especially significant in the context of upgrading and developing public housing estates. In July 2018, the Mayor announced a new requirement that any landlord seeking GLA funding for strategic estate regeneration projects involving the demolition of social rented homes and the construction of 150 more homes (of any tenure) must demonstrate that they have secured resident support for proposals through a ballot.

While the introduction of the ballot requirement is recognised as a way of engaging people formally in the decision-making process, and in general there is broad support, many people interviewed for this project have compared ballots to Brexit—a headline policy statement asking a single, potentially highly divisive question without detailed information to help people come to an informed decision; instead, they argue, we should be looking at long-term engagement where the ballot becomes the culmination of in-depth work with the community. Housing associations arguably have more experience of balloting residents through the history of stock transfer from local authorities. However, it was reported that even those nine housing associations that responded to the Mayor's consultation on ballots were evenly divided, with five opposing them and four in favour.³⁶ Concerns have been raised that schemes might be stopped by the opposition of a disproportionately small number of people, that ballots are not entirely democratic (people who live next to but not on the estate do not get a vote) and that some residents may have 'consultation fatigue'. At the time of writing, the reported outcomes of ballots have been positive. The first of

this kind was held in November 2018 in Barnet, where nearly 75 per cent of residents of Westhorpe Gardens and Mills Grove estate voted in favour of redevelopment.³⁷ In December 2018, the plan proposed by Riverside Housing Association to see the replacement of an estate in Lambeth, with 400 mixed-tenure homes, a minimum of 135 of which will be for social rent, received a response in favour of 67 per cent.³⁸

Lifting of the local authority Housing Revenue Account (HRA) borrowing cap

In April 2012 public housing saw a significant reform with the devolution of the Housing Revenue Account (HRA) to council house-owning local authorities. The HRA is the account in which a council's housing revenue (such as tenants' rent and service charges) and housing costs (for property management and maintenance) are kept, separate from the 'General Fund' that councils use for other purposes. This meant that councils were able to keep all the rental income from tenants; they were then also able to borrow against this to finance the development of new homes, but the government stipulated a cap on borrowing in order to restrict public expenditure. In October 2018 Prime Minister Theresa May announced the lifting of the cap, perhaps partly because simultaneously councils were in the process of bidding for extra borrowing powers; in total, London councils requested nearly £1.55 billion-worth of housebuilding grant with more than 20,500 homes promised for development.³⁹

The government's decision to lift local authorities' borrowing cap is a significant step in enabling them to bring forward schemes through improved levels of financing. The lifting of the HRA borrowing cap is widely seen by councils in particular as a positive move in releasing funding needed and encouraging councils to take a more entrepreneurial

approach; it might also inject life into projects that have stalled and possibly allow councils to increase provision of 'genuinely affordable' housing. But councils still need to invest in people to build long-term development of skills in delivery, as much of this has been lost over the years with funding cuts; similarly, the additional money still needs to be repaid over time and greater borrowing represents higher risk. It would be 'better [for government] to change the rules on Right to Buy receipts', argues Pat Hayes, Managing Director, Be First, as current regulations mean that only 30 per cent of these receipts can be used to provide replacement homes and this must be spent within just over three years of the sale. As Professor Janice Morphet and Dr Ben Clifford of UCL's Bartlett School of Planning have recorded, many local authorities are not equipped to spend the money this way.⁴⁰

Mayoral funding

To help support the increased drive towards council house-building, in 2018 the Mayor announced the 'Building Council Homes for Londoners' programme. The Mayor's new programme aims to provide not only major funding allocations, but also support with skills and expertise, for councils to build at least 10,000 new council and Right to Buy replacement homes, to be started by 2022 and focused on social rent. The biggest allocations were secured by Newham and Ealing, and the first scheme reported to have been completed with this funding is Copley Close, opened by the Mayor in January 2019 and delivered by Ealing Council and its subsidiary housing company, Broadway Living.⁴¹ But this funding will not alone enable local authorities to meet their demanding targets for new homes. Robin Cooper, Head of Regeneration at London Borough of Newham, remarked at an NLA event in November 2018 that, with some boroughs having had their budgets cut by up to 50 per cent, 'unless government puts serious money into this problem, we will not solve it'.⁴²

Above:
Holmes Road Studios,
Peter Barber Architects,
2016

Following page:
Sutherland Road,
Levitt Bernstein, 2017



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HOW LONDON BOROUGHS ARE DELIVERING NEW PUBLIC HOUSING

Local authorities with direct provision for housing

Barking and Dagenham	Enfield	Islington	Southwark
Company: Be First Established: 2017 Ownership: Wholly Owned	Company: Housing Gateway Ltd Established: 2014 Ownership: Wholly Owned Enfield Innovations Ltd 2014 Wholly Owned	No Special Purpose Vehicle recorded at the time of printing	Company: One Tower Partnership Established: 2010 and 2015 Ownership: Joint Venture
Barnet	Greenwich	Kensington and Chelsea	Sutton
Company: Hillgreen Homes Established: 2016 Ownership: Joint Venture	Company: Meridian Home Start Established: 2011 – Closed in 2016	No Special Purpose Vehicle recorded at the time of printing	Company: Sutton Living Established: 2014 Ownership: Wholly Owned
Bexley	Hackney	Kingston	Tower Hamlets
Company: BexleyCo Established: 2017 Ownership: Wholly Owned	Established: 2017 Ownership: Wholly Owned	Established: 2017 Ownership: Wholly Owned	Company: Seahorse Homes Established: 2017 Ownership: Wholly Owned Mulberry Housing Society 2017 Community Benefit Society
Brent	Hammersmith and Fulham	Lambeth	Waltham Forest
No Special Purpose Vehicle recorded at the time of printing	Company: HSF Developments Established: 2014 Ownership: Joint Venture	Company: Homes for Lambeth; Real Lettings property fund Established: 2015 Ownership: Wholly Owned	Company: More Homes WF Established: 2018 Ownership: Joint Venture Sixty Bricks 2018 Wholly Owned
Bromley	Haringey	Lewisham	Wandsworth
Company: More Homes Bromley Established: 2016 Ownership: Joint Venture	Established: 2018 Ownership: Wholly Owned	Company: Lewisham Homes Established: 2012 and 2018 Ownership: Joint Venture	Established: 2015 Ownership: Joint Venture
Camden	Harrow	Merton	Westminster
Company: Camden Living Established: 2016 Ownership: Wholly Owned	Established: 2018 Ownership: Wholly Owned	Company: Merantun Developments Ltd Established: 2017 Ownership: Wholly Owned	Established: 2017 Ownership: Wholly Owned
City of London	Harvering	Newham	Redbridge
No Special Purpose Vehicle recorded at the time of printing	Company: Mercury Holdings Established: 2017 Ownership: Joint Venture	Company: Red Door Ventures Established: 2014 Ownership: Wholly Owned	Company: Redbridge Living Established: 2016 and 2018 Ownership: Wholly Owned
Croydon	Hillingdon	Redbridge	Richmond
Company: Brick by Brick Established: 2016 Ownership: Wholly Owned	Company: Hillingdon First Ltd Established: 2017 Ownership: Wholly Owned	No Special Purpose Vehicle recorded at the time of printing	No Special Purpose Vehicle recorded at the time of printing
Ealing	Hounslow	Richmond	
Company: Broadway Living Established: 2013 Ownership: Wholly Owned	Company: Lampton 360 Established: 2016 Ownership: Joint Venture		

The urgency of the housing crisis has stimulated rejuvenated ambitions, alongside access to funding and Mayoral support for the strengthening of in-house teams, so that for the first time since the 1960s and 1970s many London councils are now starting to build new homes. As architect Paul Karakusevic has remarked, there is now greater recognition that 'resilient cities are places that look after their citizens and incubate opportunity. London's new generation of public projects are promoting such values and demonstrating that change is possible even amidst political and economic adversity'.⁴³ As private-sector development has not

register does not necessarily mean that the site is available or suitable for redevelopment. Equally, if not more important, has been the massive discrepancy between land values between inner and outer London and between different use classes: residential has been estimated to be worth on average 3.2 times more than industrial land in London, and within the residential sector, land values have reportedly been so divergent that each hectare in Westminster can fetch over 12 times the price of the same area of land in East London.⁴⁷ It is not surprising, therefore, that in an age of austerity councils have sold land in order to recoup much-needed income to support key services. But slow

led several councils to classify such places as garage sites or car parks as areas for potential. Croydon's Smaller Sites programme developed and delivered by its housing company Brick by Brick has been leading the way, seeking to deliver more than 1,000 new homes on 50 infill plots, previously considered to be unviable, by combining them into a single masterplan and with an ambition of 50 per cent affordable housing. Building on small sites in a city the size of London is not without its challenges, however. Colm Lacey, Managing Director and Chief Executive, Brick by Brick, explains that: 'Often, large regeneration schemes are "irrelevant" to people's daily lives in a way that small infill schemes are not. People struggle to engage with scale. For example, a consultation on a Brick by Brick scheme of about 400 homes in Central Croydon attracted some 10 people, whereas 50 people attended one for a nine-home scheme in a district centre.' In addition, says Dan Hawthorn, Director of Housing, Regeneration and Planning at London Borough of Haringey, small sites can present high costs and logistical challenges; 'we think the "sweet spot" is more than 20 but fewer than 100 homes' for such sites.

What are the ways in which new homes are being delivered?

A major and ongoing study of local authority direct provision of housing by The Bartlett School of Planning has shown that local councils across England are engaging in this activity because of a range of motivations, the most common being meeting housing need, dealing with homelessness 'in a positive and permanent way' and increasingly, generating long-term rental income in order to deliver other essential services such as social care: 'what has been described as "profit for purpose".⁵⁰ A variety of mechanisms are available, among the main ones being the use of the council's own HRA funds and public loans for capital investment ('direct delivery'), planning obligations—section 106 agreements through which developers are required to provide a certain proportion of affordable or social housing in new private housing projects—and, increasingly, local authority housing development companies.

New homes delivered directly by the council are not only increasing stock but can also embody a borough's more proactive approach in a positive way to its residents and the wider community. James Masini, Regeneration and New Supply Manager at London Borough of Lewisham, describes Pollard Thomas Edwards' infill scheme of six, two-storey family houses on a site formerly occupied by derelict garages in Mercator Road as a 'symbol putting us back on the map' in terms of what the council can do, despite the project's relatively small scale; it is the first new social housing scheme built by Lewisham in a generation. In terms of delivery via planning obligations, the use of section 106 agreements to provide affordable housing continues but has become less prevalent since 2012, when viability tests were introduced. Developers can use these mechanisms to lower the number of affordable homes in a scheme, if they can argue that changing market conditions have made the original plan financially unviable.⁵¹ This trend may be exacerbated by the noticeable slowdown in private residential sales, certainly in central London, which are key to the cross-subsidy model.

Housing associations continue to be key partners and stakeholders for London boroughs. In 2017 the members of the G15 group of the largest London housing associations built more

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been meeting housing need, recent years have also seen the emergence of a new form of housing delivery. London boroughs have been setting up their own local development companies, with the aim of accelerating the delivery of new homes; more than half have already done so. Other councils have focused on a direct delivery approach, sometimes as a result of political decisions. Yet, even with more resources at their disposal, councils still need to work together with private developers and housing associations in order to provide the number of new, high-quality and affordable homes desperately needed.

Where can homes be built?

London's boroughs have a statutory duty to ensure that their residents have safe and secure housing. Despite a long-term history of sales of land at discounted prices to private developers, Right to Buy, and the transfer of public housing to housing associations, the capital's local authorities remain major landlords. It is estimated that they own about a quarter of all of the council housing stock available in the whole of England, and house about one in eight of London's population.⁴⁴ One of the critical issues for the vast number of new homes required, however, remains land supply. In 2016 the Mayor set up an online register of publicly owned land and property—a result of the work of the London Land Commission, one of the main aims of which was to identify and map the extent of publicly owned brownfield sites in London.⁴⁵ When released this showed that about a quarter of land in London is owned by the public sector (including major institutions such as the National Health Service), rising to 40 per cent in some boroughs.⁴⁶

But there is a significant caveat: the presence of these on the

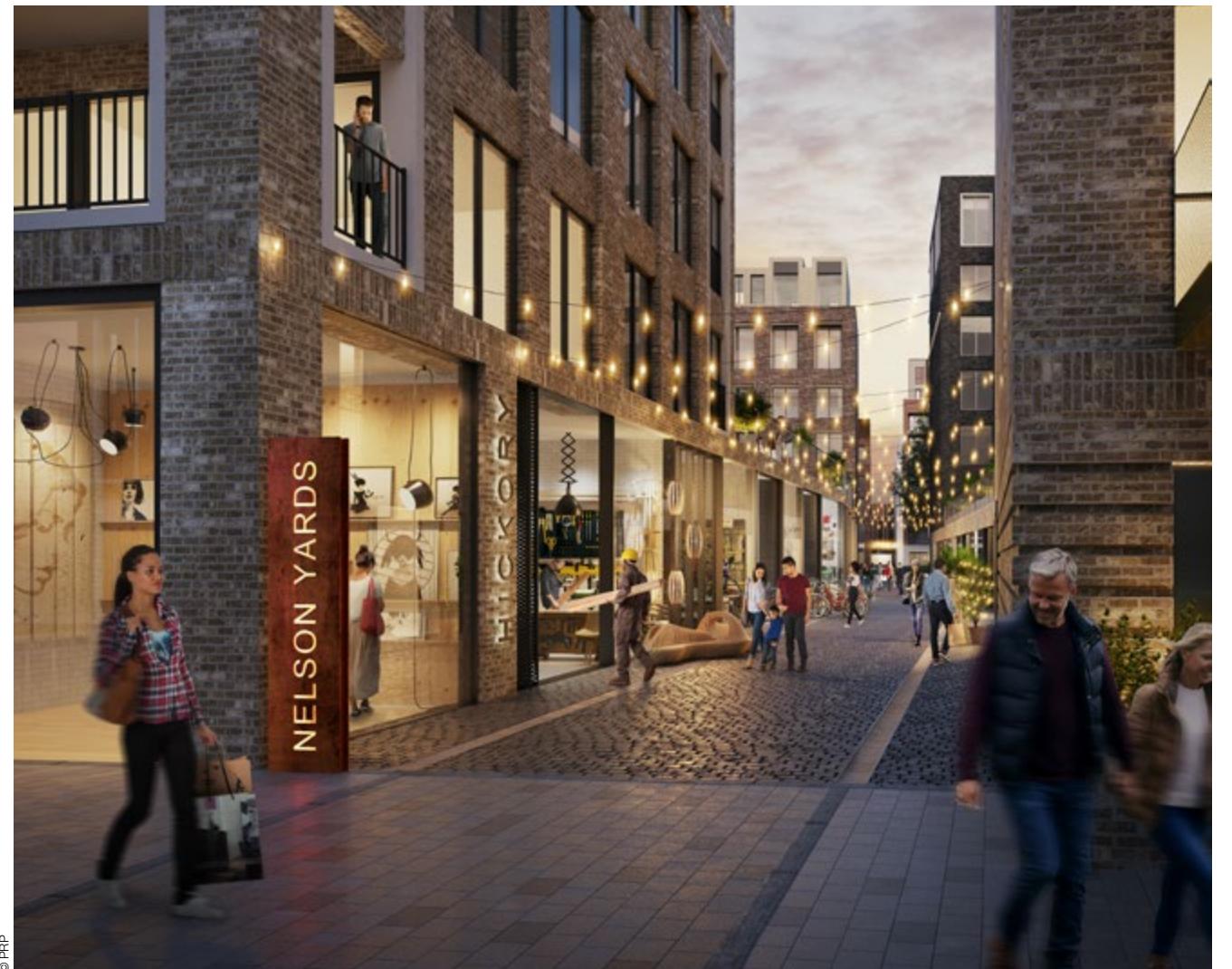
build-out rates for new housing by the private sector have been one of the main reasons why many local authorities have been led 'to consider their role as patient public investors, acquiring property to provide income and longer-term development potential'.⁴⁸ There are large-scale brownfield areas undergoing regeneration, notably in Barking and Dagenham, but as Barbara Brownlee, Executive Director of Growth, Planning and Housing, Westminster City Council, highlights, very few London councils have 'acres of land': most sites for potential housing development by councils and/or their partners are of two main types—existing housing estates and smaller infill sites.

Many public housing estates in London built in the 20th century no longer meet the standards required for accommodation and have been identified as places not only where better homes can be provided for existing residents but also where new homes can be added within the same area, i.e. creating a higher density. While improved living conditions remain a priority, such schemes also generally include homes for private sale and rent to cross-subsidise the development of new social and affordable rented homes. The types of development vary greatly in scope and degree of intervention as Architects Mae, who have worked on such projects, have articulated, from the reuse and renovation of existing stock, infilling as a means to intensify and sustain a neighbourhood, and remodelling in order to positively regenerate failed estates.⁴⁹

On the other hand, the role of small sites in helping to support the delivery of new homes has come to the fore in the new London Plan, in which boroughs should apply a presumption in favour of development of up to 25 homes per site if they meet certain criteria, such as vacancy or underuse. This has

Right:
Map of Croydon Smaller Sites Programme, 2019





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than a quarter of all new homes completed in the capital,⁵² and pledged to renew its commitment to working with boroughs to collectively deliver 180,000 new homes in London and the South East by 2025. Among long-term current collaborations is that involving Clarion Housing Group and Merton Council, which aims to deliver, over 12 years, 2,800 new homes across three neighbourhoods, Eastfields and Ravensbury in Mitcham and High Path in Wimbledon, along with 9,000 sqm of retail, leisure, office, work and community space.⁵³

Centre for London's Borough Builders project in 2018 identified 14 London boroughs with direct delivery programmes with 10,900 homes in the pipeline over the next five years, but more boroughs (17) with separate commercial companies owned by the council, which are planning 12,700 homes planned over the same timeframe.⁵⁴ These 'special purpose vehicles' have slightly varying governance structures and forms, but their main feature is that they are commercial bodies with the local authority owning all the shares: they can provide services, such as planning and design, to the borough (or to others), hold

assets or take on development projects. The local authority can offer loans to the company, including where it has obtained the funding through the Public Works Loan Board (a government body that provides boroughs with loans at low rates of interest), at market loan rates, thus providing it with a source of income on top of the return it receives as the sole shareholder. Among the best-known examples of local development companies set up in recent years are Croydon's Brick by Brick—renowned for its small sites programme; Be First in Barking and Dagenham, which is more like a development corporation as it provides the borough with planning services; and Bexley Co. Having a wholly owned development company provides a borough with a distinct set of advantages, not least of which is a long-term income stream; Huw Lewis, former Managing Director of Bexley Co comments that 'development companies can ignore land values in the short term, as the real profit comes when land values have risen' in about 10–15 years; though—as he and others point out—government subsidy is still required as new homes are expensive to build. Similarly the borough is effectively able to retain the homes as long-term assets as

Above:
High Path, PRP, 2034

homes built by companies are not subject to Right to Buy sales, and the company does not face the restrictions put on councils on spending Right to Buy receipts. Perhaps most importantly the development company can operate much more flexibly: 'we can negotiate fees, trade for land directly, and be as fleet of foot and nimble as others in the market', says Colm Lacey, Managing Director of Brick by Brick. An agile, entrepreneurial element directly associated with the council can also act as a catalyst for wider partnership activity. Another significant benefit of

the cap on borrowing against their HRAs, but as James Masini, Regeneration and New Supply Manager at London Borough of Lewisham argues, although it 'gives us a bit more room, it's not a silver bullet; at the end of the day it's still borrowing. You do have to pay back eventually. We are keen not to reduce rigour so that the debt doesn't overburden the council for years to come.'

Boroughs are only slowly now regaining the skills, knowledge and leadership to build high-quality new homes after

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such companies is that they 'have resources that councils don't have', says Pat Hayes, Managing Director, Be First, particularly in being able to pay private sector scale salaries to attract the right skills and talent.

Issues and challenges in delivery

Availability of suitable sites for housing across London is a key challenge for many boroughs in creating a consistent pipeline of new homes of all tenures. Funding, skills and resources, and politics also remain critical barriers. Against the uncertainty around Brexit in particular, the recent flatlining of the residential market, especially in central London, means that the numbers of presales of homes secured by private developers in mixed-tenure projects have declined, a significant threat to the viability of cross-subsidies for affordable and social housing; early soft market testing with developers may help to give a clearer steer on viability.

Some councils have to take on more risk, as 'we will need to step in as the private sector steps back', remarks Barbara Brownlee, Westminster City Council. Similarly, the costs incurred in buying back properties from leaseholders sold to Right to Buy have escalated. On one estate in Westminster, she comments, 'we are about half way through the leaseholder acquisition programme. We have incurred about £600,000 per leaseholder buy-back to date. ... To complete the remaining leaseholders' buy-backs required to deliver the scheme, costs will rise as there is a proportional greater number of larger-sized properties remaining to be acquired. The total costs to acquire all leaseholders' properties to enable the regeneration scheme will be about £85 million'.⁵⁵ There is certainly considerable optimism about the capacity of boroughs to leverage more funding for new housing through the removal in late 2018 of

a generation of cuts and dwindling resources. For both politicians and executives, a clear vision, confidence, ambition, and a stated commitment to high quality and to long-term collaboration, as always, are the factors that make the more progressive council builders stand out from the others. These qualities are as important—perhaps more so—as detailed knowledge; in terms of knowledge transfer, the private development sector may sometimes have a much better idea of how non-housing uses can add value to residential, for example. Initiatives such as Public Practice aim to remedy the shortfall in expertise. This social enterprise launched in November 2017 with GLA support is now in its second wave of placements. It seeks to expand regeneration, urban design and planning capacity in London's boroughs by placing architects, urban designers and planners, often on secondment from the private sector, on fixed-term contracts in participating local authorities.

Political considerations both national and local—especially the latter—have a very strong influence on which course a local authority might take as it seeks to increase housing supply. Public-private partnerships especially are often subject to the party political make-up of councillors; Conservative-controlled councils may be more inclined to leave delivery of new homes to the private market, where as Labour-controlled ones may favour direct delivery. The current Labour Party manifesto, for example, commits any future Labour government to 'building at least 100,000 council and housing association homes a year for genuinely affordable rent or sale' and will 'suspend the right to buy policy ... with councils only able to resume sales if they can prove they have a plan to replace homes sold like-for-like'.⁵⁶ At regional level, cross-borough collaboration may be feasible but is complicated by the fact that boroughs are often competing for funding or for private-sector or housing association partners.

DESIGN, QUALITY, AND MAINTENANCE



With the Mayor's commitment to accommodating London's growth within its existing boundaries, as part of the 'good growth' agenda, densification and intensification are essential considerations for boroughs in order to meet housing targets. But in many London boroughs there is also a renewed sense of civic purpose: a return to a more holistic approach that recognises how local authorities have a responsibility not just to provide services and duty

In many London boroughs there is also a renewed sense of civic purpose: a return to a more holistic approach that recognises how local authorities have a responsibility not just to provide services and duty of care to their residents, but also high-quality, pleasant and affordable places to live and to work—places that can also support the sustainable growth of the capital.

of care to their residents, but also high-quality, pleasant and affordable places to live and to work—places that can also support the sustainable growth of the capital. Understanding the wider context, emphasising design quality, and delivering effective maintenance and management have all become critical in the provision of new public housing. As Professor Janice Morphet, The Bartlett School of Planning, remarked in an NLA roundtable discussion hosted in 2019, investigation into local authorities' provision of housing has shown that 'quality' has risen to equal third place in the list of councils' motivations for building. The same discussion, involving leading housing professionals from the public and private sectors, concluded that alongside better community engagement and methods of procurement, quality should be the 'golden thread' running through projects from start to finish.⁵⁷

Density and context

With a limited supply of land on which to build within the constraints of the Green Belt, density of new build housing has to increase in order to meet housing needs. This does not always mean adding more storeys, however: construction of low- to mid-rise housing on infill and brownfield sites and public housing estates can make a significant contribution to the increase in density; so can intensifying development in and around transport hubs, as NLA's 2017 study 'London's Towns: Shaping the Polycentric City' demonstrated. In central London especially, many of the larger-scale postwar estate developments 'disrupted the most efficient use of space by rupturing the street plan'.⁵⁸ Increasingly, therefore, architects

and those commissioning public housing are looking for looking to the models provided by the Georgian and Victorian terraces of London for inspiration, which in some cases provide densities at three to four times the number of homes per hectare than in other areas. They are found not just in the 18th and 19th century houses of Westminster and Kensington built around elegant communal garden squares, but also, for example, in the social housing built by the Warner Company in



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Previous page:
Dujardin Mews,
Karakusevic Carson
Architects with
Maccreanor Lavington
Architects, 2017

Left to right:
Gospel Oak Housing, Burd
Haward Architects, 2018
Greenwich Housing, Bell
Phillips Architects, 2015

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Investment Programme is a £1billion scheme of investment into the borough's schools, homes and community facilities with cross-subsidies, as elsewhere, in building homes for sale, which helps to support the delivery of new social housing and also the refurbishment of existing homes through its Better Homes programme. In architectural terms, councils taking this more holistic view are therefore not only looking for variety and response to context when commissioning new housing, but also prototypes and flexible solutions that might work in different locations. Just one recent example is Burd Haward's self-funded Gospel Oak Housing for the London Borough of Camden on three underused infill sites bounded by postwar housing and older cottages. The three homes for social rent and two for private sale share the same brick cladding and details, but the form and layout of each is adapted for the site in question. An important housing typology in this respect is housing for older people, demand for which is growing as the population ages; the Royal Borough of Greenwich commissioned Bell Phillips Architects to create a model of a single-storey home for social rent for people over 60 years old on eight small sites across the borough.

Design and construction

'Design is important, not least as it confers on residents the sense that the council cares, and for the long term', comments Claire Bennie, Director, Municipal. It is clear that boroughs across London are now paying much greater attention to design quality. There are about 30 formal design review panels providing impartial design advice from professionals operating across the capital, and some informal ones, in boroughs including Hackney, Camden and Newham, among many others.⁶⁰ Some are managed internally

Equally important, especially in wider discussions with residents and communities, is how design quality is defined. 'Design quality is much more than an aesthetic judgement', comments Russell Curtis, Director, ROKa architects, although 'stigmas attached to modernist buildings are often correct as they often are poorly maintained and not built to last'. It encompasses internal and external elements that support the wellbeing, safety and lifestyles of residents, from appropriate room sizes and ceiling heights, to good air quality, natural daylight and ventilation, private and communal outdoor space, flexible and adaptable room layouts for changing needs, adequate storage, energy efficient and robust construction, and, of course, response to the location and its character, topography and history.⁶² It is essential to consider 'quality of build', says Andy Fancy, Managing Director, Partnerships South, at Countryside: 'you have to get the start of the process right—designing for long-term stewardship' is essential as it may not always be known at the beginning of a project who will maintain the buildings in the future. Successful approaches—especially in estates that may over time have become isolated from the wider area—involve a deep understanding of the character and layout of the neighbourhood and the re-establishment of links with it in order to improve access overall. Moving beyond the 'red line' of development and an estate boundary is critical: 'focus on the place first—the buildings will come later', recommends Glyn Tully, Associate Director and Head of Urban Design, Levitt Bernstein. Jeremy Stibbe, Group Director of Regeneration and Assets, Notting Hill Genesis, similarly highlights the role of the housing association as a catalyst, 'creating the environment to make [a place] flourish'.

One of the critical factors in maintaining quality through the process of delivery is sustaining a robust approach to design all the way through the process

and others are external. However, design review, no matter how robust, is not the sole means for a borough (and its partners) to achieve quality in new public housing or other schemes; 'it can never replace the ongoing dialogue that it is possible to have with a permanent design advisor within a planning or highways authority'.⁶¹ Some of the leading councils in the delivery of new public housing, such as Hackney, are building up in-house design teams, while Croydon has its own architectural practice, Common Ground, that delivers full design services to the council and also trades externally. One of the critical factors in maintaining quality through the process of delivery is sustaining a robust approach to design all the way through the process—a role that boroughs ideally should be taking on. Hari Phillips, Director, Bell Phillips Architects, argues that in design, construction and management, 'there's no joined up thinking between those three factors at all. There's no continuity or champion—the golden thread. There is also a "mindset" driven by public procurement that has architects working up to a certain stage rather than the whole design team and contractor sitting together around the table from day one.'

Public realm improvements therefore have a critical role to play in integrating new homes, especially on estates, into the local area, as can be seen in examples such as Studio Partington's masterplan for the Andover Estate, the largest public housing estate in London Borough of Islington. This scheme—providing new social and private housing—involves phased improvements to existing public open spaces and connecting walking routes, as well as better paving, lighting and landscaping. In the same way, many estate regeneration projects have highlighted concerns from residents about access and security in terms of surveillance of public spaces and clarity of their ownership, purpose and use, as well as the need for private spaces. Many new public housing projects feature blocks arranged around courtyards for private or communal use. Some of the large-scale regeneration programmes have timescales in the range of 15–20 years or longer so temporary community retail, workspace and other uses can not only be highly effective in engaging existing residents through the design process but can also provide active frontages which are important for safety and security. 'Tenure blindness'—designs

Previous left page,
clockwise from top:
Lion Green Road, Mary Duggan Architects, 2019
Gascoigne East (phase 2), White Arkitekter
Ely Court, Alison Brooks Architects, 2016

Previous right page,
clockwise from top:
Bacon Estate (phase 1), Karakusevic Carson Architects, 2017
The Bourne Estate, Matthew Lloyd Architects, 2017
Brickworks, Brady Mallalieu Architects, 2018

Left, from top:
Harvist Estate New-Build, Islington Architects, 2022
Hathersage and Besant Court, Studio Partington, 2021

that do not distinguish between public and private housing—and shared entrances are also a stated prerequisite now in terms of design. However, there is often a fine balance to strike between the individual requirements of a community compared to those of a planning authority: ‘parents want safe spaces but planners often want more open spaces—although you have to comply with policy you have to look at what local people want’, says Andy Fancy of Countryside.

The durability, texture and details of materials are all very significant in adding and retaining character, and in helping to build a sense of ownership and value and a coherent identity; with the addition of new homes on estates in particular, there are often concerns that an influx of new residents will adversely affect a sense of community that already exists. Robustness is essential for the purposes of maintenance. Much new public housing has been built in what has become known as the ‘new London vernacular’: well-proportioned brick or brick-clad homes taking inspiration from historic typologies. (The architecture critic Rowan Moore has called this ‘an updated Georgian that is at best handsome and dignified, at worst inoffensive’⁶³ while architect Sir Peter Cook has criticised what he has called the ‘biscuit boys’—architects who ‘enjoy what I call the grim, biscuit-coloured world’.⁶⁴) But this may not work in all parts of London, especially outer areas where the ‘vernacular’ may be quite different in character. At the launch of NLA’s ‘London Boroughs Report in 2018’, the Head of Planning at Royal Borough of Kingston upon Thames, Lisa Fairmaner, said Kingston was ‘right at the start of its journey’ in housing delivery, with ‘fear’ about this style of architecture, and a different perception among some outer London communities about what they see as appropriate.⁶⁵

NLA’s 2018 research ‘Factory-made Housing: a solution for London?’ investigated how modern methods of construction are starting to find favour again with London boroughs charged with demanding programmes of housing delivery. Today, homes constructed offsite can be built up to 30 per cent more quickly than traditional methods and with a potential 25 per cent reduction in costs. The use of modern precision-manufactured components, materials and systems can bring other advantages, including superior quality control, better energy performance, reduced numbers of site deliveries, and lower levels of noise, pollution and disruption for residents. Lewisham Council in particular is highlighting the application of high-quality and well-designed modular structures not just for temporary accommodation in such projects as PLACE/Ladywell but also permanent schemes. However, the embedded perceptions about the legacy of system-built failures remains strong and others remain more cautious about a greater take-up of factory-made construction for public housing.

Maintenance and management

Overall management of public housing has historically been the responsibility of local authorities, but huge pressure on budgets and staff cuts mean that—even with high-quality design—repairing and maintaining homes in good condition over the long term is yet another key challenge for boroughs. The experience of housing associations, which have been responsible for managing large estates and other homes over decades (if not longer), provides valuable precedents. For new build, management and maintenance strategies can be built at an early stage through the use of durable materials, as mentioned above, and through

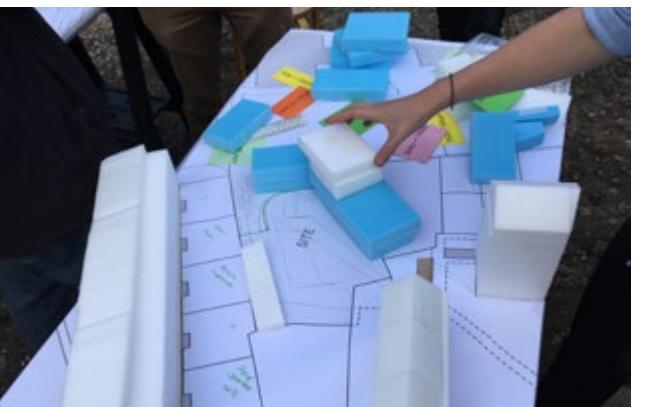
bringing in from the start the teams charged with maintenance regimes to understand requirements, feasibility and specifications: ‘we have been working with our maintenance teams early on especially for mechanical and electrical services such as lifts and heating systems to ensure they are fit for purpose’, says Fiona Fletcher-Smith, Group Director for Development and Sales, L&Q. Investigating the approaches used in other building types, such as offices, can also be useful, she points out: the lobbies, lifts and other communal areas in the average city commercial building experience heavy wear and tear with thousands of people coming and going each day. As the application of Building Information Management (BIM) becomes more widespread, automated monitoring of energy performance and other systems may help to deliver efficiencies in maintenance and management. Agar Grove, designed by Hawkins\Brown with Mae for London Borough of Camden’s Community Investment Programme, for example, will provide 493 affordable homes with Passivhaus certification, designed to optimise energy efficiency and significantly reduce bills for residents. However, a hands-on, site-based and permanent team is always essential, not least from the point of view of residents feeling safe, secure and valued: ‘having a visible presence on our developments is key’, says Sandra Fawcett, Executive Director of Operations, Swan Housing, which employs its own caretaking and cleaning staff on site.

Effective stewardship of public housing on a large scale is especially complicated by the fact that, with the effect of Right to Buy over nearly 40 years, almost all estates are a mix of tenures, as are new housing developments because of the cross-subsidy funding model. Local authorities and housing associations now have to think about ‘service design’ strategies—for cleaning communal areas, for example—early on in the development process; and appropriate and affordable levels of service charge are an especially problematic issue to resolve. Services have to reflect the often different expectations of new and existing residents, while also being as integrated as possible. Serving what may become a hugely diverse resident base is often a ‘question that is not given enough thought’, says Paul Quinn, Director of Merton Regeneration, Clarion Housing Group, responsible for the delivery of 3,000 new homes in Merton. Instead, as many suggest, community development trusts—along the lines of that pioneered by Coin Street Community Builders on the South bank—can provide a useful model to follow. Community development trusts are non-profit, independent, and community-owned; they are responsible for managing not only housing but commercial, retail and community facilities, the surplus income from which can be recycled into long-term sustainable management of an estate. This can fund elements such as skills, training and employment programmes for local people. A similar example is found in Croydon, where Brick by Brick builds homes for Croydon Affordable Homes, a charitable partnership established by the council to which it leases publicly owned land on a 40-year term. The council is able to set rents, with the goal of at least 340 local homes costing a maximum 65 per cent of the usual private rent to borough residents by 2020. As the homes are owned by a charity, they are not subject to Right to Buy, and residents gain assured shorthold tenancies lasting between one and three years.⁶⁶ The charity is also able to commission the council to manage and maintain the homes. Such innovative approaches represent the increased flexibility and adaptability that third-sector and charitable organisations can offer in the management of new housing, while also ensuring long-term affordability and high-quality living space for residents.



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WORKING WITH COMMUNITIES





A strategic overview and place-based approach of how new and regenerated public housing fits into wider social need and provision, as opposed to a purely site-based perspective, is essential

The heyday of the public housing building boom in the period after World War II offered residents the promise of a better, healthier and more prosperous life but was largely delivered through a centralised, 'top-down' approach in which the input of local people was rarely, if ever, sought. Since then massive social, economic and cultural shifts mean that this approach is no longer feasible or desirable. The need to renew decades-old public housing and the need to build new homes directly affects thousands of Londoners: such processes can sometimes last years, involve huge disruption both physically and socially, and have been challenged by political disagreements and stalemates.

Politicians and the industry now recognise that success can be achieved only by putting residents at the heart of the process, a priority sadly brought into much sharper focus with the tragedy of the Grenfell fire in 2017. In 2018, for example, the Mayor published 'Better Homes for Local People', a good practice guide to estate regeneration which advised that 'there must be resident support for proposals, based on full and transparent consultation from the very start of the process, and meaningful ongoing involvement of those affected'.⁶⁷ Working closely with residents at all stages of the process—and beyond, for maintenance and management—does not just mean solving immediate local issues; done well, it can also generate wider advocacy. 'We should never underestimate the power of residents to engage huge support for changing or accepting schemes and places', comments Joanne Drew, Director of Housing and Regeneration at London Borough of Enfield: 'They can be your greatest champion.'

Supporting wider community needs

Homes do not exist in isolation in the city: people also need easy access to transport, jobs, schools and colleges, shops, places for culture and leisure, hospitals and clinics, and many other

amenities. A strategic overview and place-based approach of how new and regenerated public housing fits into wider social need and provision, as opposed to a purely site-based perspective, is essential. One of the criticisms targeted at even the suburban cottage estates of the 1920s and 1930s is that 'despite their palace-like size and low density ... They were often far from decent public transport, lacked churches, pubs and community halls and sent families far away from their extended network of friends and relatives'.⁶⁸

Integrating new homes on estates or public land involves creating better physical access but also incorporating robust and adequate social and economic infrastructure. Creating better social value by 'spending a public pound to generate more than a pound', as Barbara Brownlee of Westminster City Council remarks, is therefore a key strategy: especially in central London, she says, regeneration and housing strategies must go hand in hand with economic development; 'we must work with people in regard to training and jobs—we develop enterprise space, pop up business schools, and links with colleges and schools'. In addition to building 2,500 homes over the next 10–15 years, the objectives of Bexley Co, the development company set up by Bexley Council, have been broadened to now also include 50,000 sq ft of employment space and 200,000 sq ft of commercial space, to create space for companies that might want to relocate in the light of planned improved rail links. A similar strategy is in place in Barking and Dagenham, where the rehabilitation of industrial uses is a priority.

The provision of employment and training space in public housing developments is important in generating, alongside economic activity, a sense of belonging and empowerment especially important in areas of high deprivation. Peter Barber's Holmes Road Studios for London Borough of Newham, for example, provides high-quality residential accommodation

for homeless people in an arrangement of small studio houses around a courtyard garden, which is intended for residents to cultivate with the support of a professional gardener. Similar strategies apply to the setting up of essential health and social care and other facilities for the community. 'A sense of belonging to a community and feeling safe—the non-physical factors provided by networks such as creches ... can be added to that list', says Andrea Hilton, Partner at BPTW. Several recent projects involve not only upgrading existing social rented flats and additional apartments for private sale but re-designing parts of the building or complex to include purpose-built schools, community centres or health facilities, as well as wider estate masterplans to deliver better outdoor spaces. In some ways, the building of new homes can be the more straightforward aspects of regeneration. Critical to the success of a place is making sure issues relating to fuel poverty, skills, training and so on are tackled and there are effective working relationships in place with a huge range of stakeholders and local authority services including police, social care, street cleaning, and community groups. An 'aftercare' team—providing people with guidance and practical support when they move into their new home—is also an important consideration for effective future management of new public housing, and is an approach long used by housing associations (as well as private developers).

Design, planning and management with the community

'Most people accept there is a housing shortage—early engagement and listening to people's usual concerns on [issues] like disruption, noise, overlooking, parking and so on, hold the key' to building and maintaining high-quality public housing that will endure over the long term, says Russell Curtis, Director, RCKa architects. An almost unanimous view expressed by

professionals interviewed for this publication was that design—whether physical form, layout, style, orientation, etc.—is not a useful starting point for discussions with existing residents, whose home and surroundings are being replaced or altered. People are unlikely to participate in detailed discussions about 'design' until they know what direct benefits there will be and whether practical issues—such as removal of damp and mould, anti-social behaviour, refuse collection, parking, accommodation of pets, etc.—will be resolved. Professionals must accept, as was argued in the 2019 NLA roundtable discussion, that 'residents comment on what is relevant to them and more effort should be made to collect this feedback, even if it isn't specifically one of the questions that is being asked'. This helps to ensure that change takes account of existing priorities.

There is also general agreement that the client or professional should take a stance that is collaborative in nature and intention; the relationship with local communities should be one of a long-term partnership that sees people as 'partners in change'. 'Timing is key—do consultation too late and it feels like a fait accompli ... Better to adopt a long process, asking people many small items along the way', suggests Levent Kerimol, Project Director, Community-led Housing London. Depending on the location, this can take a variety of forms, from website, social media and newsletter updates to discussion forums and hands-on workshops.

Colm Lacey of Brick by Brick comments that 'ironically, we make huge strategic decisions about estates without really involving residents, but ask them hugely detailed questions on issues they are perhaps less qualified to comment on such as detailed facade system design'. Working directly with the community on masterplanning, for example, does not necessarily mean that the aim is to make residents 'designers'. Instead, the focus should be on clarity of communication to deliver the best and most appropriate result. 'Co-design' is not as widely used a term as

Previous page: London Community Land Trust consultation and St Bartholomew's Primary School Workshop, Archio

Above: Construction event, Acton Gardens, 2018

might be thought; 'participatory design' seems to be more widely favoured. Angela Koch of ImaginePlaces, a consultancy working in Neighbourhood Planning and co-design contexts, says in her view 'supporting your community and landowner clients, in becoming better and more knowledgeable clients' is a first principle for more meaningful collaboration in our complex challenges. Indeed, 'people expect us as architects to present design ideas', says Richard Partington, Director, Studio Partington. Other means of participation and engagement by residents in the design and planning process have also emerged: one council is exploring how it can potentially involve residents directly in an RIBA design competition for a new estate regeneration project, while a Residents' Urban Design Forum and associated training programme was put in place by London Borough of Barking and Dagenham to enable a panel of residents to offer input on all types of proposals—whether housing or not—coming forward to planning.

Online platforms such as Commonplace are also harnessing the potential of technology in enabling greater transparency and building trust between residents and those commissioning and delivering projects. Tools such as Commonplace's 'Community Heatmap' allow all comments made about a place to be visible; as Mike Saunders, CEO of the organisation, explains, this provides a form of 'social proof'—it drives people to participate and be more constructive as they can see that it's a genuine process'. Technological advances in augmented reality and interactive platforms could also help to make proposals much

more accessible, for example through better before and after views. But, as Saunders notes, 'technology is a set of tools—not in its own right the solution. Making sure you pick the right tool and have the support to use it effectively is what matters'. Social media channels have made communication more sophisticated and complex in terms of reaching residents—especially younger people—more directly.

The continuing active involvement of residents beyond completion is also vital in the long-term practical aspects of maintenance and management. Approaches can include residents' surveys and working with tenants' and residents' associations (as well as individuals) to monitor repairs, and enabling people to participate in scrutiny panels to provide feedback on services. Swan Housing's operations committee, for example, comprises 50 per cent residents as committee members, so that they can have more involved input at a strategic level.

Below: Marian Court consultation, Adam Khan Architects, muf architecture/art and Hackney Council



Some key principles to working successfully with residents

There is no one single solution to working with communities in the processes of change and upheaval that are the by-product of the drive to build thousands of new homes across the capital. As the Mayor's good practice guide to estate regeneration points out, when undertaken successfully, community engagement 'can bring genuine benefits ... with better homes for local people ... more homes of all tenures, improvements to neighbourhoods, new opportunities for training and employment, and new community facilities'. The following points are by no means intended as a 'toolkit' but have been distilled from interviews and roundtables undertaken as part of this project:

Trust and transparency

'It is crucial to create vibrant communities with a sense of place, with effective communication being the key', says Jonathan Wade, Head of Spatial Planning, Royal Borough of Kensington and Chelsea; this means ensuring people receive information in a timely and appropriate way, and are engaged in the process as early as possible.

Information

Understanding that large-scale regeneration and housing projects can involve a long and difficult journey is very important. Often, there is 'a hurdle of mistrust to get past' on consultation based around councils perceived inability to provide basic support on things like broken lifts—so, how can they be trusted to deliver good new homes?', comments Hari Phillips; to build trust, be as honest as possible but don't promise what you can't deliver. Clear, transparent conversation is essential: 'listen, feed back and give an honest answer', says Sandra Fawcett of Swan Housing.

Commitments

Creating a residents charter outlining agreed key principles, such as guaranteeing a new home to all residents who wish to return to one, is highlighted in the Mayor's good practice guide and has been implemented in a number of boroughs including Newham, Lewisham, Merton and Southwark.⁶⁹ Publicly visible documents act as memorandums of understanding between the developer—whether private, housing association or public sector—and residents, providing reassurance and clarity. Similarly, neighbourhood plans engage people in processes of change and also in broadening perspectives beyond site boundaries—in addition, they have a recognised function in policy.

Advocacy

Always treat the residents as the client; for all projects, but especially on estates, it is important to build and work with a dedicated group of residents who will give time and effort to respond to suggestions; through working with such groups over time, they can act as advocates to explain the benefits of a new scheme to other residents and the wider area.

What London councils can do

Claire Bennie, Mayor's Design Advocate, former director of development at Peabody and founder of Municipal, describes the steps councils in London need to take in order to deliver more high-quality housing on public land.



© Kilian O'Sullivan

First of all, it's worth saying that many London councils are already in the thick of ambitious and award-winning housebuilding programmes. Councils like Hackney, Croydon and Camden have a lot to offer their peers in the way of both cultural and nut-and-bolt advice, both of which are critical to achieving good design outcomes. Here's a recipe to create inspiring and robust new council homes.

To achieve good design, you have to:

Define it:

It is a revealing and engaging exercise to spend a morning with a council thrashing out what good design means to them. What has worked in their borough? Which housing, from now or 150 years ago, inspires residents and staff, and why? What are the very practical issues which make one development so much more liveable than another? Members, officers and residents who have defined the outcomes they want to achieve are far more likely to care about them.

Lead it:

It's obvious, but senior championing of well-designed homes has to be present, whether that's at Member, CEO or Director level. None of the drier processes described below will survive the stiff tests of legal and financial scrutiny unless a senior figure at the council is fully committed to achieving design outcomes.

Govern it:

Good intentions are not enough of course: achieving good design requires formal governance processes and standards. Councils will rightly have a procedure manual and gateway approvals for their developments, but how many of those manuals specifically call out 'design scrutiny' gateways? Pre-planning discussions are useful, but aren't quite enough to capture all of the factors involved in achieving a well-designed scheme. A constantly-edited and clear set of standards and specifications is also a must.

Staff it:

As many councils are painfully aware, it's hard enough to find development management staff at all, let alone ones with a design qualification. There are a few ways to resource 'design oversight', including having in-house architects (Brick by Brick), an in-house design scrutiny service (Hackney), or a recruitment policy which ensures design leadership via the project leaders themselves. The Public Practice programme is also a very useful cohort of design-oriented individuals who can provide assistance here.

Procure it:

Councils will be mixing and matching their delivery modes between private sector delivery, Joint Venture and doing it themselves to suit their risk appetite on their various sites.

But all of these modes require a procurement stage, either of developers or of design teams. This is where the biggest challenges and pitfalls lie for councils. An over-zealous interpretation of Value for Money (VFM), Best Consideration or public procurement law can very easily lead to poor design teams being selected or short-term financial considerations dominating over quality. If that sounds uncommercial or risky, it really isn't: as long-term stewards of homes, councils are likely to spend twice the capital cost of a new build home on its future care. So 'VFM' needs redefining to suit a long-term mindset, and development staff rewarded for delivering homes which last and which inspire. It is instructive to read the remarkable book of LCC housing schemes delivered from 1890 to 1980, and to realise just how many of them have been, or are about to be, demolished. Might they have focused too much on delivery and construction systems over longevity?

Stagger it:

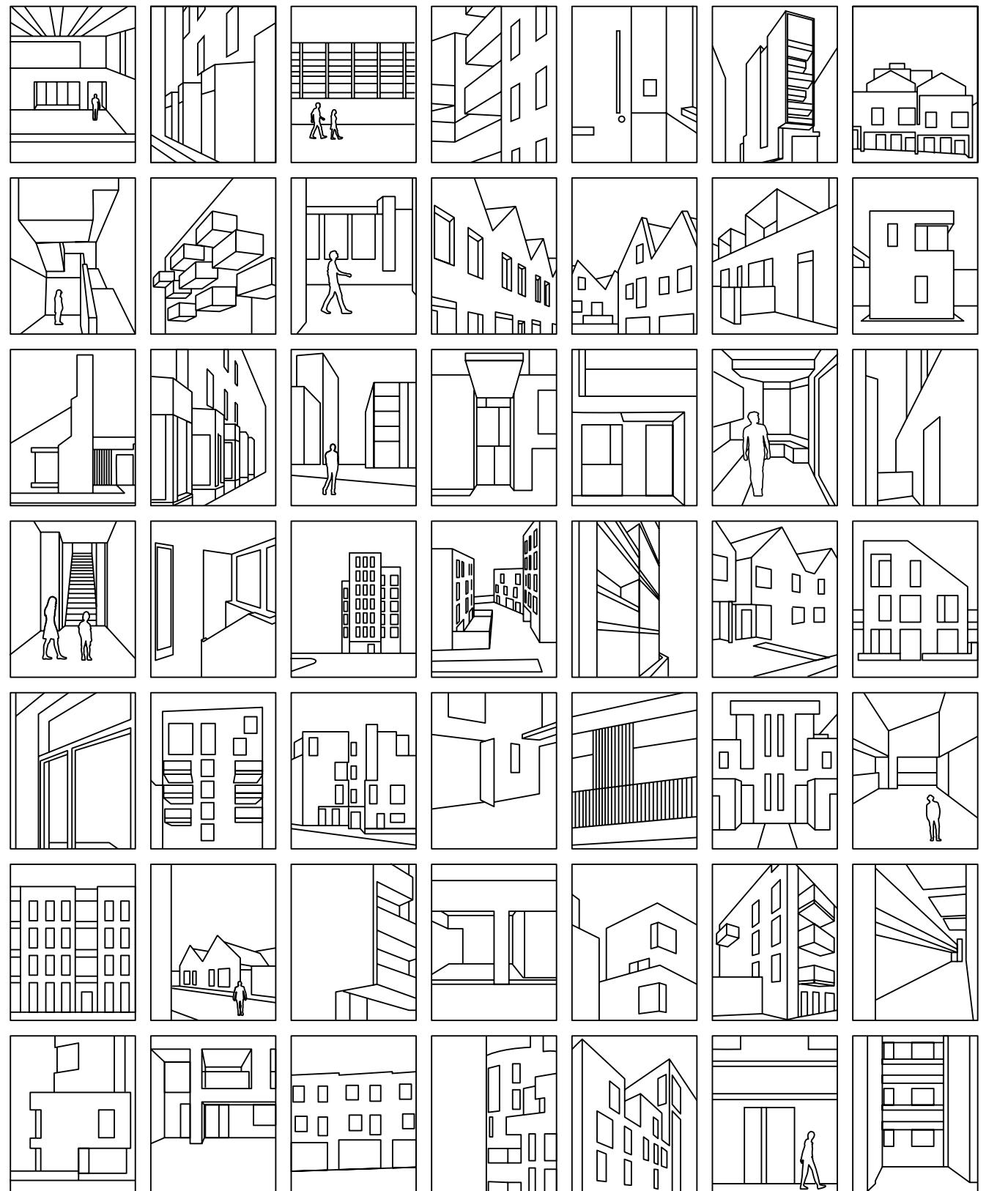
The really big strategic schemes—think Opportunity Areas—have their own challenges. All that needs saying here is that incremental approaches, where the council is able to masterplan, parcel up and prepare the land itself (i.e. to act as 'promoter'), seem to produce richer results. Continental European cities do this as a matter of course, often having over 20 development entities (including the council itself) vying for land parcels on a quality-led basis, the council having set a land value in order to retrieve its up-front expenditure. We may not be able to replicate all of these principles here, but the finer-grained approach to delivery, with a mix of niche and mainstream developers participating, must be one which can be emulated.

Detail it:

Another nut-and-bolt point is that design teams, whether directly appointed to the council or by developer partners, must be involved from concept to completion. If good designers are let go after a planning consent has been achieved, the quality of the buildings and landscape can deteriorate surprisingly quickly. It is harder work and takes longer to broker a good relationship between a contractor and an architect who have not worked together before, but the results are worth fighting for. A contractor attached to a major UK housebuilder made an unprompted remark a couple of months ago that he wished he'd kept the design-stage architects on to completion instead of switching to a 'delivery' architect. That was a surprising, but welcome observation. Architects, in their turn, must cultivate the skills and mindset needed to ensure that their work is buildable without being banal. It's a tough line to walk.

Risk it:

All of the above is only possible if senior public sector leaders take the risk of investing in good design and enabling their colleagues and processes to work toward that end.



ESTATE REGENERATION

PROJECT SHOWCASE

The following pages illustrate housing projects currently being delivered on public land or with public body involvement. From estate regeneration to infill and projects on small sites to masterplans, these projects are making a positive contribution to London's housing delivery through design quality, innovation in delivery and community engagement. International projects feature where there are particular lessons or applications for London's housing provision.

Acton Gardens

Address: Enfield Road, South Acton, W3—LB Ealing

Completion: December 2028

This project delivers 3,463 new mixed-tenure homes through the comprehensive redevelopment of the South Acton Estate. In 2009, when Acton Gardens was selected as Ealing Council's development partner, 80 per cent of the residents on the estate wanted to leave. Now, most residents want to stay and are being rehoused in the new scheme. The community is the consistent thread through this process and has an active ongoing role.

The success of this regeneration project is owed to the excellent partnership between Acton Gardens, Ealing Council and the Community Board. Collaboration is a defining characteristic of the process, and since 2009 the wider team has consistently worked together to achieve the results we see today. Many architects have been involved in the design evolution, and with each phase coming forward new typologies of homes, streets and spaces are explored and refined.

The original estate was isolated from its local neighbourhood and characterised by large, uncompromising blocks sitting in a sea of ill-defined public realm. The masterplan sought to 'mend' the urban fabric, create new streets that connect with the surrounding neighbourhoods and create a place without boundaries.

Three design concepts of the original masterplan are a consistent thread in the regeneration process: bringing back the street, making space for the existing mature trees and creating public gardens for the new neighbourhoods. This gives the project a distinctive identity rooted in the green legacy of the existing estate and, combined with front doors on the street and a street address for every home, make the scheme firmly rooted in its context.

The use of brick as the primary material prevails throughout the masterplan, but each phase expresses it in a different way, giving a rich variety to the buildings as well as a cohesive language that binds the various phases together. In the same way as historically, successful traditional London streets have a singular and distinctive character, the emerging neighbourhoods of Acton Gardens have a unique identity arising out of the combination of mature trees, well-proportioned streets and elegant buildings that will stand the test of time.

Viewpoint:

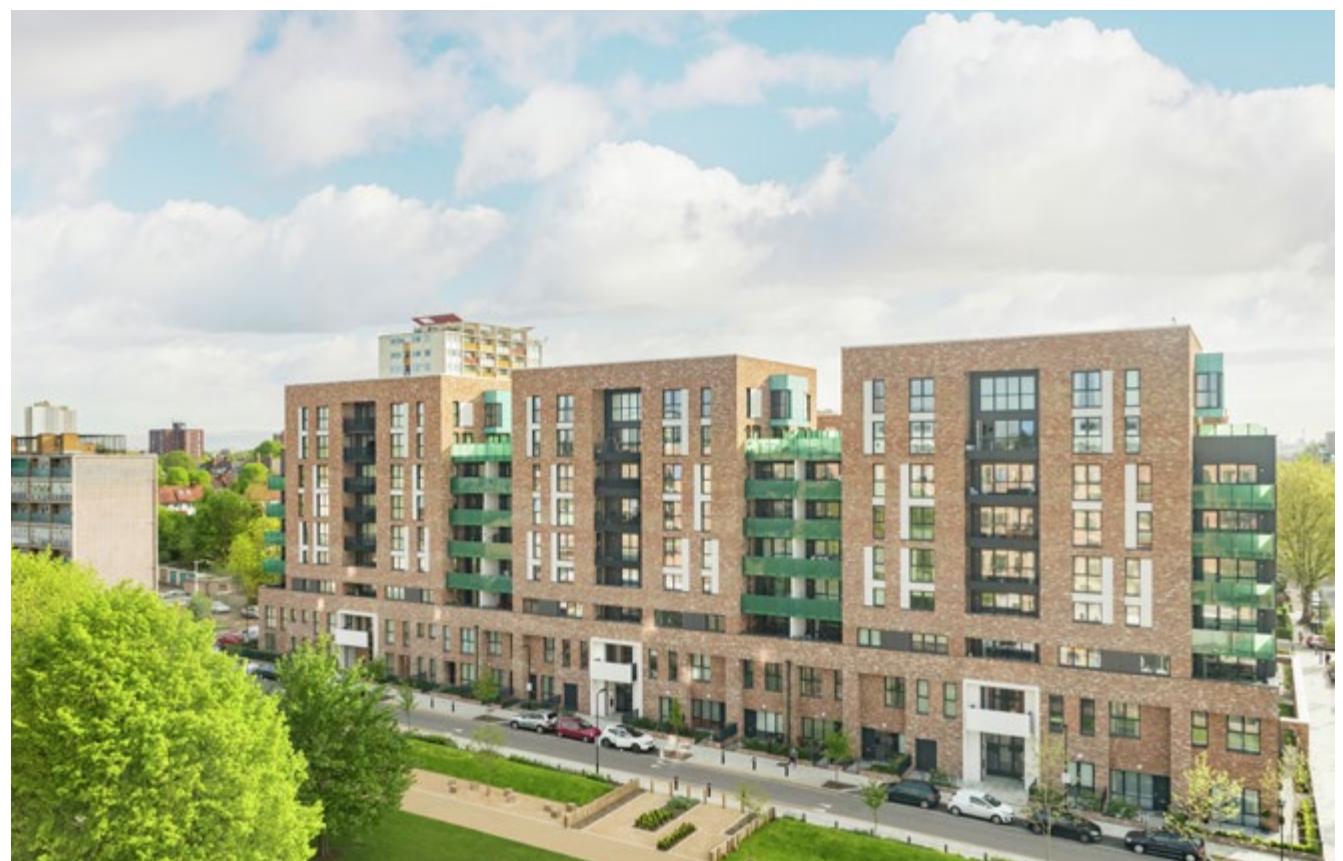
'Throughout the process Acton Gardens have built on the strong community spirit at South Acton. A £50,000 community chest is distributed to local grass roots groups via a sub-group of the community board. The first part of a new community 'hub' incorporating a youth centre, two halls, training kitchens, a doctor and dental surgery has recently been completed and an innovative partnership with the Manor House Trust recently entered into to build on the excellent community development work already carried-out. Acton Gardens are not only building fantastic new homes people want to live in, but strong communities people want to remain part of.'

David Colley, Regeneration Manager & Housing Policy Lead, LB Ealing

Project team:

Client: Acton Gardens (Countryside Properties and L&Q)

Architect: Stitch, HTA, Alison Brooks Architects, Maccreanor Lavington, POKO, Levitt Bernstein, Allies and Morrison



Agar Grove

Address: Wrotham Road, NW1—LB Camden
Completion: July 2026

The largest of Camden's community investment projects, this masterplan provides 493 homes for new and existing tenants. Phase one, completed in May 2018, delivers 38 social rented homes built to Passivhaus standard, promoting a 'fabric-first' approach to energy performance and human comfort. As well as homes, a new community centre, offices for the tenant management organisation and two retail units complete the project. Once the whole masterplan is complete, the scheme will be the largest Passivhaus development in the UK.

Client: LB Camden | **Architect:** Hawkins\Brown | **Masterplan Architect:** Hawkins\Brown with Mae | **Landscape Architect:** Grant Associates
Planning Consultant: CMA Planning | **Structural Engineer:** Peter Brett Associates
M&E, Sustainability Engineer: Max Fordham | **Passivhaus Assessor:** WARM
Passivhaus Consultant: Max Fordham | **Project Manager, Cost Consultant:** Arcadis
Developer: LB Camden | **Development Advisor:** Savills, Urban Splash
Contractor: Hill Partnership



Alperton House

Address: Bridgewater Road, Wembley, HA10—LB Brent
Completion: June 2021

Delivering a thriving, mixed-use development in the Alperton Growth Area, this scheme provides 474 new dwellings, with a substantial percentage of affordable housing. Together with homes, 1,400 sqm of affordable workspace, office and retail space form part of a mixed-use, active ground floor plane. The proposal also re-provides the existing public housing on site which, combined with a new public realm strategy that aims to maximise the site's canal-side location, create an improved and inclusive space for the local community.

Client: (JV) Redrow & Peabody | **Architect:** Stephen Davy Peter Smith Architects
Structural Engineer: Conisbee | **Landscape Architect:** Turkington Martin
Planning Consultant: Barton Willmore



Alton Road

Address: Alton Road, Roehampton, SW15—LB Wandsworth
Completion: July 2021

Overlooking Richmond Park, in the Alton East conservation area, this scheme redevelops a 1960s building, originally designed for blind and visually impaired residents. As the original building is no longer suited to residents' needs, the new scheme proposes 41 extra care flats for elderly people and 54 intermediate tenure flats comprising a mix of shared ownership and London Living Rent. Three residential pavilions are set around a courtyard to encourage interaction between elderly residents and those of working age, creating a self-sustaining intergenerational community.

Commissioning Client: Optivo | **Architect & Lead Designer:** jmarchitects
Project Manager, Quantity Surveyor: Gardner Partnership
Structural & Civil Engineer: IESIS
Landscape Architect (to Planning): MacFarlane + Associates
Planning Consultant: Quod | **Transport Consultant:** Caneparo Associates
Main Contractor: to be confirmed



Bacton Estate Phase 1

Address: Cherry Court, Wellesley Road, NW5—LB Camden
Completion: June 2017

The transformation of the Bacton Estate in Gospel Oak is a community-led project which LB Camden sees as an exemplary model for new estates in the borough. The first phase delivers 67 homes (69 per cent social rent and 31 per cent market sale) out of a 314-home masterplan with well-defined public routes and a landscaped courtyard garden. The scheme has been informed by extensive engagement with an active resident group who were involved from the outset of the project through to construction.

Architect: Karakusevic Carson Architects | **Landscape Architect, Public Realm:** Camlins M&E, Sustainability Engineer, Structural Engineer: Roltton Group
Planning Consultant: Quod
Project Manager: Developing Projects (on behalf of LB Camden)
Cost Consultant: Arcadis | **Contractor:** Rydon



Battersea Exchange

Address: Battersea Park Road, SW8—LB Wandsworth
Completion: January 2020

A residential led mixed-use redevelopment on a site of 1.8 hectares, the scheme consists of 290 new residential units (20 per cent affordable), a new two form entry primary school and 3,475 sqm of commercial space. Organised around a pedestrian-friendly public realm network—including a new street linking two railway stations, a new public square and the refurbishment of viaduct arches—the project is integrated into its wider context at a range of different scales.

Client: Taylor Wimpey Central London | **Lead Architect:** Feilden Clegg Bradley Studios
Structural Engineer: Pell Frischmann
M&E, Sustainability Engineer: Ingleton Wood/ SVM Consulting Engineers
Planning Consultant: DP9 | **Project Manager, Cost Consultant:** Rider Levett Bucknall
Contractor: Midgard, Bennett Construction | **Landscape Consultants:** Planit IE



Becontree Avenue

Address: Becontree Avenue and School Way, Dagenham, RM8
LB Barking & Dagenham
Completion: July 2019

BeFirst, Barking and Dagenham Council's regeneration company, plans to deliver 50,000 new homes in the next 20 years. As a pilot for future development in terms of both delivery and construction, this project provides 21 affordable homes in the inter-war Becontree Estate. While conceived to deliver a contemporary building, the design takes its cue from the existing garden city layout and character of the cottage estate. The development is conceived as a carpet of greenery on which two large suburban villas are placed.

Acoustic Consultant: KR Associates | **Architect:** Archio
Building Control: Stoma Building Control | **Client:** LB Barking & Dagenham
Civil Engineer: Wilde Carter Clack | **CLT Consultant:** Urban | **Cost Manager:** Daily Garner Ecological: PJC Consultancy | **Landscape Architect:** Spacehub
Planning Consultant: BeFirst | **Services Engineer:** Butler & Young Associates
Structural Engineer: Wilde Carter Clack
Sustainability Consultant: Low Energy Consultancy | **Transport Planner:** Steer Group



Blackwall Reach

Address: Webber Path, Poplar, E14—LB Tower Hamlets

Completion: December 2025

Swan Housing Association, in partnership with LB Tower Hamlets and the GLA, continues its £500m regeneration project at Blackwall Reach which will deliver over 1,500 new homes. Of these, half will be affordable, for social rent and shared ownership.

Phase 1a has already delivered 98 new affordable homes for people living and working in Tower Hamlets. This phase also includes a new regional housing office for Swan, a replacement mosque, a school extension and The Reach, a new community facility at Blackwall.

Of the affordable housing offered by Blackwall Reach, 70 per cent will be for social rent and provided without grant funding. This has only been possible due to the way in which the land is transferred from the GLA and LB Tower Hamlets at nil cost, with land value realised at sales stage through an overage mechanism. This arrangement means all three partners share the development risk and ensures the maximum number of affordable homes can be provided.

Consultation with local and existing residents has been key since Swan bid for the regeneration in 2007. Over two thirds of the residents were involved in the consultation including design workshops, floor meetings, exhibitions, road shows and resident insight group meetings. This approach continues today moving towards Phase 3 of the scheme. This work has influenced the design of the scheme, retaining the open space in the Millennium Green. Consequentially, the masterplan design centres on increasing outside amenity space and arranging homes which face onto the Green.

Resident engagement remains at the heart of the project as new and existing residents move into Blackwall Reach. The brand-new community centre, The Reach, opened in 2016, where youth activities, resident meetings, healthy eating sessions, exercise sessions, and employment and training programmes are all part of a structured programme of activities through the week.

More recently, Swan and New City College have developed and funded a Construction Skills Award Programme, otherwise known as the Blackwall Reach Traineeship, for residents in the borough to gain an Entry Level 3 qualification in Construction Skills. Eight students recently graduated from this scheme and Swan are due to commence with the next intake of trainees in April.

Viewpoint:

'Blackwall Reach is a successful and ambitious regeneration scheme to deliver more than 1,500 top quality and much needed family homes. The success of phase one is a testament to the positive working partnerships behind the project, and the way in which residents have actively engaged with the plans from the outset. It is particular important that we address the chronic shortage of really affordable housing, and local people have improved opportunities to live in the areas they grew up in.'

John Biggs, Mayor of Tower Hamlets, LB Tower Hamlets

Project team:

Architect: Aedas and Frank Reynolds Architects (Phase 1A), BPTW Partnership (Phase 1B), Metropolitan Workshop and Haworth Tompkins (Phase 2), and C.F. Møller (Phase 3)



Blackwall Reach (Phase 2)

Address: Woolmore Street, Poplar, E14—LB Tower Hamlets
Completion: August 2020

In 2013 Metropolitan Workshop were commissioned by Swan Housing to review the existing residential-led redevelopment of land including the site of the former Robin Hood Gardens estate. After engagement with residents, Metropolitan Workshop are leading Phase 2 of the development, delivering 268 new homes in partnership with Haworth Tompkins. 129 homes will see existing residents rehoused when work completes in 2021. The use of brick, concrete and metalwork complements high-quality landscape materials to create a characterful place to live. A revitalised Millennium Green will become part of a new footpath and cycle route to Blackwall DLR.

Client: NU Living | **Architect:** Metropolitan Workshop and Haworth Tompkins
Structural Engineer: AKT II | **Landscape Architect:** Townshend Landscape Architects



© Metropolitan Workshop

Bridge House

Address: Homerton High Street, E9—LB Hackney
Completion: December 2019

This scheme forms the second phase of a wider regeneration masterplan, continuing the successful estates programme by LB Hackney, realising 89 per cent social rent and shared ownership tenure homes. The new development transforms an underutilised site, anchoring a busy corner of Homerton High Street and creating space and light around a mixed ensemble of mid-rise blocks. It displays an 'introvert' external face to busy surrounding streets, and an 'extrovert' internal courtyard with large gold balconies and shared gardens.

Client: LB Hackney | **Architect:** Hawkins\Brown
Structural Engineer: Peter Brett Associates
M&E Engineer: Peter Brett Associates (Planning), M&C (Construction)
Landscape Architect: BD Landscape | **QS:** Randall Simmonds (planning)
CDM: Potter Raper



© Hawkins\Brown

Brunel Street Works

Address: Silvertown Way, E16—LB Newham
Completion: November 2021

Located in a complex 2.5-hectare narrow site—"leftover" land between transport infrastructure—this scheme provides 975 new homes. Conceived as a mixed-use urban renewal project, homes will be built across five distinct blocks, ranging from nine to 26 storeys in height. The project comprises 30 per cent privately-rented homes, 35 per cent affordable and 35 per cent market sale homes. Together with apartments, the project offers 8,000 sqm of mixed-use and community space, including a 110-bedroom hotel.

Client: Opal (JV between Metropolitan Thames Valley and Galliford Try)
Architect: Cartwright Pickard, JTP, GRID Architects and Hunters
Structural Engineer: Jenkins & Potter | **Contractor:** Galliford Try Partnerships
M&E Engineer: Long & Partners | **Landscape Architect:** Turkington Martin



Chester Balmore

Address: Highgate, N19—LB Camden
Completion: June 2014

Developed as part of Camden's Community Investment Project, this scheme develops a new housing typology specific to its sloping site. Responding to the context, the buildings reinforce the street, creating activity at ground level to help enliven the area and foster a greater sense of community. By providing a super insulated building envelope, exceptional air tightness and reduced thermal bridging, the project reduces energy costs by up to 75 per cent, making it one of the largest Passivhaus multi-dwelling developments in the UK.

Client: LB Camden | **Architect:** MICA and Rick Mather Architects
Project Manager and Cost Consultant: McBains
Structural Consultant: Haskins Robinsons Waters Engineers | **MEPH:** Mott MacDonald
Acoustic Consultant: Sandy Brown Associates | **Sustainability Consultant:** Fulcrum
Passivhaus Consultant: WARM | **Landscape Architect:** Charnwood
Fire Consultant: Fisec | **Contractors Architect:** Architype



© Jim Stephenson

Dudley House

Address: North Wharf Road, W2—City of Westminster
Completion: September 2019

A mixed-use development within Paddington Basin, this scheme is being delivered for Westminster City Council in response to a shortfall of intermediary housing within this borough. It delivers on the council's City for All promise, creating 197 much-needed residential units for intermediate rent and affordable rented housing, a secondary school desperately in need of long-term accommodation, a local church and retail elements. While the scheme is located on a severely constrained site, it provides a prominent addition to the London skyline.

Architect: Child Graddon Lewis
Client: Westminster City Council, CityWest Homes, Marylebone Boys School
Contractor: Willmott Dixon | **Structural and Civil Engineer:** Structa



© Paul Riddle

Ely Court

Address: Chichester Road, NW6—LB Brent
Completion: March 2016

Ely Court is a 44-dwelling residential development within the South Kilburn Estate Regeneration Masterplan which delivers over 2,000 new homes with 50 per cent made available to existing South Kilburn social tenants. The intention of the masterplan is to re-integrate the Estate into the wider South Kilburn neighbourhood, creating a sense of place and replacing existing intrinsic and poor-quality, single tenure 1960s building stocks, with high quality, mixed tenure, barrier-free developments serving diverse communities.

Architect: Alison Brooks Architects | **Client:** LB Brent / Catalyst Housing
Executive Architect: Hester Architects | **Structural Engineer:** WSP, Tully DeAth
MEP Services: Norman Disney & Young
Environmental Engineering: PRP Architects, Hilsdon Homes | **Cost:** Arcadis
Landscape Architecture: Churchman Landscape Architects, Adams Haeberle
Transport: Motion Transport Planning | **Contractor:** Willmott Dixon

Dollis Valley

Address: Hera Avenue, EN5—LB Barnet

Completion: December 2024

The Dollis Valley Estate was built in the late 1960s and early 1970s. The Estate represents a unique position close to the town centre of Barnet on the edge of the well-established green belt. Prior to its redevelopment, Dollis Valley Estate made for an isolated and introverted place, offering no sense of belonging in the wider community. This prompted the need for a comprehensive and well considered masterplan to be developed by Countryside.

Although Dollis Valley is only ten minutes' walk from High Barnet High Street and station, the routes through the estate are not easily identified, leaving the residents of Dollis Valley physically and socially cut off from the local community. This is predominantly due to the entrance, built form and circulation within the estate itself as there are good vehicular links to High Barnet tube station and to the high street beyond the boundary of the site.

Countryside sought to transform the condition of this post-war estate into a well-connected destination that picks up on the qualities of its surrounding context, invites the outside in and makes clear and attractive connections with the wider community.

The total regeneration area is 10.81 hectares and comprises 436 dwellings, the majority of which are flats and maisonettes. In addition, the development proposals include four other residential properties located on the margins of the development area that are to be demolished. The total number of dwellings affected by the regeneration scheme was 440.

Countryside's vision for Dollis Valley aims to reverse its isolation from its surroundings, reduce building scale, introduce variety and diversity of form and material, and create occupied public and private amenity space. This will help to create a stronger sense of community and also generate a feeling of pride in the local environment. Replicating a connection of road network similar to that towards the north of the site will help to promote movement through and around the regeneration site and also help to improve legibility.

Countryside envisioned the regeneration of the Dollis Valley Estate as a London garden suburb, with a new network of residential streets, a predominant character of two and three storey houses with private gardens and communal garden squares. In doing so, Countryside are delivering 631 high quality homes in total, 381 of which are for private sale and 250 will be designated for affordable housing.

Viewpoint:

'Before the development began, the large majority of existing community did not support the new development. We worked closely with the council and the Dollis Valley Residents' Association in order to forge strong links and to overcome a number of the issues that the residents felt regeneration would bring. Therefore, the true success of Dollis Valley has been the amazing strength and commitment from the members of the Resident Board. They were totally focused on building a sense of purpose and drive to bring the development to fruition.'

Andy Fancy, Managing Director (North and South), Countryside

Project team:

Client: LB Barnet

Architect: HTA

Masterplan Architect: Alison Brooks Architects

Partner: Countryside

Registered Provider: L&Q

Planning Consultant: Terence O'Rourke

Engineer: Brand Leonard

Highways Consultant: WSP



Ebury Bridge Estate Renewal

Address: Ebury Bridge Road, SW1W—City of Westminster
Completion: 2023 (Phase 1)

With existing residents at the heart of the project, Westminster's Ebury Bridge renewal scheme will see the regeneration of a 1930s estate and the creation of 750 new mixed tenure homes, including at least 342 affordable homes. Close to Victoria Station, the project will improve air quality, reduce railway noise and reconnect the estate to its surrounding neighbourhood through the development of public realm.

The project will deliver the largest number of new affordable homes in south Westminster in a generation. The council have worked in partnership with residents when forming designs, prioritising the delivery of high quality, tenure blind homes which create a sense of place.

Providing a ladder of housing opportunities is a key priority for the council and it has committed to the self-delivery of the initial phases of work—building 100 affordable homes, towards a total of at least 342. The first development phase will allow many existing residents to move straight in to their new homes, set the design standards, and retain and enhance the communal space available for all residents.

Engagement with local residents has been key to the success of the project and will continue to be as the project develops. Through consistent and meaningful dialogue, the council has worked with residents closely in developing proposals, design principles and in understanding their aspirations.

The project presents an opportunity for Westminster to preserve the direct landlord and tenant relationship for the residents and to genuinely offer choice based on the needs of the current community. Having established a new 'wholly owned company', the council will look at providing housing opportunities ranging from market rent to discounted market rent, to a number of other affordable products such as affordable home ownership. The council intends to have a multi-tenure housing management solution for the new Ebury Bridge, ensuring consistency in delivery and accountability irrespective of tenure and ownership. The estate will remain in council ownership.

Viewpoint:

'The strong relationships with existing residents built through consistent and meaningful engagement, has driven the project to this point. The strategic resident body, the Community Futures Group has analysed viability information, formed design principles and will be part of the procurement of contractors. This transparent approach to engagement has instilled trust, empowered residents and enhanced creativity. The onsite engagement team provide dedicated support for residents and will continue to build relationships as the project develops.'

Martin Crank, Communication and Engagement Manager,
Westminster City Council

Project team:

Lead: Westminster City Council
Architect team: Arup, A-Studio and Levitt Bernstein
Employers Agent: Gardiner and Theobald



Frampton Arms and Lyttelton House

Address: Frampton Park Road, E9—LB Hackney

Completion: June 2020

Hackney's Estate Regeneration Programme plans to build new neighbourhoods over the next 10 years, including more than 2,700 well-designed mixed-tenure new homes, streets and public spaces. This scheme includes three new five-storey buildings on the former Frampton Arms site, accommodating 20 residential units for shared-ownership and social rent. A new four- and five-storey building on the Lyttelton House site provides 25 residential units for shared-ownership and outright sale. The buildings feature wheelchair adaptable units, disabled-parking spaces, storage for bicycles and extensive landscaping with play facilities.

Client: LB Hackney | **Architect:** Henley Halebrown | **Structural Engineer:** TBC



Gloucester House and Durham Court

Address: Kilburn Park Road and Cambridge Road, NW6—LB Brent

Completion: October 2020

Part of Phase 3A of the South Kilburn Masterplan, this regeneration scheme comprises the demolition of existing 1960s and 70s social housing, currently providing 209 dwellings, and the construction of approximately 236 mixed tenure homes and an energy centre to serve the 1.3-hectare site and neighbouring site. The scheme is oriented around a reinstated route to the Grade I Listed St Augustine's Church. Within the route is a new high-quality public play space that serves the local community.

Client: LB Brent | **Architect:** Feilden Clegg Bradley Studios
Consultant Architect: Alison Brooks Architects | **Consultant Architect:** Gort Scott
Landscape Architect: Grant Associates | **Energy Consultant:** Biodiversity by Design
Code for Sustainable Homes Assessment: Buro Happold
Wind Assessment, Structural Engineer, Civic Engineer, M&E Engineer, Flood Risk Assessment and Daylight & Sunlight: Buro Happold
Archaeology Desktop Assessment: CgMs Consulting
Landscape Architect: Grant Associates | **Heritage Advisor:** Heritage Collective
Cladding: Montresor Partnership | **Fire Engineer:** The Fire Surgery Limited



Grange Farm

Address: Grange Farm Close, HA2—LB Harrow

The regeneration of the 4.1-hectare Grange Farm Estate creates an exemplary mixed-tenure community that sets a new standard for mid-density suburban housing in London. Replacing the existing 1960s Resiform flats—which have become energy inefficient, difficult to maintain, and do not meet modern space standards or include private external space—this scheme provides 574 new homes, including 216 for social rent, a new community centre and improved public realm.

Client: LB Harrow | **Client Advisor:** Redloft | **Architect:** Hawkins\Brown
Landscape Architect: Grant Associates
Structural, M&E, Civil Engineer: Peter Brett Associates
Planning Consultant: DPP Planning
Employer's Agent, Cost Consultant: Potter Paper Associates



Hendon Waterside

Address: Hendon, NW9—LB Barnet

Part of the Hendon Waterside Estate Regeneration Masterplan, this scheme for 273 new homes, comprises a 28-storey tower and a series of three linked waterside pavilions, arranged around a central courtyard garden fronting onto the Welsh Harp reservoir. The architectural approach is one of simplicity and coherence. Hierarchy of scale and context is employed, with the open frame of the building addressing the wider context and the emerging composition of the other three towers in the masterplan.

Client: Barratt London & Metropolitan | **Masterplan Architect:** Allies & Morrison
Architect: Hutchinson & Partners | **Landscape Design:** Gillespies
Planning Consultant: Quod | **Structural Engineer:** RLT Engineering Consultants
Services Engineer: Whitecode Design Associates | **Transport Engineer:** CH2M
Daylight Consultant: Point 2 Surveyors | **Fire Consultant:** HH Fire
Acoustic Consultant: RBA Acoustics
Accessibility Consultant: David Bonnett Associates
Communications Consultant: Hard Hat



Hoxton Press, Colville Estate

Address: Penn Street, N1—LB Hackney

Completion: August 2018

This project forms the third phase of the wider Colville Estate regeneration masterplan. Working closely with residents from early stages, the design of two tall buildings for private sale on a small portion of the site was established. Homes delivered in this phase will help fund the construction of new council homes across the rest of the estate. The two buildings of hexagonal shape provide 198 dual-aspect apartments, while a structural frame facilitates column-free corners providing unobstructed panoramic views of the city.

Client: LB Hackney
Architects: Karakusevic Carson Architects, David Chipperfield Architects
Landscape, Public realm: Vogt | **Development Partner:** Anthology
Construction Partner: Wates Construction
Structural, Civils, Building Services, Sustainability, Environmental Engineer: Aecom | **Acoustic:** Aecom | **Lighting consultant:** PJC Light Studio
Facade engineer: Thornton Tomasetti | **Fire consultant:** Fire Risk Solutions UK
Cost consultants: TowerEight and Arcadis
Planning consultant: Tibbalds Planning and Urban Design
Waterproofing consultant: Phil Hewitt Associates



Kennaway Estate

Address: Clissold Crescent, N16—LB Hackney

Completion: April 2022

Kennaway Estate is a community of 120 homes divided between four blocks on an open site opposite Clissold Park, Stoke Newington. One of the smallest blocks on the estate containing 12 homes will be demolished and replaced with a mix of social rent, shared ownership and private housing with a minimum of 50 per cent affordable homes. In collaboration with Southern Housing Group, PRP and Source Partnership, Waugh Thistleton have extensively consulted with the local residents about the proposed development.

Client: Southern Housing Group | **Architect:** Waugh Thistleton Architects
Planning Consultant: OMA Planning | **Community Consultant:** Source Partnership
Landscape Architects: PRP | **Structural Engineer:** Ramboll
Services Engineer: Calford Seaden



Gascoigne East Estate Regeneration

Address: Barking, IG11—LB Barking & Dagenham

Completion: 2028

Part of the long-term regeneration of the 1960s Gascoigne Estate, this scheme provides new homes for shared ownership, private sale, affordable and local market rent. An outline planning permission, granted in 2015, sets out the phased redevelopment of the eastern part of the estate to reintegrate the neighbourhood with surrounding Edwardian terraces, parks, industrial areas, the River Roding and Barking Town Centre, through a repaired network of streets and landscaped spaces.

Phase 1, providing 421 new homes, was completed in 2018. Phase 2, currently in planning, provides 526 homes in 11 new buildings across the northern part of the Gascoigne East estate. The landscape-led strategy for Phase 2 creates a visual link between the colourful modernist buildings around Barking town centre and the London vernacular blocks of Phase 1. Using modern off-site construction methods, the design expresses a highly varied materiality whilst increasing the rationalisation and modularity of the buildings' construction.

Ensuring a tenure-blind design approach, 65 per cent of the homes are affordable (44 per cent shared ownership and 56 per cent London rent) and 35 per cent for private sale. The proposals include new community and retail facilities, office spaces, public realm and a street gym. A new green route creates a north-south connective spine and, along with a series of pedestrian-prioritised streets and squares, connects residents with new and existing civic functions.

Phases 3 and 4 provide 238 and 200 homes respectively. The revised design proposal maximises the site's capacity, increasing the number of homes from 800 to around 1,350. Three architectural practices have developed a joint masterplan for the site and then taken on individual blocks to illustrate compatible approaches. All of the designs focus on healthy living and green spaces to create a new neighbourhood that residents chose to live in.

Each block emphasises a clear distinction between the public space around the perimeter and the private space within the centre. Family homes are prioritised with a high proportion of dual aspect homes composed around garden courts and mansion block typologies, centred around communal amenity spaces. Front doors to the street for ground floor dwellings and celebrated residential main entrances activate the street and offer residents their own identity within the overall neighbourhood.

Viewpoint:

'The holy grail for any developer is to marry top-quality design with cost-effective delivery and at Gascoigne we are really taking huge strides towards succeeding in this. We've learnt the lessons of earlier phases, by standardising some elements and reducing the number of typologies without compromising on the overall look and feel or standards of the new place. It advances our sustainability principles exponentially and, crucially for a high-density project, it provides a really top-quality environment, which is functional and attractive. It's a major boost to our quest to deliver affordable housing at volume.'

Pat Hayes, Managing Director, BeFirst

Project team:

Client: BeFirst

Phase 2:

Architecture & Landscape: White Arkitekter

Structural, Civil & Traffic Engineering: Civic Engineers

Building Services: Skelly & Couch

Design Manager: Plan A Consultants

Daylight & Sunlight: GIA

Cost Consultant: Gardiner & Theobald

Fire Engineer: Fire Ingenuity

Acoustics: Sandy Brown

Community Engagement: Soundings

CDM Advisor: Plan A Consultants

Sustainability & Energy: White Arkitekter and Skelly & Couch

Phases 3 and 4:

Architect: HTA, Pitman Tozer Architects, Stitch Architects

Landscape Design, Sustainability, Daylight & Sunlight: HTA

Transport consultant, Flood risk, utilities and services:

Pell Frischmann



Havelock Estate Regeneration (Phase 1)

Address: Havelock Road, Southall, UB2—LB Ealing

Completion: February 2020

Built in the 1950s and 1970s, the Havelock housing estate suffered from problems caused by its design and construction. The original buildings, built using failing construction methods, bared long-term problems of damp and mould within people's homes. The design and layout of the neighbourhood also caused problems, with long dark corridors, hiding spots, boarded off areas and poor accessibility to people's front doors. Residents' quality of life suffered due to overcrowding within households, and high levels of rough-sleeping, drug-use and fly-tipping in the neighbourhood.

In 2008, Ealing Council carried out an estates review that identified Havelock as a priority area for regeneration. Since 2012 Catalyst has worked with the council and Havelock residents to develop a new vision for the area that would secure long-term future for the neighbourhood.

Demolishing and replacing the failing properties with new homes designed in an accessible, tenure-blind street layout, the plan also includes: no loss of social housing, a sector-leading offer for existing leaseholders on the estate, new shared ownership properties for local first-time buyers, new homes for market sale and specially designed supported housing for over-55s.

Catalyst undertook an extensive pre-application consultation programme that included multiple meetings, drop-ins, one-to-ones, design workshops and estate tours with residents. To hear the views of parents and children, there were special pop-up events near bus stops and at the local schools during drop-off and pick-up times. An arts and crafts workshop for young children living on the estate, allowed them to design their version of a new neighbourhood for their community. A permeant on-site office is open five days a week and hosts regular community workshops and initiatives, having provided a base for the regeneration advisors team.

Completed in 2017, Phase 1A delivered 98 family homes for social rent, fixed equity and market sale. In order to keep the existing community together, Catalyst developed a bespoke offer for leaseholders in Havelock so they could opt to remain in the neighbourhood. Phase 1B started handover in 2018, comprising 189 new homes including 30 specially designed affordable homes for over-55s and a further 50 homes for social rent.

Viewpoint:

'As the project manager, I could probably talk about any aspect of Havelock for days. From the detail of the brickwork we chose, to how we did built foundations, to the new park and play space we created. However, the most important thing for me is seeing how these new homes have changed people's lives for the better. Our new residents have told us how happy they are now they live in high quality new homes that keep them safe and warm; something that they had to wait a very long time for and would not have happened without Catalyst.'

Serena Horgan, Head of Delivery, Catalyst Housing

Project team:

Client: Catalyst

Architect: PTE Architects

Structural Engineer: Peter Brett Associates

Planning: Barton Wilmore

Construction Contractor: Bouygues UK



Kidbrooke Village

Address: Greenwich, SE3—RB Greenwich

Completion: December 2030

The regeneration of the Ferrier Estate, now known as Kidbrooke Village, is a partnership between RB Greenwich, GLA, Affordable Housing providers, Berkeley Homes and the local community. The masterplan, designed by Lifschutz Davidson Sandilands, focuses on redeveloping the former Ferrier Estate in a way that sustainably integrates new homes and commercial space with high quality landscaping.

The vision for Kidbrooke is to create a sustainable new village for London where people love to live. On completion there will be more than 12,000 residents living in 4,966 homes, of which 35 per cent are affordable. With over 90,000 sq ft of commercial space, in one of the greenest new developments in London. More than 1,600 homes have been delivered to date, of which almost 50 per cent are affordable.

The development encompasses four separate neighbourhoods, each designed by a different architect. The distinct architectural styles work together cohesively to deliver a comprehensive masterplan vision. One of Kidbrooke's distinguishing features is the amount and quality of green space offered by the scheme. Only around a third of the development's 109 acres will be built on. The housing is ranged along a series of water features that follow the original course of the Kyd Brook, helping to orientate the visitor. The green areas feature a network of footpaths, so pedestrians can reach the centre and station without walking along roads. The ample green space, most of which is communal rather than comprising private gardens, has been carefully designed in partnership with the London Wildlife Trust to ensure an enhanced biodiversity offer and legacy for the local community and London.

Kidbrooke Village is one of the most ambitious regeneration schemes in Europe and demonstrates the importance of early investment from the public sector in order to bring forward the redelivery of affordable housing. The project demonstrates how a phasing strategy can be used to provide a higher proportion of affordable housing early on, in this case to home the existing Ferrier Estate residents. With a scheme of this size and complexity it is essential that public and private partners work together to make the best use of public land, in a way that works for the existing community and attracts new investment and vitality.

Viewpoint:

'People want a place with character. They want to shop from local stores and visit the local pub. They want to feel safe and know their neighbours. They want a sense of community, as well as some privacy. Together with the right product and architecture, these are the qualities we strive to achieve in Kidbrooke. This whole approach has been right at the heart of our commitment to Kidbrooke. Today, a real community is starting to emerge where people feel proud to live once again. There is something for everyone here, for each and every part of society. From the very start, we have all had a clear shared vision and strategy for the kind of place we are trying to create. Somewhere that reflects traditional ideas about community and at the same time offers contemporary London living. It's about people, identity, amenity and atmosphere.'

Anthony William Pidgley CBE, Chairman, The Berkeley Group

Project team:

Client: Berkeley East Thames in partnership with RB Greenwich and the GLA

Masterplan Architect: Lifschutz Davidson Sandilands

Phase Architects: CZWG, PRP, Studio Egret West, Scott Brownrigg, Reddy Architecture & Urbanism

Landscape Architects:

HTA Design, Murdoch Wickham, Townshend



Kilburn Quarter

Address: Kilburn Park Road, NW6—LB Brent
Completion: June 2017

Kilburn Quarter forms Phase 2 of the South Kilburn Estate Regeneration for LB Brent. ABA's joint masterplan with Lifschutz Davidson Sandilands creates a new residential quarter of mansion terraces and point blocks framing private communal gardens, with a new civic square and pedestrian boulevard at Kilburn Park Road to strengthen the neighbourhood's connections to the wider community. ABA's scheme provides 100 (of 229) new dwellings, replacing the existing 1970s Bronte House and Fielding House towers and re-establishing Kilburn Park Road as one of the Borough's grand tree-lined avenues.

Architect: Alison Brooks Architects | **Lead Architect:** Lifschutz Davidson Sandilands
Client: LB Brent, Network Homes | **Structures:** WSP
MEP Services: Norman Disney & Young | **Environmental Engineering:** PRP Architects
Cost: Cyril Sweett | **Landscape Architecture:** Churchman Landscape Architects
Transport: Motion Transport Planning



Kilburn Quarter

Address: Kilburn Park Road, NW6—LB Brent
Completion: June 2017

The Kilburn Quarter site was cleared of its Victorian housing during intensive bombing in World War II. Subsequently a series of isolated estates were built, including Bronte and Fielding House: two towers on a raised hard-landscaped public realm podium surrounded by car parking. This regeneration scheme replaces the towers delivering 229 dwellings and, as part of the South Kilburn Masterplan, restores the historic street frontage and responds directly to the local mansion block typologies, creating communal gardens and ensuring maximum sunlight to the generous apartments.

Lead Architect: Lifschutz Davidson Sandilands | **Architect:** Alison Brooks Architects
Client: LB Brent, Network Homes | **Structures:** WSP
MEP Services: Norman Disney & Young | **Environmental Engineering:** PRP Architects
Cost: Cyril Sweett | **Landscape Architecture:** Churchman Landscape Architects
Transport: Motion Transport Planning



Kings Crescent Estate (Phases 1 and 2)

Address: Queens Drive, Hackney, N4—LB Hackney
Completion: December 2017

Kings Crescent Estate represents an alternative model to wholesale estate regeneration, demolition and rebuild. Responding to LB Hackney's brief to create a tenure-blind scheme, Kings Crescent integrates rejuvenated existing social housing and new buildings within an ambitious public realm strategy featuring a traditional street pattern. Phase 1 and Phase 2 deliver 273 new and 101 refurbished homes—41 per cent for social rent and 10 per cent for intermediate rent—while Phase 3 and Phase 4 deliver a further 217 homes, all featuring brick façades to sit comfortably within their immediate context.

Client: LB Hackney | **Architect:** Karakusevic Carson Architects, Henley Halebrown
Landscape & Public Realm: muf architecture / art
Structural & Services Engineer: Peter Brett Associates



Kingsbridge

Address: Gascoigne Estate, Barking, IG11—LB Barking and Dagenham
Completion: January 2019

Part of the south eastern side of the Gascoigne East Regeneration masterplan by Allies and Morrison, Kingsbridge establishes the beginning of a three-storey frontage along King Edward's Road, creating a new east-west route. The development, driven by the introduction of three-storey rows of terraces separated by two new streets, stitches into the existing condition and the future masterplan area, providing terraces of homes which feature a rhythm of openings, material and colour to express the facing brickwork and match the local character and historic references.

Developer: BeFirst | **Architect:** Allies and Morrison
Structural Engineer: Price and Myers
Services Engineer: Henrad Plumbing & Heating Ltd, L. Harvey & Son Ltd (Preplanning XCO2 Energy Ltd)
Landscape Architect: Davies Landscape Architecture | **Contractor:** Jerram Falkus
Cost Consultant: Potter Raper Partnership



Maiden Lane

Address: Maiden Lane Estate, NW1—LB Camden
Completion: November 2017

The 273 new homes at Maiden Lane estate are sensitively designed to blend with the renowned existing 1970s estate designed by Benson & Forsyth, adopting a similar language with a simple structural grid applied to the façades. Over 45 per cent of new homes are for existing council residents or offered for affordable rent. While preserving the estate's character and social mix, the project, delivered through Camden's Community Investment Programme, has also helped fund refurbishments and improvements to existing homes across the estate and creates new business spaces.

Client: LB Camden | **Contractor:** Sisk | **Structural Engineer:** WSP
Planning Consultant: CBRE | **M&E Engineer:** BSD
Employer's Agent & Cost Consultant: McBains Cooper
Architect, Landscape, Sustainability & Daylighting: PRP



Maydew House and Bede Centre

Address: Abbeyfield Estate, Rotherhithe, SE16—LB Southwark
Completion: December 2021

The ambitious regeneration of Maydew House and the associated Bede Centre building is located on the Abbeyfield Estate on the southern edge of Southwark Park. Maydew House, a 26-storey 1960s brutalist tower block, commands extensive views over the park, the River Thames and The City of London beyond. The regeneration project will upgrade the existing 144 scissor form dual aspect flats to modern standards and add five floors to the tower to create 24 new apartments.

Client: LB Southwark | **Architect:** Haworth Tompkins
Landscape Architect: Farrer Huxley | **Structural Engineer & MEP:** Calfordseaden



Lollard Street

Address: Lollard Street, Lambeth, SE11—LB Lambeth

Completion: January 2019

Lollard Street is an innovative social housing scheme providing 89 affordable homes, a nursery and children's centre, communal gardens and public realm improvements.

Through a close working partnership between architect, developer and council, Lollard Street's 'off-site' delivery model has enabled the regeneration of an old council site and allowed for many more genuinely affordable homes to be built, all within one mile of the South Bank.

The delivery model, which focused on the available developer subsidy being 100 per cent allocated to construction costs, has also released sufficient funds to complete a new purpose-built school building and play space for the Ethelred Nursery and Children's Centre.

The project makes huge improvements to what was previously a problematic site, which primarily consisted of a car park structure which had created a negative social barrier, blocking access routes around the estate and to the underutilised community park.

Lollard Street has been carefully designed to work within an existing community by enriching the area as a whole. A newly created garden square and landscaped streets integrate seamlessly into this high-density scheme to increase permeability and accessibility, benefiting residents of Lollard Street as well as those from the surrounding estates.

The scheme comprises one 16-storey tower block, one seven-storey block, four four-storey blocks and 15 three-storey town houses. The buildings and interiors have been carefully arranged to enhance natural light and increase space, whilst offering outdoor space for every home in the form of balconies for the apartments and balconies and gardens for the townhouses.

Lollard Street can be seen as a template for how developers in London can create off-site affordable housing to satisfy planning agreements. In this case, Lollard Street supports Canary Wharf Group and Qatari Diar's development of Southbank Place. Rolling out this delivery model across London could facilitate many more genuinely affordable homes to be owned and managed by local authorities, in addition to a wider range of public benefits. In Lollard Street, the entire development team have created what Lambeth Council leader, Lib Peck describes as 'the new benchmark for affordable homes in the borough'.

Viewpoint:

'I have nothing but praise for Lambeth's Housing and Planning Departments. The added value to the local community that has resulted through regeneration at Lollard Street cannot be understated. By allowing an element of off-site delivery from Southbank Place the council has enabled significant regeneration to one of their estates which has included handing over the exemplar Ethelred Nursery which will impact local generations to come, not to mention delivering social rented houses with gardens within 600 metres of the Thames. Many thanks to Darling Associates for their considerable input into the project and we very much look forward to the next similar opportunity to make a real difference to the communities in which we work.'

Tim Hamilton-Miller, Director of Canary Wharf Communities, Canary Wharf Group PLC

Project team:

Client: Braeburn Estates (JV: Canary Wharf Group and Qatari Diar)

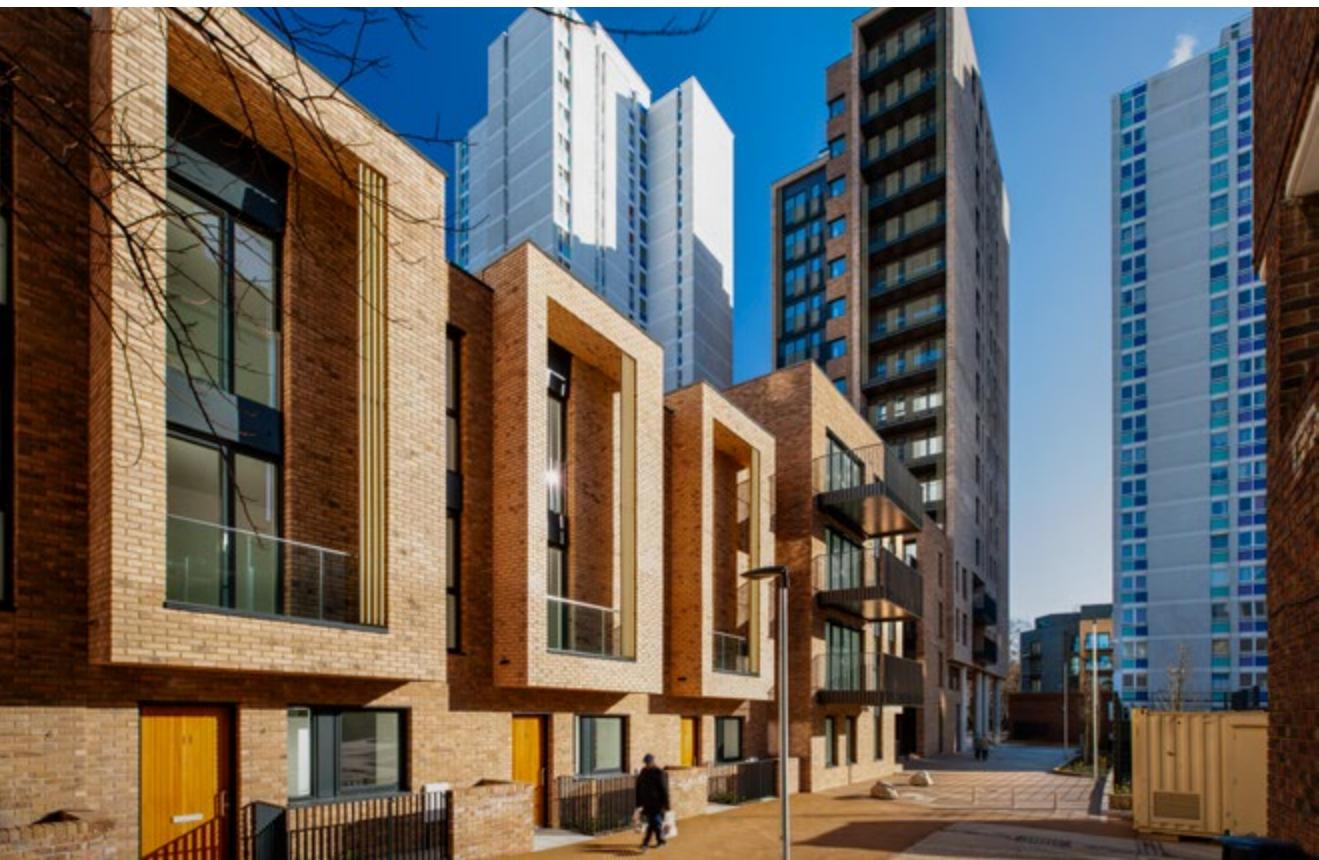
Architect: Darling Associates

Landscape Architect: Townshend

Services Engineer & Sustainability Consultant: AECOM

Structural Engineer: WSP

Transport & Highways Consultant: SDG



New Union Wharf

Address: Stewart Street, E15—LB Tower Hamlets
Completion: January 2022

This comprehensive regeneration of a 1970s estate on the Isle of Dogs replaces 189 social rent homes with 400 new dwellings for rent, shared ownership and private sale. The scheme comprises of a street-based design which makes the most of the special riverside location and the existing community's strong ties to the Isle of Dogs, informed by step-by-step consultation. The new layout of buildings clearly defines public and private open space and allows phased demolition and reconstruction so that residents can continue living at New Union Wharf with minimal disturbance.

Client: East Thames Limited | **Architect:** Jestico + Whiles
Structural Engineer: Conisbee | **M&E Engineer:** Baily-Garner
Environmental Consultant: Hyder Consulting | **Contractor:** Hill Partnerships
Planning Consultant: Leaside Planning
Landscape Architect: Macfarlane & Associates



NWCC Site

Address: Albert Road, NW6—LB Brent
Completion: December 2020

NWCC, part of Phase 4 of the South Kilburn regeneration, provides 264 new homes, with 44 per cent for social rent. Taking cues from London's Victorian mansion flats, the scheme sets homes around a network of landscaped streets and garden courts, helping to restore the lost urban grain. The vision picks up on historic civic minded examples, emphasising the experience of shared space; streets, entrances, circulation areas and gardens. The project offers tenure blind homes, almost all of which are dual aspect with views into shared courtyards and the street.

Client: LB Brent and South Kilburn Regeneration | **Architect:** Pollard Thomas Edwards
Planning Consultant: Lichfields | **Structural Engineer:** Price & Myers
Services Engineer: ESD | **Fire Engineer:** Affinity | **CDM:** Playle & Partners
Cost & Viability: Deloitte



Packington

Address: Packington Estate, N1—LB Islington
Completion: April 2019

This 1970s estate is being transformed into a network of new streets and squares fronting on to the Regent's Canal, visibly mending the frayed edges of the pre-existing street pattern. The neighbourhood contains around 800 new homes, alongside community and youth centres, shops and business units. Packington shows how comprehensive redevelopment of a post-war estate can be carried out by, with and for local people, while maintaining a maximum height of only six storeys, in keeping with the surroundings.

Client: Hyde Group and Rydon | **Architect:** Pollard Thomas Edwards
Contractor: Rydon | **Structural Engineer:** Ridge & Partners
M&E Consultant: Calfordseaden | **Planning:** Savills | **Landscape Architect:** Atkins



Pembury Circus

Address: Dalston Lane, E8—LB Hackney
Completion: September 2015

A people-focused design, intensifying density to enable social investment in the form of a new community centre, nursery and shops. The scheme offers 268 new homes—50 per cent affordable, including 25 homes for older residents. The layout of this scheme is driven by pedestrian desire lines, creating flowing edges to open spaces which residents feel comfortable to inhabit. Care has been taken to leverage the benefits of this mixed-tenure scheme for all residents to create a popular place for people of all ages and incomes.

Client: Bellway Homes (Thames Gateway) and Peabody
Architect: Fraser Brown MacKenna Architects | **Contractor:** Ardmore
Structure and MEP Services: MLM Consulting Engineers
Planning Consultant: Savills | **Landscape Architect:** Murdoch Wickham



Prowse Court and Lord Graham Mews

Address: Fore Street, N18—LB Enfield
Completion: July 2017

The redevelopment of Prowse Court and Lord Graham Mews provides a landmark building as part of a comprehensive investment programme, designed to kickstart the regeneration of LB Enfield. The scheme includes 118 new residential units of which 22 are houses. The design emphasises the importance of placemaking, responding to the town centre high street with a sculptural form that provides a dramatic contribution to the townscape. The provision of a rich mix of uses for the local community includes new commercial retail units, a primary care trust and community centre.

Client: LB Enfield and Countryside | **Architect:** Hawkins\Brown
Structural Engineer: Brand Leonards
Environmental Engineer & M&E: Mendick Waring
Sustainability Consultant: Bailey Garner

Redbrick Estate

Address: Old Street, EC1V—LB Islington
Completion: December 2019

Redbrick Estate weaves 55 new homes for social rent, substantial public realm upgrades and community facilities into an existing council estate. The removal of existing garages and retail space makes way for three new residential buildings, a larger community centre, shops, garden square and play spaces. The scheme responds to the existing estate's architecture, using a palette of red, brown and white brick, bronze metalwork and concrete. The organisation of buildings respects the existing estate whilst maximising the number of dual-aspect homes.

Client: LB Islington | **Architect:** Levitt Bernstein | **Structural Engineer:** Conisbee
M&E & Sustainability Engineer: Bailey Garner | **Planning Consultant:** HTA Design
Project Manager & Cost Consultant: Walker Management | **Contractor:** Osborne
Landscape Architect: Levitt Bernstein



Royal Road

Address: Royal Road, SE17—LB Southwark
Completion: December 2013

One of Southwark's 'Early Housing Sites', the project, funded in part by Homes England, comprises 96 affordable homes to rehouse residents from Elephant and Castle's Heygate Estate. Through a unique layout of four linked cruciform blocks without internal communal corridors, each apartment has its own front door and is detached from its neighbours. A shared garden with children's play area is the centrepiece, giving the development a sense of community, with detailed brickwork facades and reconstituted stone chosen for robustness and longevity.

Client: Affinity Sutton (now Clarion Housing) | **Architect:** Panter Hudspith Architects
Structural Engineer: Thomasons | **M&E Engineer:** Hulley & Kirkwood
Main Contractor: Higgins Construction



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Sherwood Close

Address: Sherwood Close, W13—LB Ealing
Completion: May 2019 (Phase 1), May 2021 (Phase 2), December 2022 (Phase 3)

Sherwood Close creates a neighbourhood of tree-lined avenues, communal courtyards, private gardens, play areas and private amenity spaces for residents. The regeneration initiative developed by Affinity Sutton, LB Ealing, existing residents as well as the West Ealing Neighbourhood Forum, is funded by the provision of an additional 166 private homes out of a total of 305 homes within the existing 1.44-hectare site. The new street layout aligns directly with the surrounding urban fabric to integrate directly into the local neighbourhood.

Client: Affinity Sutton (now Clarion Housing) | **Architect:** Feilden Clegg Bradley Studios
Landscape Architect: PLACE | **Structural Engineer:** Peter Brett Associates
Sustainability: Max Fordham | **Transport:** JMP Consulting | **Planning:** QUOD
Project Management: Arcadis | **Fire Consultant:** The Fire Surgery
Cost Consultant: EC Harris



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Shuttleworth Road

Address: Shuttleworth Road, SW11—LB Wandsworth
Completion: June 2020

This amendment of the approved planning permission for the scheme formerly known as Battersea High Street provides 100 per cent affordable housing. The new scheme of three to seven-storey blocks provides 71 residential units, car parking and an improved public realm with new permeable routes through the site. High quality brick detailing is expressed primarily along the lower maisonette portion of the building, reflecting the context of the scheme and materiality of neighbouring buildings.

Client: Tibbalds and CampbellReith | **Architect:** Feilden Clegg Bradley Studios
Landscape Architect: Camlins | **Structural Consultant:** CampbellReith
Project Manager: IKON | **Cost Consultant:** Mott MacDonald | **MEP Consultant:** TGA
Lead Consultant & Design Manager: Tibbalds Planning Consultants



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South Lambeth

Address: Dorset Road, SW8—LB Lambeth
Completion: January 2025

South Lambeth Estate, originally built in the 1960s, features the Corbusier-inspired Wimborne House rising over the rest of the four-storey estate. The new masterplan, which aims to provide a mixed tenure, mixed-use development, plus improvements to Wimborne House, delivers a more coherent estate layout with better connections to the surrounding area and more usable shared outdoor space. The scheme involves the development of 362 new and replacement homes, a mix of apartments, maisonettes and mews houses, plus a new community hub, retail and business space.

Client: Homes for Lambeth | **Lead Consultant:** JV Tibbalds and CampbellReith
Architect: Pollard Thomas Edwards | **Landscape Architect:** Camlins
Engagement, Planning & Urban Design Consultant: Tibbalds
Civil & Structural Engineer: CampbellReith
Energy & M&E: TGA Consulting | **Energy Performance Consultant:** Etude
Development Manager & Employer's Agent: CPC Project Services
Cost Consultant: Walker Management



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Spring at Stonebridge Park

Address: Hillside, NW10—LB Brent
Completion: December 2016

Spring at Stonebridge Park is part of a £225 million regeneration scheme, transforming a struggling housing estate into a vibrant and sustainable place. Comprising of 117 homes across a mixture of tenures, a new neighbourhood completes the frame to two open park spaces while creating a third at its centre, in direct response to community consultation. Dual-aspect dwellings, wrap-around balconies and 'through' mews terraces maximise daylight to the dwellings, with careful attention given to scale, massing, orientation and landscaping to create high-quality public and community spaces.

Client: The Hyde Group | **Architect:** Cullinan Studio
Landscape Architect: Turkington Martin | **Main Contractor:** Durkan
Quantity Surveyor: Baily Garner | **Services Engineer (pre-contract):** Max Fordham
Services Engineer (post-contract): Calford | **Structural Engineer:** SDP



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St Johns Hill (Phase 1)

Address: Danvers Avenue, SW11—LB Wandsworth
Completion: April 2016

Following extensive consultation with residents, Peabody began an ambitious regeneration project to increase the number of homes on the original 1930s estate. Phase 1 forms the heart of the scheme, consisting of 154 new homes completed in April 2016, with a further two phases set to deliver an additional 445 new homes alongside a community centre which overlooks a new public square. In Phase 3, the shops of St John's Hill will be extended into the site creating a pocket square opposite the entrance to Clapham Junction station, helping to connect the scheme to the wider place.

Client: Peabody | **Architect & Lead Consultant:** Hawkins\Brown
Planning Consultant: Indigo

Stonegrove Estate

Address: Edgware, HA8—LB Barnet
Completion: May 2018

The phased redevelopment of this 1960s council estate in Barnet creates 1,000 new mixed tenure homes, nearly doubling the original density. 520 homes for private sale funded the construction of 419 affordable homes, tenure-blind throughout the development. The masterplan, inspired by HafenCity in Hamburg, creates a series of character areas responding to and integrating with the different characters of the surrounding area to create variety in style, appearance and scale.

Client: Barratt London in association with Family Mosaic and LB Barnet
Masterplanner, Lead Architect & Landscape Architect: Sprunt
Civil & Structural Engineer: RLT | **Services Engineer and M&E:** Whitecode



The Bourne Estate

Address: Portpool Lane, E01N—LB Camden
Completion: October 2017

The regeneration of this Grade II Listed estate, under LB Camden's Community Investment Programme, provides 75 new homes in a range of tenures, together with a community hall and improved public realm. The site strategy tested through consultation involved the demolition of one block and relocation of a games area. The new blocks respond to the existing buildings to create a positive rhythm and hierarchy of spaces, creating vistas, clearly defining key routes and boundaries to promote natural surveillance of outdoor space, with multiple ground floor entrances providing activity at street level.

Client: LB Camden | **Architect:** Matthew Lloyd Architects
Contractor: Higgins Construction | **Planning Consultant:** Tibbalds
Landscape Architect: Dally Henderson
Structural Engineer (to Planning Stage): CampbellReith
Services Engineer (to Planning Stage): TGA Consulting
Quantity Surveyor: CPC Project Services



Trafalgar Place

Address: Rodney Road, SE17—LB Southwark
Completion: May 2015

This flagship project delivered as part of the regeneration of Elephant and Castle comprises 235 homes, 25 per cent of which are affordable, integrated within a vibrant landscape and mature trees. The project transforms the built environment whilst referencing the historic fabric of the neighbourhood with generous spaces, active ground floors and a new thoroughfare through the site to connect the previously disjointed neighbouring streets. The facade treatments offer a combination of eight brick types arranged in a graduating pattern to give each of the buildings a unique identity.

Client, Cost Consultant, CDM Coordinator, Main Contractor: Lendlease
Architect: dRMM | **Structural Engineer:** Robert Bird Group
Services Engineer: Wallace Whittle TÜV Süd | **Fire Engineer:** Buro Happold
Landscape Architect (Concept): Grant Associates
Landscape Architect (Delivery): Rande Siddley Associates
Planning Consultant: DP9 | **Facade Engineer:** Wintech
Acoustic Consultant: Sandy Brown Associates | **Specialist CLT Contractor:** Urban



Watkins House

Address: Woodlands Road, Harrow, HA1—LB Harrow
Completion: January 2021

The redevelopment of an existing outdated sheltered housing scheme of 43 units owned and managed by Harrow Council proposes a modern accessible scheme of extra-care rented units and shared ownership housing. A total of 78 homes are to be delivered and managed by Harrow Churches Housing Association in close collaboration with LB Harrow. The building will include a range of communal facilities and landscaped areas, designed to be contextual within the predominantly low-rise London suburban context, whilst also achieving a sense of place.

Client: Harrow Churches Housing Association | **Architect:** Tranter McManus Architects
Planning Consultant: Studio Aitken | **Employer's Agent:** PRP
Landscape Architect: Allen Pyke Associates



Woodberry Down

Address: Woodberry Down, N4—LB Hackney
Completion: December 2035

Woodberry Down is one of London's largest estate regeneration projects providing place-shaping, social and economic change on an inspiring scale, through the redevelopment of the original 64-acre post-war estate.

Its long term success can be attributed to the effective collaboration and flexibility between the four main delivery partners; Hackney Council, resident-led Woodberry Down Community Organisation (WDCO), Notting Hill Genesis and Berkeley Homes. The development of a Residents' Charter has been a fundamental way for the existing community to contribute to ensuring that regeneration proposals incorporate the community's voice.

Historical elements of the design have been honoured in the development of new homes. For example, residents felt very strongly that the new homes for social rent should be built to Parker Morris standards plus 10 per cent—larger than the current national space standards. Local residents throughout WDCO have also insisted that there should be at least 50 per cent of separate kitchens—as opposed to open plan—in new social housing, reflecting the wishes of a settled and often older generation.

Local residents also pushed for a single decant for residents, which has shaped the phasing of the regeneration, meaning that council tenants with a Secure Tenancy only move once from their old home into their new home on Woodberry Down.

In addition to the above, there have been some key design principles incorporated into the heart of the Woodberry Down Regeneration, giving pedestrians priority wherever possible, creating good quality cycle routes and making links into the wider area. A local centre provides residents with local services within a short walking distance. A set of lessons learned have been established, which are used to shape future development phases. A commitment to high standards of design and construction on issues such as tenure-blind design, private external amenity space and internal space standards.

When complete in 2035, Woodberry Down will have 5,584 new homes, 15 acres of public realm as well as an array of community, retail and commercial facilities.

Viewpoint:

'We have insisted all along that the local community is not just consulted about the new development but empowered with decision-making authority. All the partners in the development have signed up to this'

Geoff Bell, Chair, Woodberry Down Community Organisation

Project team:

Client: LB Hackney

Architect: Rolfe Judd, Fletcher Priest, Hawkins\Brown and SOM

Structural Engineer: MLM and Gravity



The Peel Project Mixed Use Redevelopment

Address: Peel Precinct, Brent, NW6—LB Brent
Completion: November 2023

The Peel scheme will create an inviting, active and safe place, comprised of five new buildings, including a landmark 16-storey tower. 226 apartments are innovatively layered with retail, healthcare, pharmacy and café to maximise the regeneration of the estate and create a sense of place. A new public space is proposed at the heart of the scheme, surrounded by homes provided in terraces with simple building lines, repeating bays, front doors and front and back gardens—a well tried, loved and recognisable street frontage and typology.

Client: LB Brent | **Architect:** Penoyre & Prasad | **Structural Engineer:** Price & Myers
M&E Engineer: XCO2 | **Public Realm & Landscape:** East
Planning Consultant: Turley Associates | **Project Manager:** LB Brent
Quantity Surveyor: Deloittes



Westbury

Address: Wandsworth Road, SW8—LB Lambeth
Completion: January 2025

The masterplan for the Westbury estate, designed in close consultation with local residents, proposes a new urban structure to the estate, relating carefully to the two retained towers and the adjacent Heathbrook Park. The plan introduces a legible network of routes and spaces with more usable green space and new buildings relating to the local architecture. The scheme will provide 334 new homes in total, with a minimum 153 new affordable homes; 38 for existing council tenants and 77 for people on the council's housing list.

Client: Homes for Lambeth | **Lead Consultant:** (JV) Tibbalds CampbellReith
Architect: Metropolitan Workshop and Maccreanor Lavington Architects
Engagement: MakeGood
Planning and Urban Design Consultant, Design Team Management: Tibbalds
Civils & Structural Engineer: CampbellReith | **Energy & M&E:** TGA Consulting
Energy Performance: Warm | **Landscape Architect:** Camlin
Development Manager & Employer's Agent: CPC Project Services
Cost Consultant: Walker Management



Westhorpe Gardens and Mills Grove Estate

Address: Hendon, NW4—LB Barnet

The regeneration of Westhorpe Gardens and Mills Grove Estate will provide new homes for existing residents and additional affordable units. The proposal seeks to retain existing trees and maintain the natural qualities of the site, with all buildings and pedestrian routes orientated to enhance views through the scheme. This strategy, the very first to undertake the Mayor of London's recent process for estate regeneration and achieve a successful resident ballot, features various public amenity spaces, with dwellings varying in type and size to meet the needs of the future community.



INFILL & SMALL SITES



Aikin Villas

Address: Barbauld Road, N16—LB Hackney
Completion: October 2018

Aikin Villas occupies a deep, narrow plot providing seven family houses. Comprised of five repeating terrace typologies and two end houses—on a site previously occupied by a three-storey building containing six flats. The brief required no distinction between the three houses for private sale and those for social rent (four in total) in either specification or appearance. Following the recent lifting of the housing borrowing caps, this project shows a successful example of a local authority delivering social housing since the 1980s.

Client: LB Hackney | **Architect:** Stephen Taylor Architects
Structural Engineer: Engineers HRW | **Services Engineer:** Robinson Associates
Contractor: Quadrillion Construction | **Employer's Agent:** Calfordseaden
Approved Building Inspector: NHBC Building Control



Barking 360

Address: Cambridge Road, Barking, IG11—LB Barking & Dagenham
Completion: May 2019

Transforming a long and narrow vacant site close to Barking station, this residential-led scheme provides 291 homes with community uses at ground level. The scheme creates a mix of tenures, with provisions made for shared ownership and affordable rent alongside private sale. The site had been through two separate designs which had failed prior to planning. The new design principles of Barking 360 provide a fresh perspective with five interlocking cylindrical forms that added both to the skyline and the street scene, unlocking the future of the site.

Client: Swan NU living and LB Barking & Dagenham | **Architect:** Studio Egret West
Delivery Architect: Stockwool | **Structural Engineer:** Heyne Tillett Steel
Building Services: Mendick Waring



Brickworks

Address: Crouch Hill, Holly Park, N4—LB Islington
Completion: January 2018

Replacing an unsightly car park with 23 social rented homes allocated on a 'local lettings' basis, Brickworks is the result of meetings with local residents, interested groups and the council, who agreed that housing for social rent and a large community centre would be built on the site. The community centre acts as a focus for the Holly Park estate—designed through a series of workshops with residents, eight community groups and users. By re-using the original car park's footprint, mature trees around the site have been preserved and are enjoyed by residents from their balconies and windows.

Client: LB Islington | **Architect:** Brady Mallalieu Architects
Employers Agent: Baily Garner | **Planning Consultant:** HTA
Structural Engineers: Consbee and CTI | **Energy & MEP Engineer:** Baily Garner
Acoustic Consultant: Spectrum | **Fire Consultant:** BWC Fire
Contractor: Higgins Construction



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Bunhill Row

Address: Bunhill Row, EC1Y—LB Islington
Completion: June 2018

Bunhill Row provides 65 new homes, including 17 much-needed affordable homes and two dedicated wheelchair maisonettes, in a prominent and historic central London location close to the City. The scheme is parking-free to encourage sustainable methods of transport and replaces a disused building of inappropriate scale and character for the context. All residents share the use of a large south-facing landscaped courtyard garden adjacent to the historic Bunhill Fields burial ground.

Client: Southern Housing Group and Hill Partnership | **Architect:** HTA
Structural Engineer: Price and Myers



Cambridge Hall

Address: Cambridge Avenue, NW6—LB Brent
Completion: October 2020

This project proposes a minimal insertion between two listed properties to provide three residential units for affordable housing with the aim to save a listed tin tabernacle on Historic England's Heritage at Risk register. A zinc-clad facade and roof offer a modern interpretation of the adjacent tin-clad church and identifies the scheme as a sensitive contemporary addition to the historic context. The new homes are set back from the road so as not to interrupt the view.

Client: Genesis Housing
Architect (concept & planning): Stephen Davy Peter Smith Architects
Structural Engineer: Consbee
Project Manager & Cost Consultant: Capita/Daniel Connal Partnership
Sustainability Consultant: Price & Myers | **Heritage Consultant:** Montague Evans



Church Grove Affordable Self Build

Address: Land at Church Grove, Ladywell, SE13—LB Lewisham
Completion: March 2020

An innovative approach to community-led housing, Church Grove is the largest affordable self-build scheme in London. The Rural Urban Synthesis Society is providing 33 permanently affordable homes in a mixture of sizes, partly self-built to reduce costs, but also provides training in construction for self-builders. The homes are sustainable, customised and are optimum use of a vacant, former school site that Lewisham Council have contributed to enable innovative affordable house-building.

Client: Rural Urban Synthesis Society | **Architect:** Architype
Strategic Advice and Group Facilitation: Jon Broome and JBA
Structural Engineer: Rodrigues Associates | **Landscape Architect:** Roundfield
Planning Consultant: Lichfields | **Transport Consultant:** WYG
Environmental and Services Engineer: Ritchie + Daffin
Flood Risk Advice: Price & Myers



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Camberwell Road

Address: Camberwell Road, SE5—LB Southwark

Completion: March 2019

This mixed-use development successfully completes the north-west corner of the historic Camberwell Green and regenerates two brownfield sites within the Camberwell Green Conservation Area. The project provides a mix of one, two and three-bedroom flats, a range of ownership models, including homes for affordable and social rent, shared ownership and private sale, as well as four-bed family townhouses.

Each site had its own challenges. The larger plot on Camberwell Road was severely constrained by access and noise and the plot facing Medlar Street had a 100-year-old working sewer pipe running along its length that needed to be retained.

The design provided a unified solution for these complex and distinct sites. While the two sites are individually designed, common elements create a sense of consistency. The surfaces, textures and colours respond to their immediate surroundings, while high quality bricks with reflective surfaces and large windows create a modern, light look.

The mass along Camberwell Road is fragmented with inset balconies and panels. A four storey darker brick base follows the pattern of the existing street with the upper three floors formed of a lighter brick tone. The town houses incorporate a second white brick to the terrace walls further reflecting light. Their innovative form, including courtyard gardens and upper floor terraces, delivers generous family sized accommodation.

Two typologies enable the structural solution to bridge the Victorian sewer beneath; a high quality, prefabricated lightweight metal frame now sits on a raft foundation to protect the pipe. This method of construction afforded an accelerated construction programme and a reduction in costs to the client.

The ground floors provide commercial units fronting Camberwell Road and revitalise the street scene, offering something back to the local community. Consultation with local residents and businesses ensured that the units can accommodate different scales of tenants.

Off street servicing below the first floor amenity space includes car parking and cycle storage. Noise is mitigated with high specification glazing. All homes have private outdoor amenity space through inset balconies, ground floor courtyard gardens or second floor terraces. Residents of the Camberwell Road block have access to first floor communal amenity space with another provided at fourth floor level.

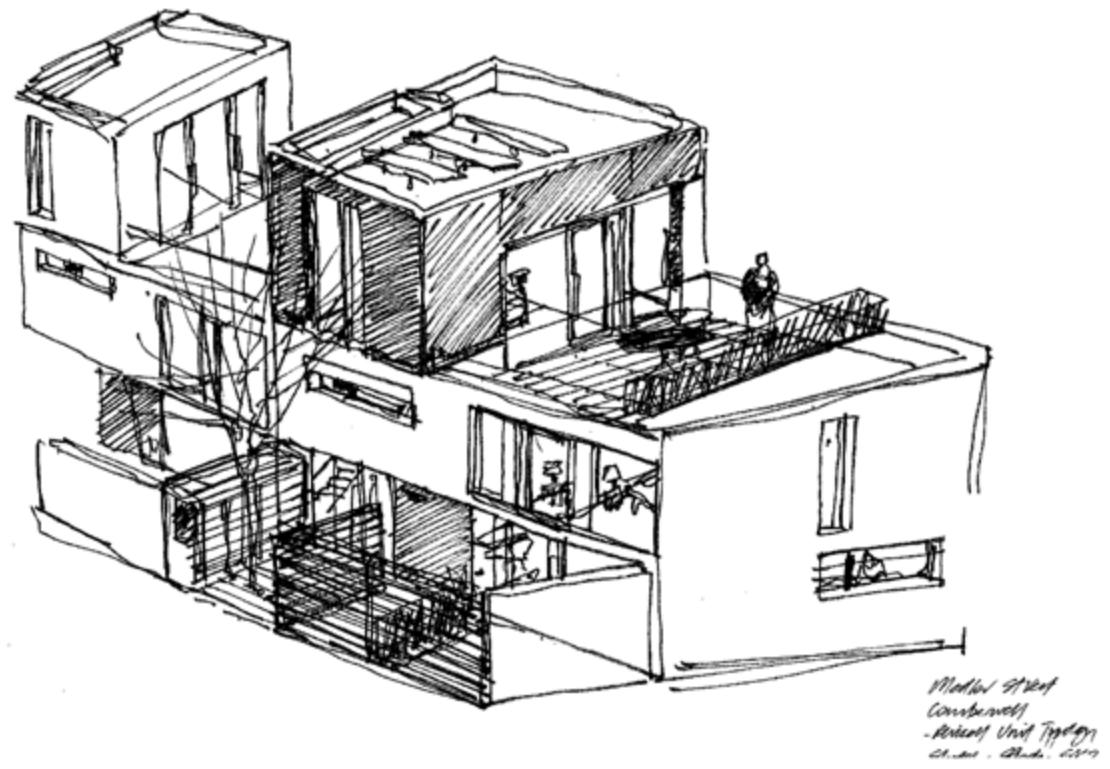
Viewpoint:

'Our Camberwell Road scheme has been several years in the making and we are delighted to see it reach completion on site. Our relationship with Peabody and the wider design and construction team is testament to the benefits of working collaboratively towards a shared vision of providing high quality housing for all.'

Stephen Cruse, Associate, Weston Williamson + Partners

Project team:

Client: Peabody and Durkan Ltd
Architect: Weston Williamson + Partners
Structural Engineer: Fairhurst
MEP Engineer: BSEC
Landscape Designer: LUC



Commercial Way

Address: Commercial Way, Peckham, SE15—LB Southwark

Completion: July 2020

Commercial Way is a flagship project within Southwark Council's New Homes programme. Weston Williamson + Partners worked with Southwark and North Peckham Estate residents to design 109 new homes and shared amenity spaces. The tenure-blind scheme provides 35 homes for shared ownership and 74 for council rent with 62 per cent two-beds and 22 per cent three-beds. Eight wheelchair adapted homes meet community demand.

The estate has undergone various regeneration phases, resulting in two remaining vacant sites, separating it from Commercial Way. The challenge was to create a real sense of place, repairing the broken edges and restoring the historic street pattern. To unlock the project's potential, the alignment of Cronin Street had to be changed as it divided the two sites. The new road is placed on the axis of the park opposite, with taller buildings arranged on either side to form a gateway into the estate.

The apartment blocks are set back from the pavement, providing new public space with trees along it.

Landscaped roads aims to reduce traffic speeds and promote shared use. The junction with Commercial Way is treated as a level surface with a relocated crossing connecting directly to the park's entrance.

Two original brick water towers are retained as landmark features, with new brickwork and metal cladding integrating them into the overall composition. The Central Venture Park informs the landscape strategy and public realm treatment along Commercial Way. Perimeter blocks address existing streets with active frontages, front doors, communal entrances, and private gardens. Courtyards provide amenity areas linked to existing communal spaces.

Public realm is defined and landscaped to improve Commercial Way. Communal gardens combine hard and soft landscaping with integrated play provision and planting. Private balconies are framed allowing good views and light while providing acoustic screening and solar control.

Solar panels are installed on the roof and an existing District Heating System upgraded to make the new homes affordable. Parking is limited to eight bays for wheelchair units, two car-club bays and a servicing bay for deliveries. All residents will be given car-club membership. Two secure cycle spaces are provided for every home with additional spaces for visitors. Refuse and cycle stores ensure active ground floor street frontages.

Viewpoint:

'It has been a pleasure to work with Southwark's New Homes team and local residents on the North Peckham Estate. Southwark set a high level of ambition for design quality on behalf of their residents but deliberately challenged us with quite an open brief, seeking only to maximise the value of the site for community benefit. We consider that the level of engagement from residents and internal stakeholders within the council has allowed us to realise a better scheme, allowing us to look beyond the site boundaries and informed by first-hand experiences of living in the local community.'

Euan Durston, Associate Partner, Weston Williamson + Partners

Project team:

Client: LB Southwark

Architect: Weston Williamson + Partners

Structural Engineer: Price & Myers

MEP: Vector Design

Landscape Architect: Exterior Architecture



Courtyard Housing

Address: Wood Lane, RM10—LB Barking & Dagenham
Completion: February 2016

Commissioned by the Council, this development provides new social housing for senior living, with the brief to create a sense of community for this growing demographic. The project includes one, two and three-bedroom, single-storey affordable homes. Phase 1 delivers 38 homes over two vacant brownfield sites while Phase 2 delivers 34 homes across four sites.

Each site was tight and irregular in form, so the homes had to be designed to be small in mass and dimensions for maximum adaptability and to make the most of available sunlight. The flexible L-shaped plan arranges accommodation around a small private courtyard and allows the configuration of each unit to be flipped and turned to take best advantage of sunlight and allow living spaces to face the communal landscaping. Large bay windows allow for abundant light and link to the outside.

The design of Courtyard Housing represents a radical shake-up of an established design typology derived from the traditional English almshouse. The pitched tiled roofs, brickwork and chimneys reference suburban housing, while its contemporary detailing gives it its unique identity. Side-by-side doors encourage neighbourly interactions. The generous landscaping throughout the estates provides a series of meeting spaces that encourages social community, leisure and reflection.

Contrasting hard external elevations and softer interiors suggest security, while dissolving physical boundaries encourage social interaction. The simple palette of traditional, high quality materials lends a familiar sense of permanence and longevity, while reducing residents' maintenance costs. Brick was chosen for its colour, texture, variation and relationship with the surrounding vernacular. Aluminium composite windows frame the building openings while concrete roof tiles express the roofs' geometry. The distinct chimney formations that characterise Phase 1 directly respond to public consultation feedback.

Carbon emissions were reduced through the choice of material, fabric efficiencies and on-site renewables. Energy demand was minimised through enhanced building envelope insulation, low-energy lighting and improved air tightness over building regulation requirements. Each home incorporates roof-mounted photovoltaics, which reduce running costs by 25 per cent.

All homes were designed to comply with Planning Policy Guidance, Lifetime Homes, Code for Sustainable Homes Level 4, inclusive design standards and Secured by Design.

Viewpoint:

'Derived from the rich heritage of the English almshouse and influenced by Jørn Utzon's Fredensborg Houses, Courtyard Housing successfully maximises land usage for the borough, giving council tenants a high quality of life and pride in their homes. The typology was specifically designed for senior living; it was important that the homes matched the expectations of London's growing—and discerning—over 60's demographic. However, the efficient spatial layouts and placemaking principles of Courtyard Housing can be embedded throughout different scales and typologies, adding value to all sizes of city additions by setting a framework that fosters a sense of community.'

Andrew Taylor, Founding Director, Patel Taylor

Project team:

Client: LB Barking & Dagenham, BeFirst
Architect & Landscape Architect: Patel Taylor
Structural Engineer: SDP Consulting Engineers, Price and Myers
M&E Engineer: Ingleton Wood, David Miles & Partners
Contractor: Lakehouse Contracts, Jerram Falkus



Croydon Smaller Sites Programme

Address: Various sites, Croydon, CR0—LB Croydon

Completion: December 2019

The smaller sites programme is a public housing scheme which delivers in excess of 1,000 high quality new homes on 50 sites previously considered unviable across LB Croydon. The scheme demonstrates that by thinking creatively about the design approach to small and infill sites and combining them into a single programme it is possible to create imaginative and viable schemes which have far reaching placemaking benefits. An unprecedented 45 schemes that deliver 50 per cent affordable housing and new community facilities have planning approval, with 30 of those on site or in contract. The first completed schemes are imminently due to finish with new residents able to move in from spring 2019. In this process, Croydon residents are prioritised.

The new homes are being developed by Brick by Brick, a small, independent development company, established by Croydon Council in 2016, which creates beautifully designed new homes and places where people genuinely want to live.

Working with Croydon Council, Brick by Brick strategised a dovetailed approach to engagement with their neighbours. In fact, due to the nature of the sites, new homes will be in very close proximity to existing homes. Listening carefully to local residents to ensure the programme enhances the places they live in is paramount. Following the initial engagement process, the schemes were adapted to address concerns including changes to landscaping, amendments to the scale and mass of buildings, overlooking and the locations of windows.

Moving towards offsite construction methods will minimise the impact on neighbours. In the first phase, panelised timber frame construction has been prioritised and has helped speed up construction times and wet trades on site. Moving forwards the plan is to work in a more sophisticated procurement model which works more closely with the construction industry.

Viewpoint:

'The smaller sites programme was an experiment in trying to do something transformative around affordable housing supply. As a client, we focussed on collaboration as a primary tool in getting the most out of our design team and releasing the true capacity of our sites. Working with a range of innovative architects, we developed a collective approach which allowed each practice to maintain design authorship over their schemes while also borrowing and learning from each other, with our in-house practice Common Ground Architecture acting as professional client. What we are left with is a set of carefully considered, deliverable schemes which we feel offer a genuine exemplar of sustainable suburban intensification. The new units now being delivered are available exclusively to local residents first, addressing local need and promoting strong communities'

Colm Lacey, Managing Director, Brick by Brick

Project team:

Client: Brick by Brick Croydon Limited

Planning Authority: LB Croydon

Architect: Common Ground Architecture, HTA Design LLP, Mae, Pitman Tozer Architects, Stitch, Mikhail Riches, Coffey, vPPR, MICA, Mary Duggan & Threefold

Planning Consultant: Carter Jonas

PM, Employers Agent: Cast, Faithful & Gould, Gleeds

Quantity Surveyor: Ian Sayer & Faithful & Gould

Building Control: LB Croydon

Structural Engineer: AKS Ward & Pell Frischman

MEP & Sustainability Engineer: DESCO & Sweco

Contractor: Neilcott, Quinn, Osborne London, Henrys, Buxton, Turner Works

Community Engagement: The Campaigns Company & Newman Francis



City West Homes

Address: Ordnance Mews, Randolph Avenue, Kilburn High Road, W4

City of Westminster

Completion: March 2018

Located on three small sites in St John's Wood and Maida Vale, where under-utilised garages once stood, this scheme comprises of 15 homes for social rent. Responding to the proximity of Victorian terraces and the rear gardens of Westminster-owned estate buildings, mews style streets have been created with sensitively designed houses and gardens. Homes have well-lit courtyard gardens facing onto landscaped mews style streets with high-quality hard and soft landscape.

Client: Westminster City Council | **Architect:** Metropolitan Workshop
Structure Engineer: Alan Baxter Associates | **Quantity Surveyor:** WYG
Planning Consultant: Maddox Associates



© Metropolitan Workshop

Community Land Trust

Address: Land adjacent to Brasted Close, SE26—LB Lewisham

Completion: June 2020

These 11 affordable homes for the CLT, on land contributed by Lewisham Council, are the result of a unique local competition in which residents and members of the community voted for Archio. The first purpose built CLT project in London, the scheme is 100 per cent affordable with each home sold at a price linked to local wages. One-bed homes cost £192,000 and two-beds cost £244,000, less than half the market price for homes in the same neighbourhood.

Client: Citizens of Lewisham | **Client:** Citizens of Lewisham, London CLT
Architect: Archio | **Approved Building Inspectors:** Butler & Young
Planning Consultant: CMA Planning | **Arboricultural Consultant:** Connick Tree Care
Quantity Surveyor and Project Manager: Ian Sayer & Co | **Services Engineer:** Ingine
Landscape Designer: KLA | **Structural Engineers and Civil Engineer:** Price & Myers
Transport Consultant: TPP | **Daylight Consultant:** Waterslade



Dover Court

Address: Dovercourt Estate, N1,—LB Islington

Completion: March 2019

Building 72 new mixed-tenure homes on underused garage and car parking spaces, this project includes family houses and apartments for older residents. 70 per cent of the homes are for social rent and 30 per cent have been allocated for market sale. Resident consultations enabled to identify improvements to the open spaces, pedestrian circulation and community facilities. This project is an example of how a local authority can act as a developer, delivering social housing and improvements to the public realm and community facilities.

Client: Homes for Islington | **Architect:** Pollard Thomas Edwards
Structural Engineer, Sustainability & M&E Consultant: Galfordseaden
Contractor: Lovell Partnerships | **Landscape Architect:** Farrer Huxley Associates

Dujardin Mews

Address: Dujardin Mews, EN3—LB Enfield

Completion: September 2017

Dujardin Mews is the first social housing to be built directly by Enfield Council in around 40 years. It forms the first phase of the Ponders End programme, providing replacement homes for the neighbouring Alma Estate, which consists of four 1960s towers. The new mews provides 38 homes with street-facing doors, which creates a sense of community and encourages activity and passive surveillance. New public spaces create a well-defined landscaped route through the scheme and areas for play and socialising.

Client: LB Enfield
Architect: Karakusevic Carson Architects, Maccreanor Lavington Architects
Landscape Architect: East



© Tim Crocker

Gospel Oak Housing

Address: Lamble Street and Barrington Close, Gospel Oak, NW5

LB Camden

Completion: March 2018

Commissioned under Camden's Community Investment Programme, this scheme provides two homes for private sale and three for social rent on small pockets of under-used land. Designed as a recognisable family of buildings, they reinforce, animate and stitch together the local streetscape. All sharing a palette of materials and details, each building is precisely tailored to its immediate individual context in its massing and layout. The project provides an example of how well designed new housing and improved the urban realm can be delivered by the local authority at no overall cost.

Client: LB Camden | **Architect & Lead Consultant:** Burd Howard Architects
Structural Engineer: Ellis & Moore | **Environmental Engineers:** Ingleton Wood
Quantity Surveyor: Moulton Taggart | **Contractor:** Boxmoor Construction Ltd



© Hélène Binet

Grace Path

Address: Grace Path, Sydenham, SE26—LB Lewisham

Five new family homes for social rent, provided for Lewisham Homes as part of the 'New Homes, Better Places' programme, will be built on a disused garage site overlooking the railway beyond Sydenham station. The three-bedroom 'courtyard' houses each have a private parking court with cycle storage, a family roof terrace and ground floor patio. Roof mounted solar panels generate on-site electricity. The site is well located for local amenities and is three minutes' walk from the station.

Client: Lewisham Homes | **Architect:** Weston Williamson + Partners



Greenwich Housing

Address: Various sites—RB Greenwich
Completion: September 2015

Providing much-needed homes for social rent for the elderly and people with disabilities, this project encompasses a series of 22 single-storey houses built across eight sites. Commissioned directly by the borough's local authority, the scheme marries public housing with high quality design standards. By making productive use of underused sites (previously used for garages) and creating more suitable, smaller homes for older people, the project also makes existing social housing available for larger households and families.

Client: RB Greenwich | **Architect:** Bell Phillips Architects
Structural Engineer: Richard Jackson | **Energy & Sustainability Consultant:** Create
Main Contractor: Newlyns | **Timber External Cladding:** John Watson Joinery



Hanbury Street and Sidney Street

Address: Hanbury Street and Sidney Street, E1—LB Tower Hamlets
Completion: March 2020

Providing a total of 12 new family homes, two of which are fully wheelchair accessible, the developments at Hanbury Street and Sidney Street consist of interventions on small constrained infill sites which were empty, derelict or generally misused. These schemes form part of the Mayor of Tower Hamlets' commitment to provide 1,000 new council homes within four years. As both sites are within the middle of existing estates, the projects have sensitively responded to the strong existing architectural styles with a new minimalist and subtle approach.

Architect & Landscape Architect: PRP | **Engineer:** SD Structures



Hathersage and Besant Court

Address: Hathersage and Besant Courts, Mildmay Ward, N1—LB Islington
Completion: August 2021

Rejuvenating two housing estates located in the Newington Green Conservation Area, this project will deliver 45 affordable homes for LB Islington, providing a combined total of 140 homes across three post war housing blocks. Developed in consultation with the local community, the project proposes seven new infill apartment blocks and public realm enhancements. Addressing antisocial behaviour, the estates share a landscape masterplan that improves the environment for residents, with the new buildings overlooking community spaces, providing natural surveillance.

Client: LB Islington | **Architect:** Studio Partington | **Structural Engineer:** Ellis and Moore
Landscape Architect & Planning Consultant: HTA
Services Engineer & BREEM Assessor: Inglen Wood
Project Manager: Bailey Garner



Kilburn Park

Address: Cambridge Avenue, NW6—LB Brent
Completion: December 2015

Completed in December 2015 as the first phase of the South Kilburn masterplan, this housing development reinstates the 'human scale' and urban form that characterised the area prior to post-war development—a traditional model of villas fronting the main road with mews houses to the rear—and restores a nineteenth-century route, Alpha Mews. This project replaces two isolated estates with new dwellings at the gateway to the historic quarter, delivering quality mixed-tenure housing. Of the 101 tenure blind homes, 61 are for market sale while 40 homes are for affordable and social rent.

Lead Architect: Lifschutz Davidson Sandilands | **Architect:** Alison Brooks Architects
Structural Engineer: WSP | **M&E Engineer:** Norman Disney & Young
Main Contractor: Willmott Dixon | **Transport Consultant:** Motion Transport Planning
Heritage Consultant: Heritage DPP
Landscape Architect: Churchman Landscape Architects



© James Brittain

Lime Wharf

Address: Lime Wharf, Branch Place, N1—LB Hackney
Completion: July 2014

Lime Wharf is a canal-side redevelopment of a former disused industrial building which falls within the Regent's Canal conservation area. Employment use has been reinstated within the solid ground floor podium. Above, three zinc-clad pavilions are separated by communal roof gardens. Arranging the buildings in this fashion ensures sunlight reaches the canal, promoting its ecosystem. All homes benefit from dual aspects—views of the canal or Shoreditch Park—and have access to a private balcony or roof terrace.

Client: Family Mosaic | **Architect:** Stephen Davy Peter Smith Architects
Planning Consultant: CMA | **Employers Agent:** HBW Partnership
Structural Engineer: Tully De'Ath | **Contractor:** Higgins Construction PLC
Landscape Architect: Outerspace



© Lyndon Douglas

Lock Keepers

Address: Gillender Street, Bromley-by-Bow, E3—LB Tower Hamlets
Completion: March 2016

Set within the Limehouse Cut Conservation Area on a site formerly the location of a Victorian warehouse destroyed in a 1965 explosion, this residential development comprises three buildings of one, two and three-bedroom flats, for a total of 109 homes, of which 35 per cent are affordable. The homes take inspiration from the wharf-like, industrial character of their east London context. The development also creates new public realm and access to the River Lea with improvements to the Limehouse Cut Canal Walk.

Client: Criterion Two LLP | **Architect:** Allies and Morrison
Heritage Consultant: Allies and Morrison Urban Practitioners
Structural Engineer: Adams Kara Taylor II
Flood Risk Assessment: Adams Kara Taylor II | **Services Engineer:** Good Design Practice
Fire Advisor: Fire Design Solutions | **Air Quality & Acoustic Consultant:** Hilson Moran
Landscape Architect: Townshend | **Planning Consultant:** Austin Mackie Associates
Traffic Consultant: Colin Buchanan and Partners
Quantity Surveyor: Gardiner + Theobald | **Affordable Housing:** HEDC
Access Consultant: David Bonnett | **Archaeology & Ecology:** Aecom
Daylight & Sunlight Consultant: Gordon Ingram Associates | **Site Survey:** Matrix
Ground Conditions: Environmental Management Solutions Ltd
Community Liaison: HardHat



© Nick Guttridge

Lennard Road

Address: Lennard Road, Croydon, CR0—LB Croydon

Completion: February 2017

Lennard Road is an innovative, bespoke and resident focused design for a long and narrow inner-city brownfield site. This infill project has delivered 26 high quality affordable homes in a tight urban location with a safe communal courtyard garden, for all residents, at its heart. Unlocking this type of difficult site presents an opportunity to help tackle the housing shortage.

The project was designed to maximise potential of a constrained site with limited street frontage. Unlocking this deep narrow site required a bespoke solution that centred on creating a 'secret garden'—a positive focus for the inner site and family homes which engage with it. Bespoke prefabricated pergolas frame every front door, providing a distinct space for every household, connecting homes to the garden. This intimate courtyard solution has delivered good quality homes and open space for families to interact, relax and play safely. This type of courtyard living encourages a cohesive and sustainable community for long term well-being. It promotes a neighbourliness, with small allotment spaces and courtyard, providing for interaction within a safe shared environment.

The simple enclosure and defensible space which surrounds each front door is inspired by the historic image of a London mews house, where the private occupation of the very small area in front of each plot enables a degree of ownership without the hard boundaries of walls, railings etc. The incorporation of a bespoke canopy and pergola was to encourage this intimacy and social interaction of a mews typology. We further enhanced this narrative with a shared courtyard garden.

Viewpoint:

'This high quality, mixed-tenure development delivers 100% affordable housing and great open spaces, providing family homes for rent alongside shared ownership apartments. The design complements the heritage and context of the local area, using London Stock Brick to create building texture softness and play, while remaining robust and low-maintenance. Features including a communal garden, solar PV systems and cycle storage aim to encourage an environmentally-friendly, active lifestyle. By regenerating an unused former NHS site, Lennard Road provides much needed affordable housing and has improved the local streetscape, all positive contributions to one of the most affordable London boroughs.'

Guin Dimock, Design and Quality Manager, Peabody

Project team:

Client: Peabody (formerly Family Mosiac)

Architect: Conran and Partners

Landscape Architect: Outerspace

Structural Engineer: Tully De'Ath

M&E Engineer: Calford Seaden

Planning Consultant: CMA

Project Manager, Cost Consultant, Daylight & Sunlight

Consultant, Energy Consultant, Transport & Travel

Plan Consultant, Contamination, Ground Investigation,

Construction Management Plan: Calford Seaden

Contractor: Purelake

Planning Consultant: CMA

Arboriculturalist: Broad Oak Tree Consultants



Manor Place Terrace

Address: Manor Place Terrace, SE17—LB Southwark

This residential-led, mixed-use living hub incorporates a Victorian terrace facade on a Southwark-owned site overlooking Pasley Park. Tenure-blind, 50 per cent affordable and 50 per cent private sale, the project is part of Southwark's 'Regeneration in Partnership' to build 1,500 homes by 2019 and 11,000 by 2043. The development includes 56 flats across five upper storeys and a re-animated ground floor with shopfronts including a new doctor's surgery, pharmacy, café and residential entrances. Public realm improvements include an expanded re-designed park entrance, wider pavements, traffic calming and pedestrian crossing.

Client: LB Southwark | **Architect:** Benedetti Architects
Structural Engineer: Heyne Tillet Steel | **Services Engineer:** SGA Engineers
Quantity Surveyor: Calford Seaden | **Visualisations:** © Benedetti Architects



Marklake Court

Address: Weston Street, SE1—LB Southwark
Completion: July 2018

Marklake Court is a new community-led development of 27 council rent homes on the Kipling Estate, near London Bridge. It was conceived, initiated and is owned by local residents, who formed the Leathermarket Community Benefit Society to develop new affordable homes in the area. Leathermarket CBS is supported by Bell Phillips Architects and igloo Community Builders to deliver the vision. This development demonstrates a unique model for the construction of new housing where the Local Authority empowers the community itself to deliver housing for social rent.

Client: Leathermarket CBS | **Development Manager:** igloo Community Builders
Architect: Bell Phillips Architects | **Contractor:** Buxton Building | **PM, EA, CDM:** RPS
QS: Measur | **Planning:** Tibbalds | **Engineer:** Engineers HRW | **M&E:** Hoare Lea
Landscape Architect: OOE



Meeting House Lane

Address: Meeting House Lane, SE15—LB Southwark
Completion: August 2020

One of the key objectives of Meeting House Lane is to provide good quality homes with appropriate levels of amenity and privacy within a busy urban environment. The new proposal provides 29 social rent dwellings, a community hall and public realm incorporating an extensive shared surface space with improved landscaping. The design approach produces a scheme that makes a dramatic improvement to the current underutilised space, originally occupied by a disused single-storey office and basement.

Client: LB Southwark | **Architect:** Haworth Tompkins | **Project Manager:** Baily Gardner
Structural Engineer: Conisbee | **Services Engineer:** Calfordseaden



Morpeth Road

Address: Victoria Park Estate, Morpeth Road, E9—LB Hackney
Completion: September 2020

The site is a curved strip of 74 garages backing onto the gardens of a Victorian terrace. The area fronts a school and attracts fly-tipping and anti-social behaviour. It provides an opportunity for a row of much-needed housing—an extension of the existing community. This proposal for 12 rented houses along a garden wall uses angular roofs to create identifiable homes. The brick wall stitches it into the context and the design includes open plan spaces, step-free access and private courtyards to reduce anti-social behaviour.

Client: Peabody | **Architect and Lead Consultant:** Mowat & Company
Planning Consultant: OMA Planning



Netley Campus and Everton Mews

Address: Stanhope Street, Graham Street, NW1—LB Camden
Completion: May 2015

This community education hub has replaced a collection of school buildings, creating 80 new homes. With no reliance on public funding, it has delivered a new community learning centre, foundation classrooms and primary pupil referral unit, while upgrading the Victorian school building and transforming the outdoor play areas. Everton Mews is an integral part of the Netley Campus project. 10 affordable family houses have replaced a car park and transformed an alley into a mews street and pocket park, retaining a row of plane trees.

Client: LB Camden | **Architect:** Levitt Bernstein
Structural Engineer: Peter Brett Associates

One Church Square

Address: Moreton Street, Pimlico, SW1V—City of Westminster
Completion: January 2014

This sustainable development for keyworkers, situated within a conservation area, achieves Level 4 of the Code for Sustainable Homes. 31 of the homes are for affordable rent, specifically for people who work in Westminster in businesses and organisations that form an important part of the London economy. The remaining eight are for market rental. This simple, contextual building uses traditional materials in-keeping with the local vernacular. It addresses its context through carefully positioned openings and set-backs referencing and paying deference to the adjacent listed buildings. The development builds a sense of community for residents and locals alike.

Client: Dolphin Living | **Architect:** PDP London
Structural Engineer: Clancy Consulting | **M&E:** KUT
Sustainability Engineer: Energist, CEN, Eight Associates
Contractor: Wates Living Space | **Planning Consultant:** Rolfe Judd
Cost Consultant: DBK



Melrose House and Keith House Infill Project

Address: Carlton Vale, NW6—City of Westminster
Completion: January 2020

Affordable housing in historic Westminster is in short supply, but by using innovative development to build homes on underutilised land, Westminster City Council is providing solutions. The council is planning over 200 new homes through its infills programme, making a significant contribution to its goal of achieving 1,850 new affordable homes in Westminster by 2023.

At Melrose House and Keith House, the council is currently turning 16 garages into six homes for social rent retained by the council. Neighbouring Victorian and post-war estate buildings and a close-by conservation area shaped the design of this project.

The council has worked closely with architects Metropolitan Workshop to design high quality, energy efficient living spaces in a unique setting. The site is a tricky back-section, hammerhead-shaped piece of land directly north of Paddington Recreation Ground, adjacent to existing homes and neighbouring a conservation area. It has required designs that prevent overlooking whilst providing good daylight penetration, incorporating appropriate height and massing in addition to new courtyards and roof terraces. By understanding and respecting the needs of the area in the design and engaging the community from an early stage, stakeholders were assured of the quality of the project.

In providing 200 new homes through the infill programme, Westminster City Council demonstrates that more housing for Londoners can be delivered quickly and on budget by working with architects and construction companies that are willing to be innovative and creative in their delivery of these homes.

The council has also been dedicated to providing the right homes for its neighbourhoods. Much needed family homes are in short supply in the borough, along with affordable housing and housing for social rent. The infills programme focuses on meeting demand for these types of homes, particularly those for families.

Viewpoint:

'Building infills is a fine balancing act between providing much needed affordable housing, and ensuring that in doing so, we are being respectful of the existing community and design heritage. There are so many different factors to consider—from architectural and design considerations, to how the construction is going to affect roads and neighbouring residences, through to understanding the asks of the local community. But with the right architects, construction, and community engagement prioritised, we are able to find solutions to problems and bring the community along with our vision of creating a city for all.'

Dermot Maloney, Senior Regeneration Manager,
Westminster City Council

Project team:

Lead: Westminster City Council

Architect: Metropolitan Workshop

Structural Engineer: Ingleton Wood

Contractor: Lowe Build

Employers Agent, Clerk of Works, and Party Wall Surveyor:

WYG

Contractors Architects: Penwarden Hale Architects



Parkhouse Street

Address: Parkhouse Street, Camberwell, SE5—LB Southwark
Completion: January 2021

The residential-led mixed use scheme replaces disused commercial and light industrial sheds, sited on the southern edge of Burgess Park. 34 per cent of homes provided are for social rent, 51 per cent are for London Living Rent and the remaining 15 per cent are for discounted market rent. Alongside the 102 affordable new homes for working Londoners, there will be amenity and children's play areas, as well as working and maker spaces for local businesses.

Client: Dolphin Living | **Architect:** Ryder Architecture
MEP and Fire Engineer: Elementa | **Consulting Structural Engineer:** Elliott Wood
Cost Consultant: Cast Consultancy | **Landscape Design:** Tyler Grange
Transport Consultant: Iceni | **Planning Consultant:** GL Hearn



Pedro Street

Address: Belper Court, E5—LB Hackney
Completion: January 2021

Pedro Street was developed in close consultation with the local community, providing 26 new homes to replace a redundant boiler house. It is one of the first sites as part of Hackney's social housing programme for 500 new homes on underutilised council land. The project comprises a single building, partly of three storeys and partly of eight storeys. All homes are affordable, a mix of social rent and shared ownership. Facades are brick with large timber-framed windows and balcony fronts are of corrugated concrete.

Client: LB Hackney | **Architect:** Ash Sakula Architects
Project Manager, QS, Employer's Agent: Potter Raper
Structural Engineer: Civic Engineers | **M&E:** Couch Perry Wilkes
Planning Consultant: CMA Planning



Pontoon Dock

Address: Thames Barrier Park, North Woolwich Road, E16—LB Newham
Completion: December 2019

This joint-venture, between Grainger plc, the London Pension Fund Authority, the Greater London Authority and Linkcity, serves to relieve pressure on London's housing market. The vision for the redevelopment of this redundant car park next to the DLR Station has been to raise the standards of private renting, deliver a mix of 236 homes for the Royal Docks, an area currently undergoing significant regeneration, and greatly improve pedestrian access to the popular Thames Barrier Park for the wider community.

Client, development manager: Linkcity | **Architect:** Assael Architecture
Landowner: GLA | **Contractor:** Bouygues UK | **Operator:** Grainger Plc
Planning Consultant: Montagu Evans | **Landscape:** Townshend | **Sustainability:** Encon Acoustic: Airo | **Wind and Microclimate:** RWDI | **Structures and Drainage:** Shockledge
Transport: Pell Frischmann | **MEP:** RED | **Means of Escape:** Fusion Fire



Queens Park Station Area

Address: Salisbury Road, NW6—LB Brent
Completion: March 2022

This site forms part of the wider South Kilburn Regeneration Programme and is an area of underutilised land adjacent to Queen's Park Station. The proposed development will provide 137 mixed tenure homes (private homes and affordable social rent), the re-provision of office space for TfL, commercial space, car parking spaces for residents and TfL employees, and high quality open space including a new public square. The project proposes significant alterations to the existing road network to consolidate the site for comprehensive redevelopment.

Client organisation: LB Brent | **Architect:** Maccreanor Lavington Limited Liability Partnership | **Partner:** Londonecastle
Transport Consultant: Alan Baxter & Associates | **Services Engineer:** Synergy
Structural Engineer: Alan Baxter & Associates | **Landscape Architect:** Studio Diekema
Noise and Vibration: Aecom | **Flood Risk and Ecology:** Middlemarch Environmental
Daylighting and Sunlight Assessment: GIA | **Air Pollution Assessment:** WSP
QS: Cyril Sweett | **CDM Co-ordinator:** Cyril Sweett



Quest House

Address: Cross Road, CR9—LB Croydon
Completion: September 2016

This redevelopment extends and over-clads a 1970s, six storey former office building. The existing building facade has been updated with limestone rainscreen cladding and the extension is clad in cream brickwork. The addition of structural oak framed balconies provide distinctive amenity spaces. The external escape staircase retains the original concrete cladding and has been enclosed with cast glass channels, making visual reference to the former offices. The building houses different tenures, served by two separated entrances at ground floor.

Client: Kingstreet Group, Family Mosaic | **Architect:** Stephen Davy Peter Smith Architects
Structural Engineer: Manhire Associates | **Contractor:** Durkan
Employer's Agent: Hunters | **Carpenter:** Oak & Woodland (Balcony Structure)



Shetland Garages

Address: Shetland Road, E3—Tower Hamlets
Completion: September 2020

Shetland Garages is a residential development by LB Tower Hamlets replacing 45 garages within the Shetland Estate. The four-storey development of 19 flats will house the most vulnerable in the borough. The scheme forms a new street edge and a courtyard to the rear. The two blocks are bisected by the communal circulation routes, with the southern block set back to accommodate plane trees enhancing public realm. The 'fabric first' approach increases thermal performance, reducing the likelihood of fuel poverty for future residents.

Client: LB Tower Hamlets | **Architect:** LTS Architects
Structural Engineer: Price & Myers | **M&E Engineer, QA:** Aecom
Landscape Architect: Staton Cohen



Regent's Park Estate

Address: Regent's Park Estate, NW1—LB Camden

The Regent's Park Estate scheme is a series of infill projects over eight plots, identified by LB Camden to rehouse locals being displaced by the path of High Speed 2. The primary aims of the project are to retain residents' sense of community and to provide high quality new homes in places that are sensitive to the surroundings. Given the current housing situation in London, it was essential to utilise space in the most considered and efficient way possible.

New homes, public gardens and the new community hall were designed by Mae, who were appointed by LB Camden after several resident consultation events. During consultations, architects reassured residents and nearby communities that careful consideration had been given to the designs and that the buildings would respond sensitively to surrounding contexts. Through continued dialogue it was also possible to identify areas in which residents felt their homes could be improved upon in order to create a lasting place that was comfortable to live in and which residents could call home.

Initial analysis of the immediate context revealed that there were two interesting building types in the surrounding area. To the north and east, LB Camden housing blocks display chequerboard elevations, concrete banding and terracotta coloured render. Peabody Estate buildings to the west of the site have stepped back upper floors punctuated with generous windows. Proposals for plots were developed in reference to the inherent urban grain of the original 1950s neighbourhood, with addition of new public squares and spaces framed by the new buildings.

The landscape improvements to the area create a generous public realm with wider pavements. Access improvements have been made from the existing residential block to create a tiered suite of communal gardens. Within the gardens, raised planters with comfortable seating edges create a shared public space for the neighbourhood.

With resident consultation and client engagement throughout the design process, the architects were able to adjust to the specific needs of the residents whilst refining the scheme to deliver cost effective, robust and sustainable schemes within a tight budget.

Viewpoint:

Working closely with residents from the outset was fundamental to this project. The feedback we gained from consultation sessions with residents gave us vital insight, allowing us to create a place that was an improvement to the buildings they were moving from, and a lasting place for future generations. This helped us meet a tight delivery timetable and achieve a high level of design quality and tenant satisfaction.

Alex Ely, Principal, Mae

Project team:

Client: LB Camden
Architect: Mae and Matthew Lloyd Architects
Planning Consultant: Tibbalds
Landscape Architect: East
Structural Engineer: Campbell Reith
M&E Engineer: TGA
Project Manager: Arcadis
Client Advisor: Ikon



Silchester Housing

Address: Silchester Estate, Shafleet Drive, W10—RB Kensington & Chelsea
Completion: February 2017

By working with the community, a disused part of the existing Silchester Estate has been thoughtfully regenerated into a mixed-tenure development of 112 new homes, new community spaces, shops and amenity spaces. The scheme had to sensitively knit into its context, integrate an existing 20-storey residential tower and improve poor existing public realm. The scheme delivers 75 per cent affordable homes, providing family homes for social rent, shared ownership and sale apartments. Silchester was built in two phases to allow the on-site community of residents, who wished to remain, to move directly into the new scheme.

Client: Peabody and RB Kensington and Chelsea | **Architect:** Haworth Tompkins
Structural Engineer: Conisbee | **Services Engineer:** Max Fordham and Designbrook
Contractor: MACE | **Cost Consultant:** Baily Garner



Silverdale Hall

Address: Silverdale, Sydenham, SE26—LB Lewisham

Silverdale Hall provides six new homes for social rent for Lewisham Homes as part of the 'New Homes, Better Places' programme, on the site of a disused community hall and derelict playground. Two family houses with gardens, two first floor flats with private terraces and two wheelchair-adapted ground floor flats with private parking provision are provided. The site is well-located for local amenities and is two minutes' walk from Sydenham station.

Client: Lewisham Homes | **Architect:** Weston Williamson + Partners



Sutherland Road

Address: Sutherland Road, Walthamstow, E17—LB Waltham Forest
Completion: December 2017

Sutherland Road provides 59 affordable homes, a communal garden and health centre. The challenge was to create a mixed-tenure community muscular enough to sit in a light industrial context of sheds and warehouses, but sensitive enough to work with the terraced houses behind—while dealing with associated proximity, light and overlooking issues. All homes are affordable and dual-aspect. A variety of external environments are provided, including formal lawns, a communal terrace and toddlers play area.

Client: East Thames Housing Group | **Architect:** Levitt Bernstein
Structural Engineer: Kirk Saunders | **Services Engineer:** Synergy
Contractor: Higgins Construction | **Landscape Architect:** Levitt Bernstein



Sutton Housing

Address: Various sites, Sutton—LB Sutton
Completion: November 2018

This new affordable housing on nine sites is part of a programme of new council housing across Sutton. Three of the sites; Richmond Green, Century House and Ludlow Lodge, have been granted detailed planning consent and commenced construction in December 2016. Century House has now been completed. The three initial developments will create 93 new houses and flats, providing affordable rent and shared ownership. Each development draws on the local context to make a specific and tailored response to each of the sites.

Client: LB Sutton | **Architect:** Bell Phillips Architects | **Contractor:** Kind & Co
Structure: Thomasons | **M&E:** Fowler Martin
Landscape Architect: Anna French Associates | **Employer's Agent:** Pellings



The Bloom Mixed Use Development

Address: Bloemfontein Road, White City, W12—LB Hammersmith & Fulham
Completion: March 2014

Following the demolition of a leisure centre previously on site, the local community created a list of what they wanted as a replacement. Close collaboration between the leadership of the NHS LIFT Company and the Local Authority enabled that everything was delivered. The Bloom overlooks Wormholt Park and comprises 170 one, two and three-bedroom shared ownership and market discount apartments above primary healthcare and social services facilities, retail and car-parking. The building also makes a gateway to the park.

Client: Fulcrum Infrastructure Management and Notting Hill Housing
Architect: Penoyre & Prasad | **Structural Engineer:** Price & Myers
M&E Engineer and Sustainability: TACE
Landscape Architects: Landscape Projects Limited
Planning Consultant: Urban Practitioners
Project Manager and Cost Consultant: Aecom | **Contractor:** Galliford Try
Acoustic Consultant: Pace Consult



The Levers

Address: Amelia Street, Walworth, SE17—LB Southwark
Completion: September 2018

This scheme is mixed use, with 55 dwellings above retail units. All dwellings are dual aspect and include balconies and terraces. Ground floor dwellings have front and rear gardens and direct aspect to the communal garden. The scheme mediates between large residential developments and lower buildings on Walworth Road. The massing is set back on the north east corner to respect the listed building to the north. The facade mimics the historic fabric of the road.

Client: Family Mosaic and Peabody | **Contractor:** Durkan
Architect: Alan Camp Architects | **Structural Engineer:** Tully DeAth
CGMS: Planning Consultant | **Landscape Architect:** Outer Space
Photographs of completed scheme: Simon Kennedy



The Atrium Building

Address: Hammersley Road, London E16—LB Newham

Completion: March 2017

East City Point is a new neighbourhood of 610 mixed-tenure homes in Canning Town, east London, masterplanned by Maccreanor Lavington. The Atrium Building, of 153 units, is the penultimate building on the site to be completed, and sits on the northern edge of the masterplan, immediately adjacent to a busy arterial route into the centre of London. This challenging context drove the initial design, which positioned the living space away from the road on the south side of the building, protected from noise and pollution by a huge, naturally ventilated, passively conditioned atrium. The Atrium Building is linear in form and aligned with the A13 on the northern boundary of the development. Dwellings are protected from traffic noise, pollution and weather by a dramatic north facing atrium.

The Atrium Building is situated immediately opposite a new primary school which forms the heart of ECP and provides thriving community facilities. The existing high street is a few minutes' walk away. Canning Town Station and shopping hub is ten minutes' walk away and a Cycle Super Highway runs alongside the building.

The Atrium is contemporary in character with a marked contrast between the masonry southern face, with its playful paisley patterned balconies and the northern face, with its sheer curtain walling, glass balustrade walkways, bridges and winter garden. The glazed atrium itself provides good visual connections internally and the central winter garden provides a memorable focal point. The building forms a landmark, helping to orientate people within and outside East City Point. The winter garden is provided for the shared use of the residents.

On the south side, Hammersley Road is a clearly defined public street bordered by privately owned front gardens defined by hedges and surface treatment. Each of the four stairways contains external secure storage for refuse and recycling, designed to minimise travel distances for residents and for collection. Entrances to the upper level flats and to the ground floor maisonettes are all situated on Hammersley Road.

Much of the public consultation was carried out during the early development. During the revised planning proposal development, our stakeholder engagement included liaison with the local community over the design of the Church Garden, assisting with facilitation of a public art project, and liaison with the primary school over the provision of temporary play areas and the re-provision of the school building.

Viewpoint:

'Our task was to unpick a series of complex technical challenges to make the Atrium Building work, in terms of its buildability and its long-term environmental performance. Residential development is often delivered with a standardised procurement approach, using tried-and-trusted subcontractors and a design delivery team. The unusual nature of the Atrium Building required a different approach. The success of a building of this type relies on a complex inter-relationship between the various disciplines involved so dividing the design into packages was not appropriate. A holistic approach with a collaborative team was needed to successfully deliver this building.'

Nick Hufton, Director and Architect, Shepheard Epstein Hunter

Project team:

Architect (final concept and delivery): Shepheard Epstein Hunter
Architect (initial concept): Maccreanor Lavington
Developer & Contractor: Countryside
Housing Association: Affinity Sutton
Structural Engineer: Brands Consulting
Services Engineer: AWA
Fire Consultant: Ramboll



Victoria Wharf

Address: St. Johns Terrace, Ladbroke Grove, W10
City of Westminster
Completion: December 2017

Designed by Child Graddon Lewis, Victoria Wharf is a 100 per cent affordable housing scheme comprising 22 homes within a highly dense development.

Affordable housing is usually associated with inexpensive building methods, but CGL proposed materials that saw costs spent wisely on areas with the greatest visual impact, making Victoria Wharf stand out from the 'usual' affordable housing product. Victoria Wharf contributes towards the City of Westminster's drive to build more affordable homes, specifically addressing the severe shortage of single person accommodation. The development's new residents come from all walks of life including policemen, nurses, teachers and local office workers. It is a testament of the success of the scheme that all apartments were chosen by prospective tenants within two weeks of completion. The main reason cited was the design.

The site was redundant for over 20 years, and with limited access due to the canal, bridge and cul-de-sac bounding the site, the design and construction faced considerable challenges. The external design draws from the site's urban context and history, colour and varied townscape mix of Victorian industrial and canal barges. The elevations also respond to three very different frontages—a busy road, canal and quiet cul-de-sac.

The design strategy involves two buildings with space between for the gas main; a taller five storey and lower two and three-storey building linked by a green, glazed brick screen wall onto Ladbroke Grove, providing security and a noise buffer to the courtyard. The taller structure, designed as a bold colourful frontal, creates a distinctive addition to long views from the surrounding area. A vibrant, layered approach to the materials—perforated, sliding aluminium screens, glazed coloured bricks to inset balconies, green pattern brickwork—creates subtle and tactile patterns that add interest to the street scene and canal frontage.

Despite the lack of available space, a range of external amenity spaces have been created—private balconies alongside communal spaces for neighbours to meet including a courtyard and roof terrace overlooking the canal, with a small gym.

Viewpoint:

'Victoria Wharf demonstrates how a heavily constrained site in a sought-after part of London can be turned into a fully-affordable development worthy of modern living, with Westminster Council & GLA funding. The design exceeded expectations, providing much-needed affordable homes and a building that reflects and respects its surroundings, proving very popular with residents. CGL re-imagined a canal-side location with bright barge colours and a diamond motif. Added features include an outdoor gym & Nest; giving tenants remote access to control heating, lighting etc. The overall impression strongly ties Victoria Wharf to the local area, giving it a truly distinctive character.'

Steve Moore, Chief Executive, Westminster Community Homes

Project team:

Client:

Westminster Community Homes and Westminster City Council

Architect:

Child Graddon Lewis

Contractor:

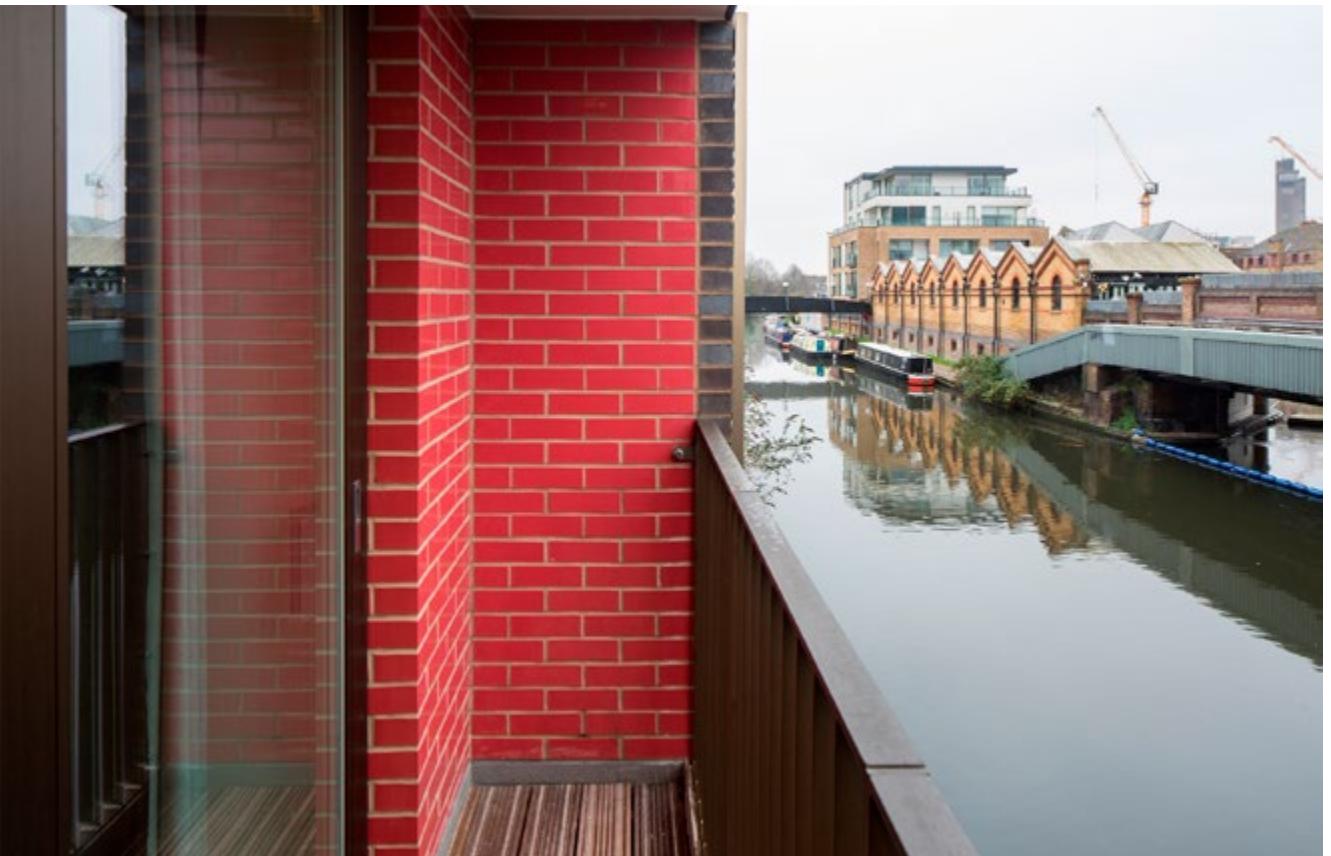
Quinn Ltd.

M&E and Sustainability Engineer:

Beveridge Associates

Project Manager and Cost Consultant:

Philip Pank Partnership



White Lion House, Centre Point

Address: St Giles High Street, WC2H—LB Camden

Completion: November 2017

White Lion House is the first completed part of the ongoing redevelopment of the Grade II listed Centre Point site. Located at the threshold of a new public square, the building provides a range of residential units, from one-bed flats to four-bed family homes.

The building is ultra-infill (without taking anything away) providing 13 interlocking flats of six different types around a single efficient core. Emulating typologies similar to those found in Tokyo, it offers high-density within the context of a distinctly London problem, set between the austere but radical spire of the Church and the taut modernist concrete of Centre Point Tower. Extensive consultation and options testing shaped the scale and form of the new building, resulting in a highly efficient single-core with interlocking units which respect the context and helped win support from the local public and heritage officers.

The triangular form of the building is produced by the historic street layout. The building negotiates a number of civic functions, acting as a gateway to the new St Giles Square and defining a new public space to the south between its civic facade and St-Giles-in-the-Fields opposite. The appearance of the building from this space is tall and narrow, concealing its density and establishing a dialogue with the nearby tower and spire. A tall glazed facade rising 8m from the ground level establishes a civic scale to the public realm.

Split level apartments offer double-height glazed views towards the church, and acoustically isolated frameless glazing provides remarkable vistas over the new public realm on this highly urban site. Deep reveals in precast concrete provide protection to the south facing glazing and external rooms articulate the prominent south-facing open corner. As well as articulating a presence at the entrance to the new square, the ground-level retail space raises residential outdoor amenity spaces above the public realm and provides the retail space with a full height view of the Palladian church spire opposite.

Viewpoint:

'We've described White Lion House as 'ultra-infill' housing, unique in London, as we feel that it shows that social and affordable rent homes can be built on the most complex urban sites. The homes are raised above the bustling public realm at St Giles over a retail unit with a three-storey glazed shopfront, in turn built over underground lines and a live substation. During the design process, the housing need was carefully balanced with the diverse historic protected setting; our design makes subtle references to the context of the exuberant tower and historic spire, built and finished in expressive concrete, providing spatially rich, low-energy homes.'

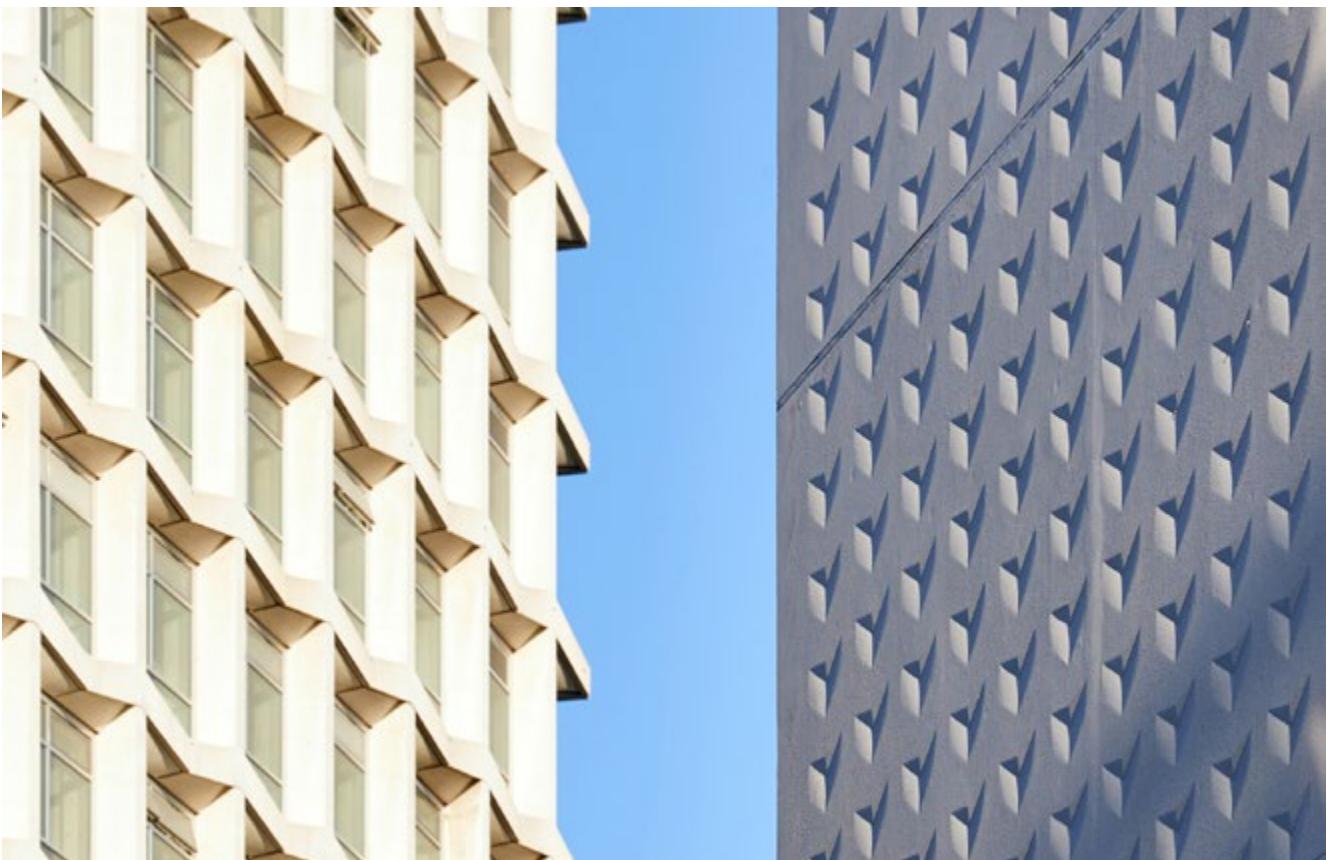
James Kirk, Architect, MICA Architects

Project team:

Client: Almacantar
Architect: MICA
Project Manager and Quantity Surveyor: WT Partnership
Structural Engineer: Pell Frischmann
Mechanical & Electrical Services, Fire Engineering,
Environmental Consultant: Sweco
Structural Engineer, Facades: Eckersley O'Callaghan
CDM Consultant: Lend Lease Consulting
Contractor: Multiplex
Lighting: Speirs + Major
Transport Consultant: Steer Davies Gleave
Acoustic Consultant: Sandy Brown
Planning Consultant: Gerald Eve
Pattern Designer: Eley Kishimoto



© Andy Stagg



© Andy Stagg

Toplocks

Address: Glade Lane, Southall, UB2—LB Ealing
Completion: November 2019

The Toplocks site was bought to deliver a 100 per cent social housing scheme that supports Catalyst's regeneration of the neighbouring Havelock estate. Working with architects Conran and Partners, Catalyst developed plans to deliver 26 family homes in a mix of terraced houses and a flats/maisonettes block. Alongside the new homes, the scheme protects and enhances the area's biodiversity and green space. It includes new landscaping, green roofs, a central play area and an orchard in nearby Glade Lane Canalside Park.

Client: Catalyst | **Architect:** Conran and Partners
Planning Consultant: Barton Willmore | **Landscape Architect:** Ireland Albrecht
Structural Engineer: Price & Myers | **Environmental Consultant:** BBS Environmental
Transport, Noise & Flood risk: Consultant Peter Brett Associates
Daylight & Sunlight Consultant: Schroders Begg



Tower Hamlets Housing

Address: Three sites across E2—LB Tower Hamlets
Completion: July 2020

Tower Hamlets Housing will provide new housing on three sites, providing 77 affordable homes. The programme seeks to reduce the borough's Housing Register, relieve overcrowding and improve the quality of accommodation and lives of tenants. The developments include one building adjacent to the Regents Canal and a new building within Lubetkin's Dorset Estate. The wedge-shaped building proposed for Dorset Estate has been designed with a chequerboard of chamfered glass-reinforced concrete screens that echoes the arrangement of brick panels on surrounding buildings.

Client: LB Tower Hamlets | **Architect:** Bell Phillips Architects
Structures: Morgan Tucker and Conisbee | **Energy Sustainability:** XOO2
Main Contractor: Bouygues UK | **M&E:** CPW



Umpire View

Address: Umpire View, HA1—LB Harrow
Completion: December 2017

This scheme for 24 flats was developed in consultation with local home owners, Scouts and a nursery. The development contributes a new streetscape that is sympathetic to the area's Edwardian houses, whilst providing simple and robust mixed tenure homes that are distinguished by their use of contemporary brickwork, tile detailing and contextual coloured doors and windows. Overall, the project strives to raise a conventional suburban outline scheme into a quietly unique place set along a strongly articulated new streetscape.

Client: Notting Hill Housing | **Architect:** Sarah Wigglesworth Architects
Civil & Structural Engineer: Walker Associates | **Code Assessor:** Abdales
Contractor: Bugler Group | **Project Manager:** BPM Project Management
Planning Consultant: GL Hearn



© Tim Smyth

Waxwell Lane

Address: Waxwell Lane, Pinner, HA5—LB Harrow
Completion: December 2020

Waxwell Lane is a new mews street development in the historic village of Pinner. Designed by Gort Scott Architects, the project comprises of 20 houses and a green mews. The site sits within and adjacent to the Waxwell Lane Conservation Area, part of the Archaeological Priority Area of Medieval Pinner—noted for its historic high streets and quirky backland yards. The design carefully responds to this historic character as the modest massing sits comfortably within the scale of its surroundings.

Client: LB Harrow | **Architect:** Gort Scott | **Structural Engineer:** HRW Services Engineer: Skelly & Couch | **Landscape Architect:** JCLA
Transport Consultant: Caneparo Associates



MASTERPLANS



Beam Park

Address: Rainham, Essex, RM13—LB Barking & Dagenham, LB
Havering
Completion: December 2030

Redeveloping a derelict site left empty for 15 years, this GLA-owned land located on the former Ford assembly site in Rainham stretches across the two boroughs of Barking and Dagenham and Havering. With 3,000 homes over 29 hectares, this was the second largest planning application in England to receive approval in 2018.

The homes and supporting amenities of Beam Park are arranged within a series of architectural typologies across varied landscaped settings. Low density family homes sit alongside higher density housing; 50 per cent of the 3,000 homes are affordable. The neighbourhood also includes the new Beam Park rail station, civic square, a primary school for each of the two boroughs, nursery, retail spaces, multi-faith centre, medical centre and leisure facilities. Open space forms 77 per cent of the masterplan, 40 per cent of which is publicly accessible.

Beam Park's generous amounts of green space was driven by site constraints, environmental responsibility and placemaking principles. Parkland lines the site boundaries, with a linear park adjacent to the high street to the north, with a more informal and organic landscape to the south. These diverse green spaces encourage outdoor activity, promote wellbeing by connecting people to nature, and provide opportunities to bring people together through leisure, play and relaxation.

The range of residential building typologies include contemporary, low-density terraces of family homes, villas and interlocking cubic apartment blocks, alongside 11-storey warehouse buildings and an eight-16 storey development at Station Square. Building design was informed by London's quintessential character and the site's industrial heritage. For example, warehouse buildings reference the vertical rigour of the Ford factory buildings that once occupied the site, while the scale and massing of the terraces, complete with decorative cornices, were influenced by London's Georgian vernacular. Modest landmark buildings occupy strategic corners to angle movement towards the new rail station and Station Square, while brick and precast concrete banding tie together the buildings, framing the square, lending a civic presence to one of Beam Park's key gateways.

Viewpoint:

'How do you shape a place where none has existed before? If we examine London's existing grain, the character of many London neighbourhoods is defined by a common language of streets, squares, buildings, markers, materials and active street frontages. Spaces, uses and buildings come together to create public realm settings; this interplay of settings form a rich and varied townscape. At Beam Park, we designed a series of distinct brick-and-mortar architectural typologies along typical London streets that respond to varied landscape settings, ultimately creating a townscape that reflects the rhythm and diversity of East London.'

Andrew Taylor, Founding Director, Patel Taylor

Project team:

Client: Countryside Properties and L&Q

Masterplan Designer, Architect, Landscape Architect:

Patel Taylor

Planning Consultant: Lucid Planning

Structural and Civil Engineer: Brand Consulting

Station Architect: JSA Architecture

M&E: Mendick Waring

EIA and Transport: Peter Brett Associates

Sustainability: AECOM



Blackhorse Yard

Address: Blackhorse Lane, E17—LB Waltham Forest

Completion: 2024

Blackhorse Yard is a 100 per cent affordable scheme in Waltham Forest, developed by a collaboration between Catalyst and Swan Housing Association with C.F. Møller as leading architect. The scheme will be built on the site of the former Webbs Industrial Estate and includes 359 affordable homes for shared ownership, a creative hub for artisans and artists' studios, a new green pedestrian link between Blackhorse Lane and Sutherland Road, and nearly 3,000sqm of new commercial space in the heart of the Blackhorse Lane area.

In one of his first actions as Mayor of London, Sadiq Khan instructed the GLA to buy the former Webbs Industrial Estate with the intention of finding a development partner to build more genuinely affordable homes for Londoners. Previous prospective developers of the site had an outline planning consent with a percentage of affordable homes as low as three per cent. Partnership working and an innovative approach has enabled the scheme to deliver 100 per cent affordable homes for the borough, as well as creative space in support of Waltham Forest—London's first borough of culture.

Resident engagement remained at the heart of the project. Two consultation events and the plans presented online saw over 800 people engage with the project, informing the overall plans for the scheme.

Both Swan and Catalyst will be the long-term stewards of the development, with Swan entering into a Property and Estate Management Agreement with Catalyst to undertake or procure the management, maintenance and repair of the development. This will ensure that the required infrastructure remains in optimal working condition throughout its expected lifetime. In order to monitor resident satisfaction with all services provided, both Swan and Catalyst will undertake annual surveys on all residents to obtain feedback on the services that have been provided. This will provide Swan and Catalyst with an indication as to whether the development is being managed, maintained and repaired to the agreed standards.

As both development partners are housing associations, all profit made from the scheme will be re-invested into delivering more genuinely affordable homes.

Viewpoint:

'Blackhorse Yard is an excellent example of like-minded organisations and proactive local government working together to deliver affordable housing for Londoners. The GLA, Catalyst and Swan are excited to create this new neighbourhood, that will not only deliver new affordable housing but also build new workspace for the local creative industry, and excellent public realm for the whole community to enjoy.'

Adunni Adams, Head of Delivery, Catalyst

Project team:

Client: Catalyst and Swan Housing Association

Architect: C.F. Møller

Structural Engineer: HTS Heyne Tillet Steel

Planning Consultant: Savills



Branch Place, Colville Estate

Address: Colville Street, N1—LB Hackney
Completion: February 2019

Creating a sustainable mixed-use development of 209 mixed-tenure homes—54 per cent social rent, 16 per cent intermediate, 30 per cent market sale—Colville Estate forms the second phase of the wider Colville Estate Masterplan and delivers a family of three buildings with new public routes and associated landscaping which reconnects the estate back into the wider neighbourhood. The scheme has been driven by active and ongoing engagement with the Colville Estate Tenants and Residents Association (CETRA) and the wider community, enabled by innovative financial model of cross-subsidy; placing two tall buildings for private sale on a small portion of the site forming the third phase of the masterplan.

Client: LB Hackney | **Architect:** Karakusevic Carson Architects
Landscape & Public realm: muf architecture/art (pre tender) and Periscope (post tender)
Main Contractor: Higgins



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Cane Hill Park

Address: Cane Hill, Coulsdon, CR5—LB Croydon
Completion: February 2021

Exploring how a new residential neighbourhood can integrate with its context to support the local economy, this study takes a previously developed green belt site into the public domain, celebrating its mature landscape and framing the few remaining fragments of the sites' rich heritage. It is a study in how large-scale developments of two to three-storey homes can relate to surrounding homes and historic forms while integrating the variety of modern life. The proposal navigated an extensive stakeholder group including local community groups, Croydon Council and the GLA.

Client: Barratt South Counties and Ward Homes
Urban Design, Landscape Architect and Architect: HTA
Project Management: R&M Management | **Planning Consultant:** Quod
Highways: Mayer Brown



© PRP

Chobham Manor (Phase 1)

Address: Chobham Manor, Queen Elizabeth Olympic Park, Stratford, E20 LB Newham
Completion: November 2018

At the masterplan's heart, 'The Green' provides a place for local residents to play, sit and relax in richly landscaped space that encourages biodiversity. The masterplan is a contemporary take on the traditional London street with housing typologies along these routes that are designed to suit current and future lifestyles. This spirit is captured in the Multi Generation House, a new housing typology developed by PRP, which is an integral part of the suite of family housing typologies developed specifically for Chobham Manor.

Client, Developer and Contractor: Chobham Manor LLP (Taylor Wimpey + L&Q)
Architect: PRP | **Joint masterplanners:** PRP, Make, muf architecture/art
Sustainability Consultant: PRP | **Structural Engineer:** Stephen Wilson Partnership
M&E Consultant: Kainzene | **Planning Consultant:** Quod
Project Manager and Cost Consultant: Taylor Wimpey
Landowner: London Legacy Development Corporation (LLDC)



© PRP

Dortheavej Residence

Address: Dortheavej 2, Copenhagen, 2400—Bispebjerg, Denmark
Completion: November 2017

This building offers 66 new homes to low-income citizens fulfilling the 'Homes for All' mission for Danish non-profit affordable housing association, Lejerbo, in Copenhagen. Built with modular construction methods and using high quality timber, it features unprecedented 3.5m ceilings, generous floor to ceiling windows and outdoor terraces, realised on a strict budget. Located in the multicultural northwest area of Copenhagen, the five-story building winds through the neighbourhood characterised by industrial buildings from the 1930s–50s. The clever staggering of the construction method contributed to achieve free gains for the residents including high ceilings, large covered balconies and community courtyards, an approach that could be replicated in London.

Client: Lejerbo | **Architect:** BIG - Bjarke Ingels Group | **Structural Engineer:** MOE
M&E Engineer: MOE



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East Wick and Sweetwater

Address: Olarnico Lane, Queen Elizabeth Olympic Park, E20—LB Hackney
Completion: September 2027

East Wick and Sweetwater are two new residential neighbourhoods on Queen Elizabeth Olympic Park. East Wick will consist of up to 870 homes with a mix of housing types, framing the edge of Queen Elizabeth Olympic Park. Sweetwater will feature a mix of up to 650 homes between the Lee Navigation canal and London Stadium. Under the S106 agreement, a full programme of community interventions has been agreed, as well as a commitment to meet London's post-Olympic legacy with respect to local employment from the Olympic Boroughs and establishing construction apprenticeships to benefit local people.

Client: London Legacy Development Corporation
Architect: Studio Egret West, A-Studio, Piercy & Co, Alison Brooks Architects, Sheppard Robson, Shed KM | **Landscape Architect:** Fabrik
Planning Consultant: Quod



Great Eastern Quays Phase 2

Address: Great Eastern Quays, E16—LB Newham
Completion: October 2020

This site, immediately south of the Gallions 3B in Newham, will see the delivery of 468 homes, of which 32 per cent affordable, and 2,400 sqm of non-residential uses as part of the second phase of the Great Eastern Quays development. The design addresses the constraints posed by the close proximity to London City Airport and the River Thames waterfront. The courtyard buildings define a series of sheltered communal gardens that create more intimate, shared space for residents, offering doorstep play spaces and growing spaces for residents.

Client: Notting Hill Genesis | **Architect:** Feilden Clegg Bradley Studios
Landscape Architect: Allen Pyke Associates | **Fire Consultant:** The Fire Surgery
Cost Consultant: Arcadis | **M & E Consultant:** Calfordseaden
Engineering Consultant: Conisbee | **Planning Consultant:** DP9
Environmental Consultant: Entran | **Contractor:** Galliford Try Partnerships
Highways Consultant: Systra | **PLA:** Port of London Authority
RoDMA: Royal Docks Management Authority | **EA:** Environment Agency



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Chobham Manor Masterplan

Address: Chobham Manor, Queen Elizabeth Olympic Park, Stratford, E20—LB Newham
Completion: December 2021

The first neighbourhood delivered as part of the Olympic Legacy, Chobham Manor is developed around three shared greens that incorporate houses and apartments set within tree-lined avenues and intimate streets. Overall the development will provide 859 new homes, with 75 per cent designed for families.

Priority has been given to maximising the number of family units, especially the number of traditional freehold family houses with gardens. Proximity, easy access and overlooking help generate a safer community and the feeling that the open spaces 'belong' to all the residents in an inclusive and equitable way. The area will also be home to a new nursery, community centre and shops to serve local residents. By creating a 'playbourhood', where the public realm is transformed into a playable landscape, each green forms the heart of the new community and is embraced by new homes and streets.

By designing specifically for families, Chobham Manor provides an innovative response to family living within the city. The majority of the homes provided have three-bedrooms or more, including the highly commended multi-generation house. Based around a shared courtyard, this offers extended families space to grow and the opportunity to be more rooted in the community.

Chobham Manor is proactively managed as part of the wider Queen Elizabeth Olympic Park estate by its freeholder London Legacy Development Corporation (LLDC) and the developer and head lessor Chobham Manor LLP. This involves a cohesive set of estate policies covering the park management which feeds down to each tenure to create a sense of community, protect design integrity, safety standards and ensure proactive maintenance.

Chobham Manor is part of a wider regeneration strategy for Queen Elizabeth Olympic Park and this part of east London led by the London Legacy Development Corporation. It is one of five proposed new neighbourhoods that are being developed following the investment of the 2012 Games. This forms part of the Legacy Communities Scheme outline planning permission (consented in 2012) for 5800 homes and associated schools, health centres and shops. The first phase of Chobham Manor encompassing 259 homes was completed in 2015 and the project is due to complete in 2021.

Viewpoint:

'Chobham Manor is London's first legacy housing development post London 2012 and celebrates the opportunity of the Games to meet the needs of local and new communities. The development embeds the LLDC's policies of high quality design, inclusive design, sustainability, socio-economics, community engagement and equality and engagement.'

'The success of the project is testament to a collaboration between the landowner, LLDC and the developer, CMLLP (Taylor Wimpey and L&Q) and we are delighted that 367 homes are already complete.'

'With the luxury of having a further 5000 homes to deliver across the LLDC area, we are now starting to evaluate the lessons learnt as well as the clear success of Chobham and feed these into our new projects many of which are at masterplan stage. We are excited about this next stage of design and delivery and how this can ultimately provide lessons on public housing for London as a city.'

**Esther Everett, Design Principal,
London Legacy Development Corporation**

Project team:

Client: London Legacy Development Corporation and Chobham Manor LLP (Taylor Wimpey + L&Q)

Architect: PRP, Nord, Make, AHMM, Haworth Tompkins and Karakusevic Carson Architects

Landscape Architect: muf architecture/art and PRP

Planning Consultant: Quod



High Path

Address: Wimbledon, SW19—LB Merton
Completion: September 2034

The High Path Estate masterplan focusses on the comprehensive regeneration of an aging 1950s estate adjacent to South Wimbledon underground station in Merton. This ambitious vision for change will transform High Path into a sustainable, inclusive, diverse neighbourhood, fully integrated with its surroundings, and designed to last for successive generations.

Built between the 1950s and 1980s, the existing High Path estate comprises 608 homes in a mixture of tower blocks, maisonettes, flats and terraced housing, all of which are dislocated from the surrounding neighbourhood.

PRP's vision is to create a new, truly sustainable and integrated neighbourhood that retains and rehouses the existing community whilst almost trebling current housing density. The masterplan was developed on the back of extensive community and stakeholder engagement, including local residents, neighbouring communities, local businesses and LB Merton.

This new vision for High Path reconnects the estate with its surroundings by reinstating clear through-routes and a traditional street layout. Historic street patterns, previously severed by the poor street layouts and housing interventions, will be reconnected. This will open up new public realm, commercial and retail offerings to the whole neighbourhood, as well as improving linkages to existing routes such as the Wandle Trail and the national cycle routes into central London.

Clarion's commitment to keeping the existing community intact can be seen throughout PRP's masterplan, including the designing of all early homes to meet the specific needs (family size, mobility, health requirements) of current High Path residents and a phasing plan allowing residents to move into their new home in a single move, without the need for temporary rehousing.

Clarion are working with PRP to design a construction programme and neighbourhood with Circular Economy principles embedded in as many aspects of High Path's regeneration and future operation as possible. Many of High Path's new trees are already being grown on a nearby Merton park, ready to be brought to site at a later date. And PRP are working with energy specialist Fairheat to design class leading low carbon energy solutions.

Viewpoint:

'High Path has several residential typologies that were designed and built at different times and as such do not relate to each other. This contributes to a lack of character and a sense of place. PRP has designed a sustainable neighbourhood in consultation with stakeholders and residents. The process ensured that the new neighbourhood designs are integrated with the surrounding context and provides a sense of identity for the future and current residents. Our fair and transparent Resident's Offer is designed to keep the existing community together and design quality is paramount in the creation of new homes.'

Paul Quinn, Director, Clarion Housing Group

Project team:

Client: Clarion Housing Group
Project Manager: MACE
Planning Consultant: Savills



Lampton Road

Address: Lampton Road, TW3—LB Hounslow
Completion: March 2019

This new neighbourhood in west London replaces Hounslow's Civic Centre with 919 new homes, of which 50 per cent are affordable housing. The project offers a relatively low-rise (up to eight storeys) yet high-density model that reinterprets a large number of London's housing types such as mews houses, terraced houses, maisonettes, mansion blocks and apartment buildings. The first phase is about to be finished and will be entirely social rent and shared ownership.

Developer: Notting Hill Genesis | **Contractor:** Bouygues UK
Architect: Allies and Morrison | **Structural Engineer:** RSK | **Services Engineer:** AECOM
Landscape Architect: Allen Pyke Associates | **Cost Consultant:** Gardiner & Theobald
Planning Consultant: Deloitte



Marian Court

Address: Link Street, E9—LB Hackney
Completion: December 2022

Conceived as a piece of the city rather than an estate, this project will create 160 new homes, a community centre and workspace for small businesses alongside improved public spaces and new walking and cycle routes. The scheme comprises five blocks, ranging three to 12-storeys in height, arranged around two central courtyards and a street running east-west between Link Street and Ponsford Street. The flat interiors are double aspect with tall ceilings and adaptable room plans that allow for a variety of different living styles.

Client: LB Hackney | **Main Consultant, Architect:** Adam Khan Architects
Public Realm, Collaborating Architect: muf architecture/art
Consultation Specialist: Daisy Froud | **Consultant:** Rob Bevan
M&E, Fire, Structural Engineer: MLM | **Graphic Design:** Objectif
Lighting Design: Michael Grubb Studio | **Planning Consultant:** Tibbalds
Daylight/Sunlight Consultant: Point2Surveyors | **SuDS:** Robert Bray Associates
Transport Consultant: Project Centre



New Avenue

Address: Avenue Road, Southgate N14—LB Enfield
Completion: May 2023

Making the most of the site's natural topography and constraints, this project creates nearly three times the number of homes, re-providing the same number of affordable homes for the existing community and regenerating a run-down, low quality estate. Traditional streets and a sequence of green spaces connect the new homes to the local neighbourhood. The existing community was very engaged in the design process and contributed their ideas and comments through a series of events over several months including workshops, visits to schemes and specialist events for the Turkish community.

Client: Countryside Properties | **Architect and Landscape Architect:** HTA
Structural Engineer: Colin Toms & Partners | **M&E:** AWA



Portobello Square Masterplan

Address: Portobello Road, Ladbroke Grove, W10
RB Kensington & Chelsea
Completion: August 2017

Wornington Green estate had long faced inherent problems brought about by its design and construction. Working with residents, the project team spent six years developing a vision for the neighbourhood that ensured that every existing tenant could be rehoused in high-quality new homes. The first phase of the regeneration delivered 324 new homes, 174 for social rent and 150 for private sale. All but three of the rented homes were let to residents of the existing estate, with the remaining three specially built for wheelchair users.

Client: Catalyst | **Architect and Sustainability:** PRP Architects
Construction Contractors: Ardmore | **Project Manager & Cost Consultant:** EC Harris
Planning Consultant: CB Richard Ellis
Structural, Civil and Traffic Engineering: Campbell Reith
Landscape Architect: Chris Blandford Associates
Energy Strategy & M&E: Rolton Group
Residential and Commercial Agent: Knight Frank
Waste Management: Gordon Mackie Associates
Movement Analysis: Space Syntax



Portobello Square (Phase 1)

Address: Portobello Road, Ladbroke Grove, W10
RB Kensington & Chelsea
Completion: January 2015

The masterplan for the Wornington Green Estate will see up to 1,000 new homes built with no loss of social housing. The completed first phase has begun to transform the aging 1960s estate into an inclusive, tenure-blind community. Relocating a public park increased the values of overlooking properties, creating the cross-subsidy required to rehouse every resident. By undertaking thorough contextual studies, PRP has repaired the urban fabric to promote community cohesion, reconnecting historic street positions that were severed when the estate was built.

Client: Catalyst | **Landowner, Landlord:** Kensington Housing Trust
Sustainability: PRP | **Project Manager & Cost Consultant:** EC Harris
Planning Consultant: CB Richard Ellis
Structural, Civil & Traffic Engineering: Campbell Reith
Landscape Architect: Chris Blandford Associates
Energy Strategy & M&E: Rolton Group | **Residential & Commercial Agent:** Knight Frank
Waste Management: Gordon Mackie Associates | **Movement Analysis:** Space Syntax



Ravensbury

Address: Ravensbury Grove, Mitcham, CR4—LB Merton
Completion: June 2025

Located on the banks of the River Wandle, between two parks, this masterplan reconnects Ravensbury to this parkland and promotes an active lifestyle for its residents living in retained homes or rehoused in new healthier homes. Whilst the density is nearly doubled, the village-like character is enhanced. Building on six years of engagement with residents, the range of 200 new homes addresses overcrowding issues for families, provides spacious apartments for downsizers, and creates wheelchair-friendly homes for the local community. Plans to regenerate Ravensbury form part of the £1bn Merton Regeneration Project, that includes proposals for around 2,800 new homes on three neighbourhoods in Merton.

Client: Clarion Housing Group | **Architect:** HTA | **Structural Engineer:** Tully DeAth



Southmere

Address: Harrow Manorway, SE2—LB Bexley
Completion: January 2022

Southmere forms part of the GLA's £47.5m Housing Zone investment for Thamesmead, which will deliver up to 20,000 new homes alongside new jobs and community facilities. The project is the first phase of the South Thamesmead Masterplan and includes a new civic square, 525 homes, and community and commercial uses. A sequence of new public spaces leads towards a much larger civic square adjacent to the iconic Southmere Lake. Situated centrally it acts as a social hub whilst also further emphasising the neighbourhood's relationship with the lake.

Client: Peabody | **Architect:** Proctor and Matthews Architects & Mecanoo Architecten
Design Team Leader: Proctor and Matthews Architects
Landscape Architect: Turkington Martin
Planning Consultant, Sustainability Consultant, Inclusive Access, Residential Consultant, Environmental Consultant: CBRE
Structural Engineer, Transport & Civil Engineer: Peter Brett Associates
M&E Engineer: Max Fordham | **Non-residential Consultant:** Savills
Project Manager: Silver | **Contractor:** Durkan



Stratford Waterfront Residential

Address: Carpenters Road, E15—LB Newham
Completion: December 2028

Creating a new neighbourhood of approximately 600 homes, this regeneration project will be part of the emerging cultural and education district known as East Bank. Submitted for planning in November 2018, it is the next stage in the delivery of the Olympic legacy with UAL's London College of Fashion, Sadler's Wells, the Victoria and Albert Museum and the BBC as neighbours. The scheme creates a residential community within the context of an intensely public space, defined by four cultural and education institutions. The scheme will achieve high sustainability and energy standards, balancing this with daylight, sunlight and overheating requirements which are key in high density schemes.

Client: London Legacy Development Corporation
Masterplan Architect: Allies and Morrison | **Co-Architect:** O'Donnell + Tuomey
Landscape Architect: LDA Design | **Engineer:** BuroHappold
Project Management, Cost Consultant: Gardiner & Theobald
Stakeholder Engagement: Allies and Morrison Urban Practitioners



The Britannia Project

Address: Land north of Shoreditch Park, N1—LB Hackney
Completion: January 2021

This masterplan aims to deliver new housing and new schools to meet the needs of the borough's expanding population and to continue to provide public leisure facilities for Hackney residents. The project is proposing to redevelop the existing Britannia Leisure Centre site to create 481 new homes, of which 81 are affordable, a new secondary school for 900 local students plus a 200 student sixth form, and to re-provide a leisure centre with new and improved facilities. The masterplan aspires to create a cohesive family of buildings, each one with its own identity, but together forming a coherent and harmonious addition to the existing neighbourhood.

Client: LB Hackney | **Masterplanner, Architect:** Feilden Clegg Bradley Studios
Architect of Leisure Centre: FaulknerBrown | **CDRM Services:** CDM Advisor
Civil, Structural, MEP, Sustainability and Fire Engineers: BuroHappold Engineering
Landscape Architect: Churchman Landscape Architects
Acoustic Consultant: Max Fordham | **Waste & Transport Consultant:** WSP
Planning Consultant: Tibbalds | **Trium: EIA Coordinator | Quantity Surveyor:** Arcadis
Quantity Surveyor: Core 5 | **Pre-Construction Advice:** Blue Sky Building
Facade Engineer: Wintech | **Development Advisor:** JLL



Tower Court

Address: Clapton Common, E5—LB Hackney
Completion: December 2021

Tower Court sits amongst a busy, culturally diverse neighbourhood, home to Europe's largest Haredi community. This scheme, owned by London Borough of Hackney will provide 132 high-quality, modern homes for social rent, shared ownership and sale. Rigorous site analysis and deep community engagement led to a design that has grown from place and people. This tenure blind scheme creates foundations for a mixed, integrated community. Buildings flex around existing mature trees and open out onto Clapton Common.

Client: LB Hackney | **Main Consultant, Lead Architect:** Adam Khan Architects
Collaborating Architect: muf architecture/art, Cathy Hawley, Tom Stebbing, Bernd Schmitz
Landscape Architect: muf architecture/art, J&L Gibbons
Engagement Consultant: Daisy Froud | **Planning and Heritage Consultant:** Tibbalds
Structural Engineer: Ellis + Moore | **Services & Sustainability Engineer:** MLM
Fire Engineer: Exova | **Transport Consultant:** Project Centre
Access Consultant: Withernay Projects | **Arboricultural Consultant:** Crown Consultants
Ecology Consultant: Greengage
Employer's Agent, Cost Consultant: Potter Raper Partnership
Contractor: Countryside



Upper and Lower Fosters Estate

Address: New Brent Street, Hendon, NW4—LB Barnet
Completion: January 2022

Upper and Lower Fosters is a 1960s housing estate built to a relatively low density despite its proximity to high street and public transport facilities. The project is based on a high level of community involvement at all stages of the process, defining what will be built, where, and for whom. The purpose of this masterplan is to explore the site's capacity to accommodate additional housing whilst retaining all existing homes and deliver a new extra care facility and public realm improvements to create a better place.

Developer: LB Barnet | **Development Management:** Regional Enterprise (JV with LBB)
Architect: Allies and Morrison | **Community Engagement:** AMUP and Re
Landscape Architect: Allen Pyke Associates
Planning Consultant, Viability Consultant, Daylight Consultant: GL Hearn
Cost Consultant: Johnson Associates | **Transport Consultant:** Motion
Principal Designer, Arboricultural Consultant, Fire Engineer, Ecology Consultant, Geotechnical Consultant: Capita
Civil and Structural Engineer: Capita and Bradbrook Consulting
Building Services Engineer (MEP), Energy and Sustainability: Hoare Lea
Acoustic Consultant: Re | **Archaeology Consultant:** Mola



Waltham Forest Town Hall Campus

Address: Forest Road, E17—LB Waltham Forest
Completion: 2022

The Waltham Forest Town Hall Campus development aims to create a new neighbourhood in the unique historic setting of the site that is a welcoming place for all communities and leaves a positive legacy for future generations. The transformative plan will provide over 300 new homes and flexible workspace for the borough, public sector partners and small businesses, renovating the Grade II listed Town and Assembly Halls and creating high quality public realm to support a creative events programme as part of the Borough of Culture Legacy.

Client: LB Waltham Forest
Client Advisor & Programme Direction: Inner Circle Consulting
Project Manager, Construction Logistics: Turner & Townsend
Residential Architect: Maccreanor Lavington Architects
Civic Architect: Gort Scott Architects | **Planning Consultant:** Line Planning
Structural Engineer: Mason Navarro Pledge
Mechanical & Electrical Engineer: Harley Haddow
Masterplan Consultant, Landscape Consultant, Transport Consultant, Sustainability Consultant, CDM/Principal Designer: Wood plc
Acoustic Consultant, Fire Consultant: Cundall | **Quantity Surveyor:** Aecom
Viability Consultant: GVA



Winstanley and York Road Estate Regeneration

Address: York Road, Winstanley Road and Inville Road, SW11
LB Wandsworth
Completion: March 2036

This new masterplan for Winstanley Estate will deliver new housing and a new urban park to transform an existing housing estate into a new residential community located a short distance from Clapham Junction Station. The Winstanley and York Road masterplan will deliver new mansion blocks overlooking the new park, tree lined streets, high rise residential buildings with views to the Thames and a range of commercial, leisure and community spaces.

This regeneration scheme will deliver a sizeable number of affordable homes within the 2,550 homes proposed. Significantly, the masterplan ensures that 484 existing families who wish to stay on the estate will be rehoused within the masterplan as part of a complex phasing programme integral to the scheme development. The overall masterplan delivers a sustainable mix of housing tenures and housing sizes ranging from one bedroom studios through to six bedroom apartments. Buildings are designed to be tenure blind offering affordable rent, social rent, shared equity, shared ownership, private rent and private sale accommodation to create a mixed and sustainable community. The masterplan includes a new Park and a leisure facility that forms part of the estate redevelopment; this will offer a gym, swimming pools, sports halls, café, creche and a library that will replace the existing York Gardens facility providing a significant cultural and community resource for the area.

Heavily focused around the new park, the building design takes inspiration from the surrounding context, reinterpreting the mansion blocks of Battersea to deliver a medium-rise brick-built building typology that will encompass the park. The council's commitment in rehousing residents is also evident in the detailed design of the first buildings to be delivered with existing requirements being taken into account such as providing new homes with kitchens in separate rooms from living spaces. In addition to the mixed tenure mansion blocks, taller residential towers up to 32-storeys are proposed on York Road with commercial space provided at ground floor level to create a more urban street frontage.

Viewpoint:

'My role in the Masterplan design has seen me working closely with our JV partners and the assembled architecture and landscape team to ensure that the regeneration of this estate will be of the highest quality in terms of new homes, landscape and architectural design. The collaborative process of working with the design team led by HTA has produced an exceptional masterplan comprising mansion blocks and taller buildings with landscaped spaces that will provide amenity for Wandsworth residents and, along with the new Leisure Centre Library and community facilities will create a new neighbourhood integrating the existing and new residents in one community.'

Philip Morris, Regeneration Project Manager, LB Wandsworth

Project team:

Client: Winstanley and York Road Regeneration LLP
Masterplanner, Architect: HTA
Architect: LA Design, Henley Halebrown
Landscape Architect: Farrer Huxley
Community Engagement: HTA, LLP Communications
Planning & Townscape Assessment: Montagu Evans
Environmental Impact Assessment: Watermans
Structural, Highways, Civils and Fire Engineering:
 Pell Frischmann
Structures: Hoare Lea
Daylight, Sunlight & Overshadowing Engineers: GIA



DEFINITIONS & FURTHER READING

Watts Grove

Address: Mary Le Bow Way, E3—LB Tower Hamlets

Completion: August 2017

Watts Grove forms a response to the historic fabric of the local area, offering a mix of housing typologies suited to the requirements of a diverse community. The development provides a total of 148 homes for affordable rent. A large central courtyard space connects to the existing and new movement routes offering amenity space to residents, encouraging interaction and cohesion. The design and materiality of the scheme draws particularly from the former canal and warehouse buildings in the local area.

Client: LB Tower Hamlets | **Architect:** BPTW | **Agent:** Potter Paper Partnership
Principle Contractor: Mulalley & Co



West Green Place

Address: Keston Road, N17—LB Haringey

Completion: August 2020

West Green Place is a new residential street that will offer 126 new homes, of which 98 will be sold at a discount of 20 per cent from the market rate using Pocket's model. Nearly 80 per cent of the homes meet the GLA's definition of 'affordable homes'. Part of the scheme is a new community centre for the Goan Community Association and a nursery for the West Green Play Group to ensure the homes fit into the wider community. There are also twelve open-market two-bedroom flats and 16 three-bedroom family townhouses, ensuring that the new development benefits from a diverse community that accommodates families.

Client: Pocket Living | **Residential Architect:** HTA
Community Centre Architect: Dyvik Kahlen | **Structural Engineer:** Parmarbrook
M&E Engineer: XCO2 | **Landscape Architect:** BD Landscape Architects



Definitions

A complex terminology around housing has developed over recent decades, especially in policy-making. This reflects how the dynamic between public, private and third sectors in the provision of homes in the UK—in particular the greater profile and agency of housing associations since the 1980s—has changed over time and has responded to significant social and economic shifts in the late 20th and early 21st centuries. There are criticisms that the language of housing itself has become too obfuscated and bureaucratised, and has become a barrier to better and more transparent communication between residents and professionals: ‘the housing “industry” needs to get better at using less jargon and more real English to help this process’, comments Adam Simpson, Director of Project Management & Development—Counties, at L&Q. ‘Public housing’, the term used here, is more commonly found outside the UK but refers to housing built and owned (and often managed) by a state authority, whether national or local. ‘Council housing’ was the description generally favoured in the UK, describing the type of homes that were built and/or managed by a local authority and rented by those who were unable to afford to buy or rent homes provided by the private market.

With the failure of many system-built estates in the 1960s and 1970s, the term ‘council housing’ took on an often derogatory connotation, implying poor quality. With political changes that saw a dramatic shift of local authority-owned homes to housing associations and other providers from the 1980s, ‘council housing’ underwent its first major linguistic change and became known as “social housing”, as writer and campaigner Anna Minton points out. ‘Affordable housing’, a description found only since the 1940s, is common in both public- and private-sector terminology to refer to homes for people on lower incomes, but—with a lack of definition of what ‘affordable’ really means, especially in the context of huge rises in rental and house prices across London—it has often become a point of debate and controversy. Presented here is a selection of key terms found in the discourse around housing, identifying how they have been defined in different ways, particularly in policy at national, regional and local levels.

Affordable home

In common-sense terms, all homes should be ‘affordable’. This term has gained widespread currency in applying to housing for sale (see also ‘affordable rent’ below) for people identified as having lower than average incomes who are unable to afford homes at standard market values in their local area. It is cheaper than private-sector housing owing to the fact that it is built with subsidy from the government, housing associations or other means. Curiously, the standard definition found in the Mayor of London’s Housing Strategy, and often in policy documents produced by the London boroughs, has a definition that omits any explicit reference to cost: ‘Homes for households whose needs are not met by the market.’ Generally, this type of housing is intended to meet this particular need in perpetuity: ‘[it] should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision’. Such is the lack of clarity around the description ‘affordable’—whether referring to sale or rent—that it has been more recently replaced by the somewhat paradoxical term ‘genuinely affordable’ to denote those homes identified as being within the means of local people. This term was introduced by the Mayor in his Affordable Homes Programme 2016–2021 to identify the costs of renting or buying at a level generally of no more than one-third of total household income.

Affordable rent

The definition of ‘affordable rent’ has been set at national level in the National Planning Policy Framework as referring to rents that—along with some other conditions—are ‘at least 20 per cent below local market rents (including service charges where applicable)’. This type of housing is let by local authorities or housing associations to people who are deemed eligible, according to a benchmark of local incomes and local house prices. In London, the Mayor has recognised that as rents are generally much higher than other parts of the country, the ‘affordability index’ means that 80 per cent of market rents are simply out of the reach of many as both rental and sale prices have rocketed across the capital. For this reason, the Housing Strategy states that ‘the Mayor encourages rents significantly lower than 80 per cent of the local market rent’.

Council housing

Historically, this term referred to homes that were built by councils with government subsidy and managed by them principally through revenue gathered from rents. It is let to people who are unable to afford to rent from the private sector or to purchase their own home. Over the last decade and more, as public subsidies have dramatically dropped, a new form of ‘council housing’ has emerged as councils have begun to start building again, by new means such as setting up arm’s-length development companies.

Estate

In simple terms, an estate, in the context of public housing, is an area in which homes, whether houses or flats, were all planned and built at the same time. Public perception has commonly associated a ‘council estate’ with the

low-quality, system-built monolithic blocks built in the second half of the 20th century. However, many earlier public housing estates, especially in outer London, were quite different in form, inspired by garden suburbs.

Estate Regeneration

This is defined in mayoral policy as ‘the process of physical renewal of social housing estates through a combination of refurbishment, investment, intensification, demolition and rebuilding’. Yet it has become a highly contentious term: ‘To some, redeveloping estates to increase the total number of homes, often reducing social homes on site, is a necessary route to increasing and improving stock in a high-value, low-grant world. To others, it is straight up gentrification—breaking up communities and moving social housing tenants to lower-value areas.’

Housing association

An independent company that provides lower-cost housing for people in housing need on a non-profit making basis, with surplus income used to maintain existing homes and to help fund new ones. From their origins in public philanthropy, many housing associations have expanded their remit and have taken a much more active role in commissioning and development. The Ministry for Communities, Housing and Local Government recognises that, owing to political changes in the 1980s, housing associations ‘are now England’s major providers of new homes for rent, while many also run shared ownership schemes to help people who cannot afford to buy their own homes outright’.

Intermediate rent

A subcategory of ‘affordable rent’. It is defined in both mayoral and national policy as a home with a rent set above that of social housing but below 80 per cent of the market equivalent (i.e. the central government definition of ‘affordable’). This category has gained greater currency in the light of economic arguments for London being able to maintain its global competitiveness and status by retaining highly skilled workers on lower-middle to middle incomes.

London Affordable Rent

A subcategory of ‘affordable rent’, specific to London and introduced in 2018 by the Mayor, who ‘does not consider 80 per cent of market rents to be genuinely affordable to Londoners on low incomes in most parts of London’. Instead, this definition, as used in the Mayor’s Affordable Homes Programme, is defined as homes aimed at low-income households, with caps on rents based on social rent levels.

London Living Rent

Another subcategory of ‘affordable rent’ specific to London, tied to local conditions and introduced by the Mayor, referring to homes that are offered at below market rent levels to people on average incomes, enabling them to save for a deposit. Rent levels are set at one third of the average household in the local area.

Public Housing

In this document we use the term public housing to refer to homes built, generally by local authorities directly, via special purpose vehicles, or in partnership, on public land and/or with an element of public subsidy.

Registered Provider

A provider of social housing—whether non-profit, profit-marketing or local authority—listed on a statutory register maintained by central government. Most non-profit registered providers are housing associations.

Right to Buy

The right of most council tenants and some housing association tenants to buy their home at a discount, a policy introduced by the Housing Act 1980 by the Conservative government led by Margaret Thatcher.

Shared Ownership

A subcategory of ‘affordable home’, which is partly rented and partly mortgaged.

Social Housing/ Social Rented

Homes provided for people on low incomes or with particular needs by public or third-sector bodies, usually councils or housing associations, at rent levels set by a national policy. Critically, it is intended for people on the lowest incomes who cannot pay rents without other government funding, such as housing benefit support. As housing expert Julia Atkins points out, the term social housing ‘is now contaminated by reference to “affordable” rented and “intermediate” housing, whereby rents are lower than private-sector rents but which are not necessarily affordable for households on very low incomes’.

Special Purpose Vehicle (SPV)

A legal entity, usually a limited company, with defined, limited purposes. In the context of public housing, this term generally refers to the housing development companies set up by local authorities to commission and deliver new homes.

Tenure

The way in which land or property is held or occupied. As the Mayor’s Housing Strategy notes, London’s housing is mainly characterised as one of three tenures: social rented, private rented and owner occupied.

APPENDIX

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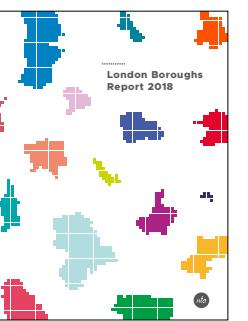
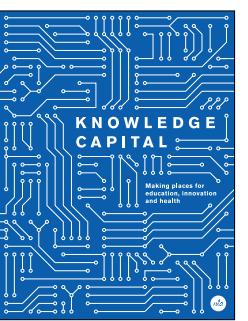
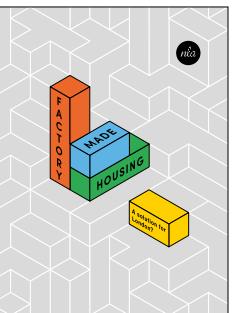
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