

USES + DENSITY

ADAPTATION

INTRO

HISTORY + POLICY

The Estate of Today and Tomorrow
Guided Walking Tour, 15 June 2017

Mæ

LONDON FESTIVAL OF
ARCHITECTURE

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Boundary Estate



Location: The Boundary Estate is situated in the north western corner of Bethnal Green in the London Borough of Tower Hamlets on the boundary with Shoreditch.

Architect: Metropolitan Board of Works/
London County Council

Area: 61,000sqm (6.1 ha)

Start on site: 1893

Completion: 1900

Listing: Grade II

PTAL Rating: Between 6A and 6B
(highest)

Tenure/Mix: A total of 1,069 tenements, mostly two or three room homes, were planned to accommodate 5,524 people.



Golden Lane Estate



Location: The Golden Lane Estate is a 1950s council housing complex on the northern edge of the City of London.

Architect: Chamberlin, Powell and Bon

Area: 25,000sqm (2.5ha)

Start on site: 1953

Completion: 1962

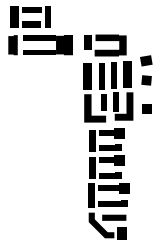
Listing: Grade II

PTAL Rating: Between 6A and 6B (highest)

Tenure/Mix: Studios and 1-bedroom flats comprise the majority (359) of the 554 units. Today the estate has approximately 1,500 people living in 559 studios and 1, 2 or 3 bedroom units.



Grahame Park Estate



Location: The Grahame Park Estate is located in north-west London within the London Borough of Barnet.

Architect: Mæ, Avanti, Karakusevic Carson Architects

Area: 96,780sqm (9.678ha)

Start on site: 2018

Completion: 2026

PTAL Rating: Between 2 and 3 (middle)

Tenure/Mix: 1082 New homes

1 bed – 365 (34%)

2 bed – 439 (40%)

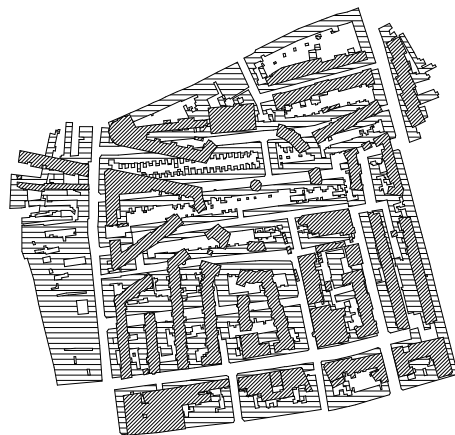
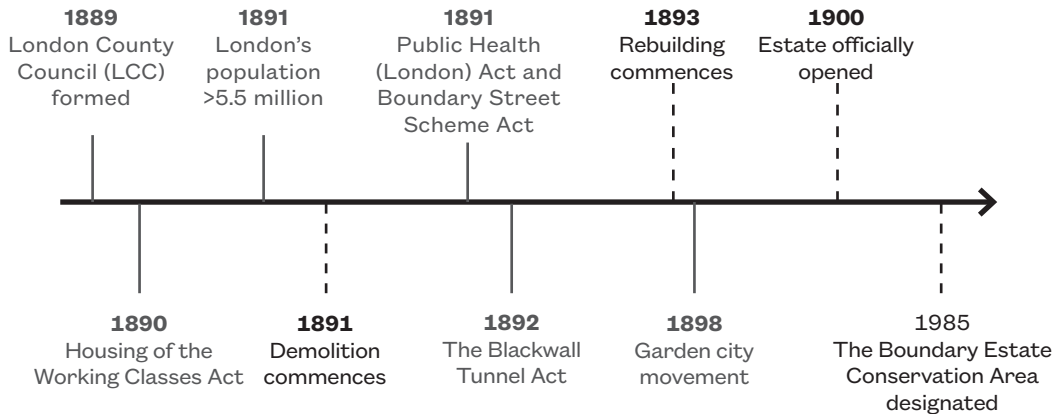
3 bed+ - 278 (26%)

60% Affordable housing

HISTORY + POLICY



Boundary Estate



- 1876 The Old Nichol
- 1901 The Boundary Estate

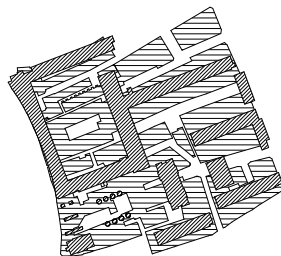
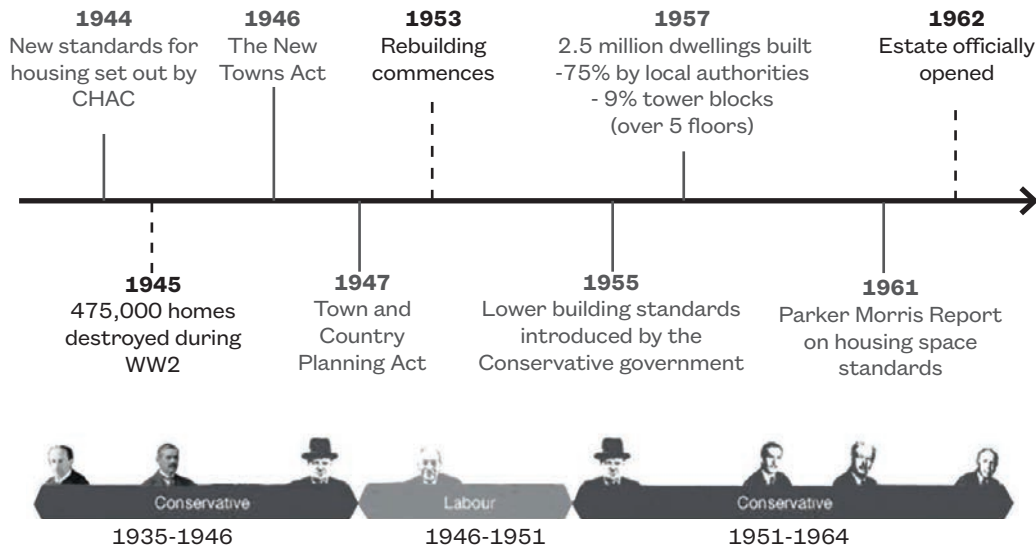
The Boundary Estate was Britain's first council estate, raised from the rubble of The Old Nichol, one of London's most notorious slums. "Nearly 6,000 individuals were crammed into the packed streets. The death rate was four times that of London. One child in four died before his or her first birthday." (Wikipedia)



Demolition began during 1893, and building started during 1895. The design for the Boundary Street Estate was far removed from the usual housing for the poor. Four-storey mansion blocks of varying size were to be built along wide, tree lined streets radiating from a central garden, with shops, a laundry and workshops for residents, with the existing schools and churches included within the plan. Despite the intention for the estate to house the 'deserving poor', only 11 of the original Old Nichol residents were amongst the 5,100 housed in the Boundary Street Estate.

Gentrification of the area has seen privately-owned flats within the estate become increasingly sought-after. But around two-thirds of the 500-odd premises remain under the control of Tower Hamlets Borough Council. The flats and bandstand in the middle of the estate are Grade II listed.



Golden Lane Estate



- 1916  Small Businesses and Industrial Units
- 1962  Golden Lane Estate

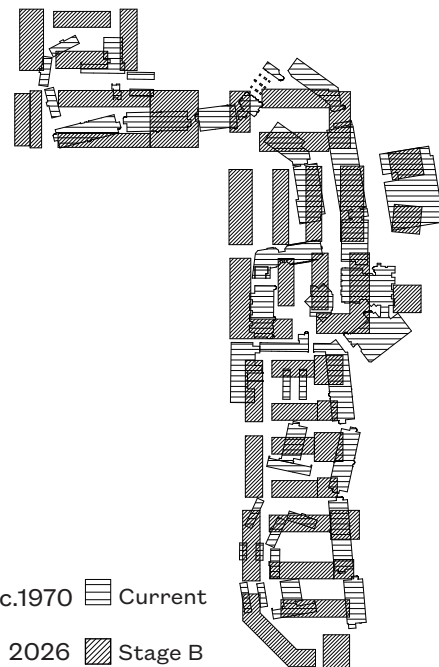
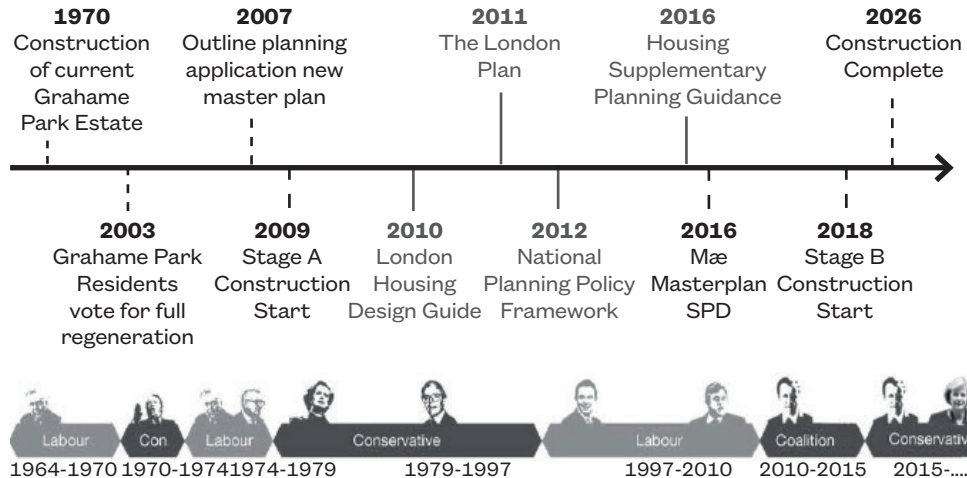
The site of the Golden Lane Estate had been occupied by small Victorian industries and businesses, especially metal working, since the mid 19th century. The site was suffered heavily in the Blitz during World War II and it was used to dump materials from buildings in the area that had been destroyed during the war.

In 1950, 4.7 acres of land were compulsorily purchased with its eastern limit on Golden Lane and it was proposed that this area could house nearly 1,000 people. A competition for design was announced in 1951, which was won by Geoffrey Powell who formed a partnership with Chamberlin and Bon for the development of the scheme. The competition brief was to provide general needs council housing for the many people who serviced or worked in the City, as part of the comprehensive recovery and re-building strategy of the City of London. Some of the basements of the bombed buildings were retained as sunken areas of the landscaping.

Since 1997 the estate has been protected as a group of listed buildings of special architectural interest.



Grahame Park Estate



The Grahame Park Estate and its immediate surroundings were designed and developed in the 1960s/early 1970s on the former Hendon Aerodrome, which was one of the earliest aerodromes and aircraft factories in the country. Some buildings from the aerodrome still remain.

Grahame Park is the borough's largest housing estate, originally comprising 1,777 units of mostly social rented accommodation, along with a small neighbourhood shopping centre and various community facilities. The estate suffers from a number of socio-economic and physical problems. A tenants' participation survey in 1999 identified a number of issues including the poor physical environment and poor image, unsafe and difficult circulation routes owing to the Radburn style separation of vehicles and pedestrians, overcrowding and inappropriate occupancy for large families.

In 2003 residents voted in favour of a full regeneration of the estate and in 2007 a new masterplan formed the basis for outline planning application for the whole site. In 2016 Mæ produced a revised framework masterplan SPD.

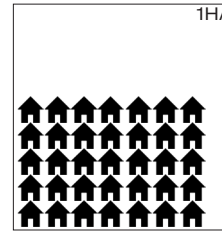
USES + DENSITY



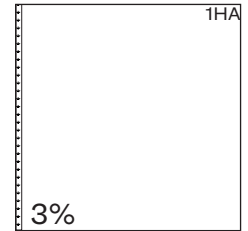
Boundary Estate

1069 units / 6.1 ha

- 23 blocks
- 10-85 tenements per block
- 1,069 tenements in total
- mostly 2-3 roomed
- new laundry
- 188 shops
- 77 workshops



Density
175 units / ha



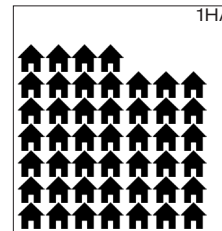
Open Green Space
0.16 ha / 6.1 ha



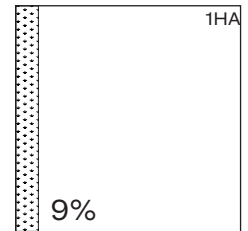
Golden Lane Estate

575 units / 2.5 ha

- 8 blocks
- 20 shops
- pub
- community centre
- swimming pool
- tennis courts
- children's nursery
- recreation rooms
- underground car parking



Density
230 units / ha



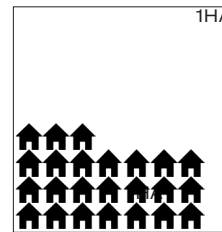
Open Green Space
0.22 ha / 2.5 ha



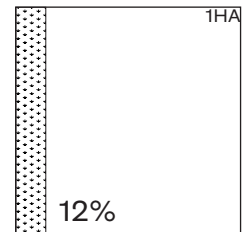
Grahame Park Estate

1083 units / 9.7ha

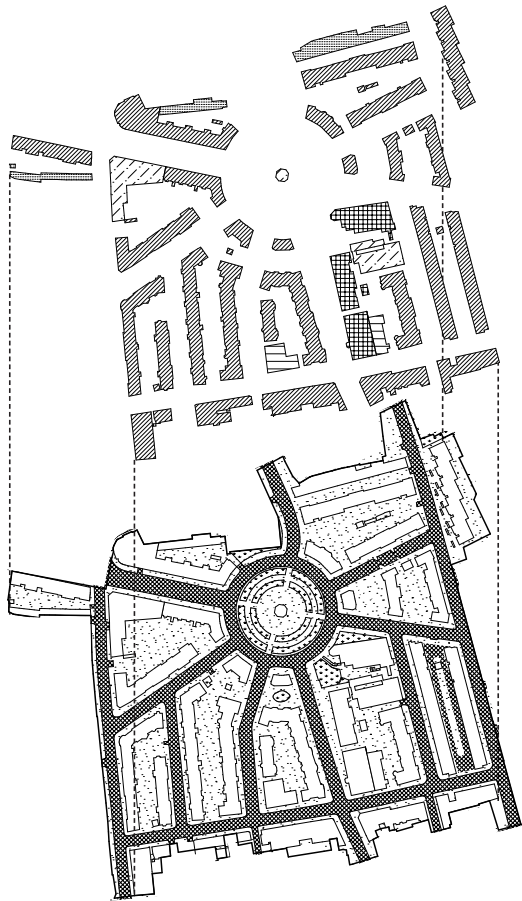
- 1, 2, 3 and 4 bedroom dwellings
- some larger units for re-housed families
- 60% affordable housing
- a mix of social rent, London Living Rent, London Affordable Rent and shared ownership
- a range of different households to support a diverse community
- community centre











Density
111 units / ha

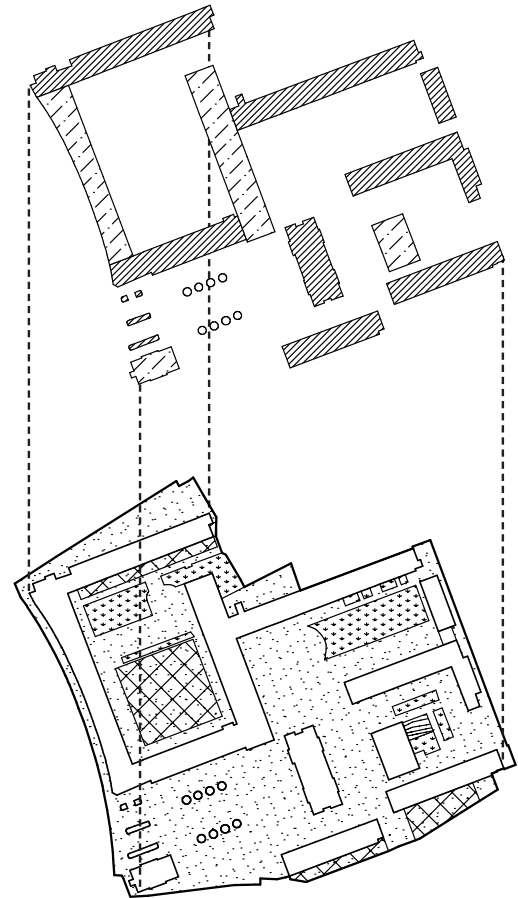


Open Green Space
1.1 ha / 9.7ha









Boundary Estate

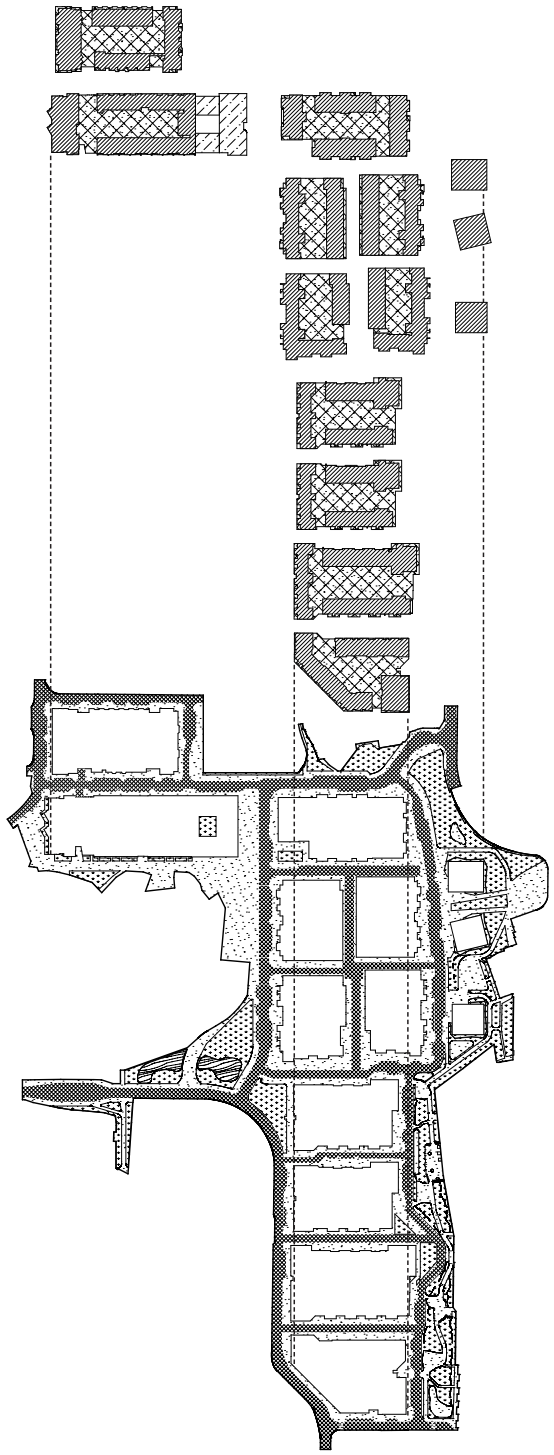
-  Housing
-  Places of worship
-  Workshops
-  School
-  Public Hard Surface
-  Road
-  Green Space
-  Shop/Community



Golden Lanes Estate

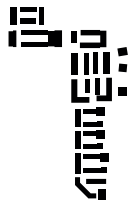
-  Housing
-  Water
-  Public Hard Surface
-  Green Space
-  Shop/Community
-  Private Communal Amenity





Grahame Park Estate

-  Private Communal Amenity
-  Road
-  Green Space
-  Water
-  Shop/Community
-  Housing
-  Public Hard Surface





Boundary Estate

Hedsor Building

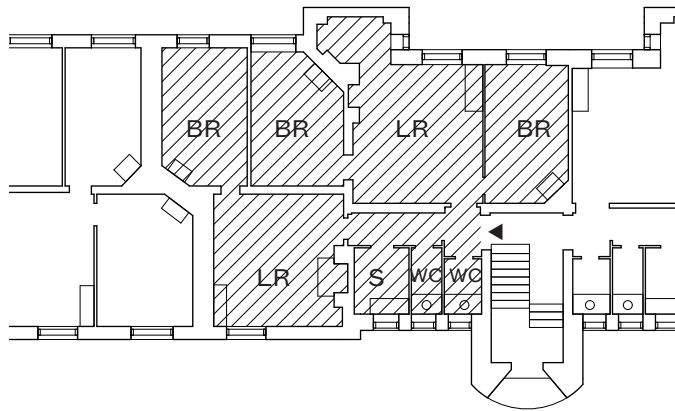
Original intention

Type Illustrated: 3 bedrooms, two living spaces, multi-family occupancy

Area: 64 sqm

Rental value: Rents in 1900 ranged from 3/6 (17.5p) a week for a one-bed flat to 14 shillings (70 pence) a week for a six-bed flat.

Estate tenure: 100% council housing by London County Council



0m 1m 5m

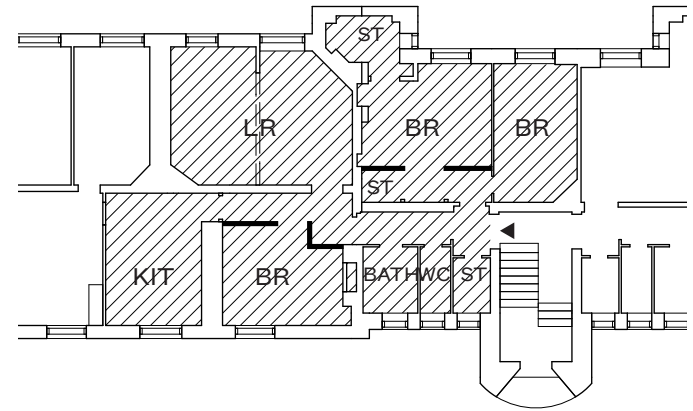
Current use

Type: 3 bedrooms, living space, kitchen, single family occupancy

Area: 76 m²

Value: Private Rent - £2,300 pcm, Sales - £700-800,000

Estate tenure: 66% remains council housing under the control of London Borough of Tower Hamlets, 33% has been sold to private leaseholders.



0m 1m 5m



Golden Lanes Estate

Hatfield House

Original intention

Type Illustrated: 3 bedroom maisonette, split level living, south facing balcony

Area: 77 m²

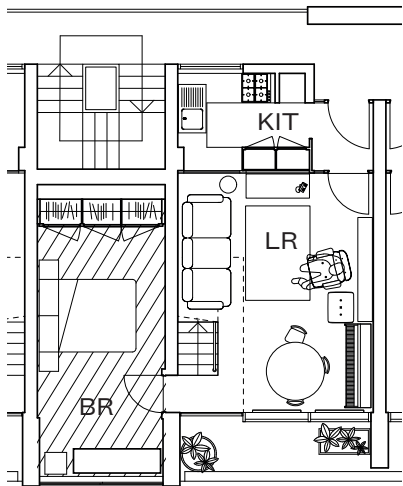
Estate tenure: 100% council housing for the City of London and the Metropolitan Borough of Finsbury

Current Use

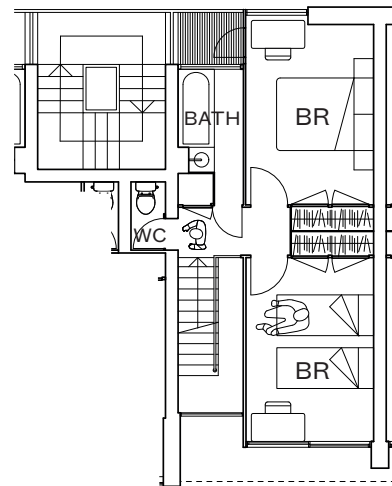
Adaptation: Flexibility in use of spaces - re-inhabiting bedrooms and living spaces

Value: Private Rent - £2,400 pcm, Sales - £700-800,000

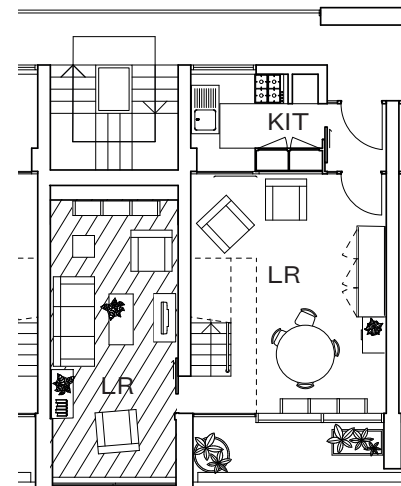
Estate tenure: Approx. 50% sold under the Right to Buy scheme, 50% remain under control of the City of London (following a boundary change the estate now falls completely within the City of London)



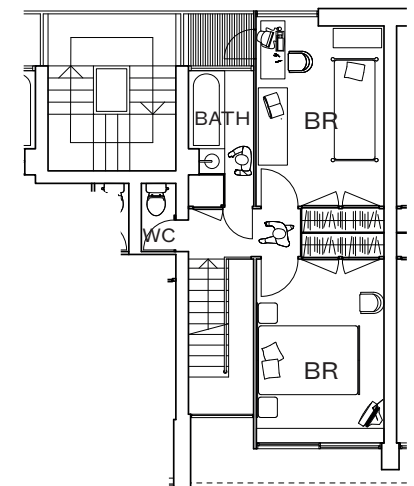
Lower level



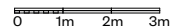
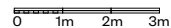
Upper level



Lower level



Upper level





Grahame Park Estate

Original intention

Type: 2 bedroom maisonette, bathroom, en-suite, living space, separate kitchen/dining

Area: 90 m²

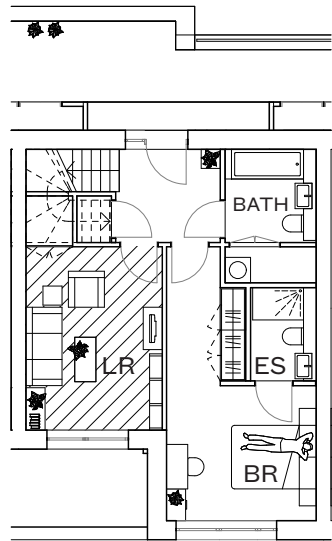
Estimated Sales Value: £400,000

Estate Tenure: 60% Affordable (Social Rent, Affordable Rent, London Living Rent, Shared Ownership), 40% Private Sale

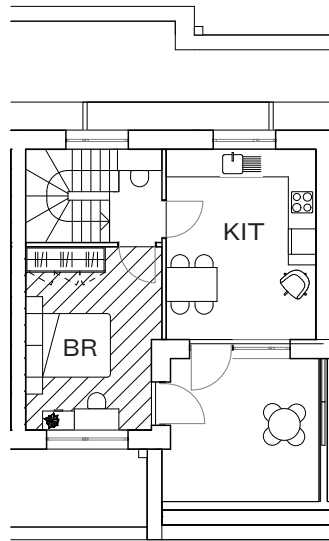
Future Use

Adaptation: Opportunity for residents to swap bedroom and living to allow all living spaces/bedrooms to be on one level. Internal layouts are free of structure and so internal partitions could be rearranged to suit the user.

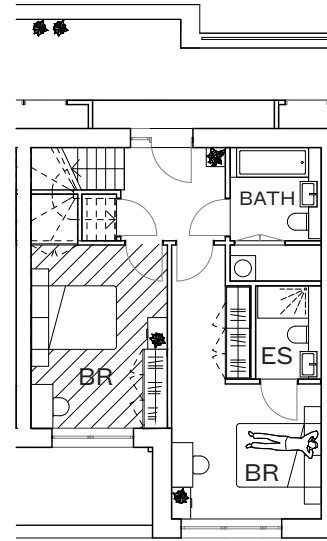
Estate tenure: The estate is designed to be tenure blind, allowing tenures to shift over time as demand changes.



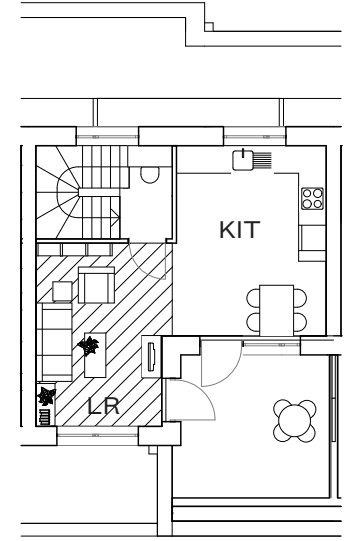
Lower level



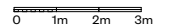
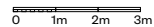
Upper level

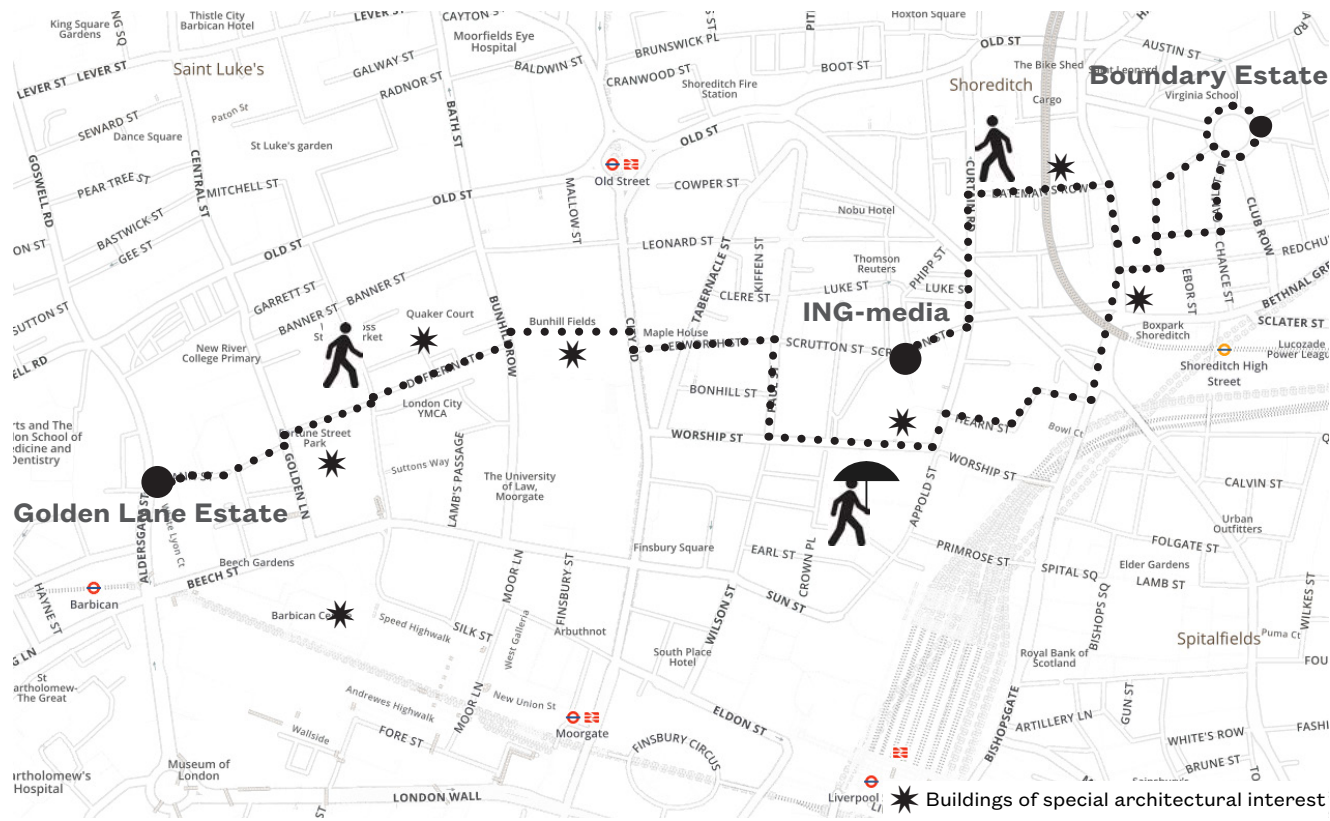


Lower level



Upper level





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