

KINGS CRESCENT ESTATE MASTERPLAN

Location: London Borough of Hackney

Client: Hackney Council

RIBA stages: 0-7

Contract value: £130m

No. of homes: 765 homes (total masterplan)

Phases 1&2: 273 new and 101 refurbished homes

Phases 3&4: 219 new and 174 refurbished homes

Project status: Phases 1&2 completed 2017

Phases 3&4 in early design stages

Design team: Karakusevic Carson Architects,
Henley Halebrown, Muf architecture/art



Site plan

□ New Buildings □ Refurbished Buildings

As Lead Consultant, Karakusevic Carson Architects led the development of a masterplan and detailed design providing a total of 490 new build homes, 275 refurbished homes, across a range of tenures, and 2000sqm of non-residential uses including retail, B1, a community centre, energy centre, MUGA and associated public realm.

The project responds to Hackney Council's brief to create a tenure-blind estate renewal scheme integrating rejuvenated existing social housing and new, high-quality buildings with new streets and civic spaces.

The site was previously in a bad state of repair, suffering from buildings of poor quality, and was disconnected from the surrounding townscape. Our masterplan approach combines new buildings and existing, refurbished social housing around carefully designed semi-private gardens to create a series of robust courtyard blocks, with the scale and massing of new buildings carefully designed to sit comfortably with existing estate blocks.

Well-overlooked streets and spaces run through the estate, uniting all buildings, and extending to reconnect the estate back into the surrounding street pattern and neighbourhood, while creating dedicated spaces for people to play and socialise.

Kings Crescent Estate won a 2018 RIBA National Award and demonstrates that the delivery of tenure-blind housing with high architectural merit on council budgets can be both sustainable and achievable, paving the way for other London boroughs to follow.



Masterplan massing model showing new and refurbished buildings



View of courtyard garden with new and refurbished buildings



View looking down Murrain Road, the Central Playstreet through the masterplan

REFURBISHING EXISTING ESTATE BUILDINGS

The retention and upgrade of existing council housing has dramatically reduced the overall environmental impact of the scheme in comparison with alternative models of estate regeneration, demolition and rebuild.

The innovative approach of combining new and existing housing has created a viable and sustainable model for delivering high-quality, mixed-tenure housing at the best value for the council.

The detailed refurbishment of the retained estate buildings is intended to respect their origins and architectural character, whilst also defining a contemporary direction for their use.

Generous balconies and winter gardens with elegant aluminium detailing are provided on homes which previously had no private outdoor space. Improvements to existing deck-accessed circulation create large communal areas, enhancing opportunities for neighbours to meet and interact.

Ground floor garages which were previously in disuse are converted into street-accessed family homes, successfully activating the public realm around the estate perimeter.

A considered palette of beautiful, tenure-blind materials and detailing including high-quality brickwork and aluminium have been used on both new and refurbished buildings to ensure they sit well together and within their varied context of late Victorian and post-war buildings. All building materials were sourced in line with high Green Guide ratings, and many elements have been designed to be pre-fabricated off-site to maximise efficiencies.

Our designs for the whole masterplan and the refurbishment strategy have been devised in close collaboration with residents from the early design stages, to ensure the community have a say in the changes being made to their homes.

This has included important post-occupancy feedback from Phases 1&2 which has influenced the design of Phases 3&4 of the masterplan.



Refurbished buildings with new wintergardens and ground floor apartments which have replaced the old garages



Refurbished buildings with converted garages at ground floor



Post-Occupancy interview with residents living in the refurbished buildings - view looking out from a winter garden

"Kings Crescent Estate is a great example of how estate regeneration can support communities through periods of change. The project team has rejected the 'knock it all down' approach in favour of meaningful local engagement, combining sensitive refurbishment together with new buildings and great design, which has created a neighbourhood local people can be proud of."
Sadiq Khan, Mayor of London 2018