

Eastfields Estate Regeneration

Location: London Borough of Merton, UK

Client: Clarion Housing Group

Masterplan design completed: 2017

Outline planning approval: 2018

Size: 6.8Ha

No. of homes: 773

BREEAM Communities

Awards:

- New London Awards Masterplan and Area Strategies Finalist
- Planning & Placemaking Award for Stakeholder Engagement in Planning Finalist
- AJ120 Architectural Collaboration of the Year

Our concept for the renewed Eastfields Estate turns the existing site inside-out, replacing a monolith perimeter building with a series of buildings of varied scale.

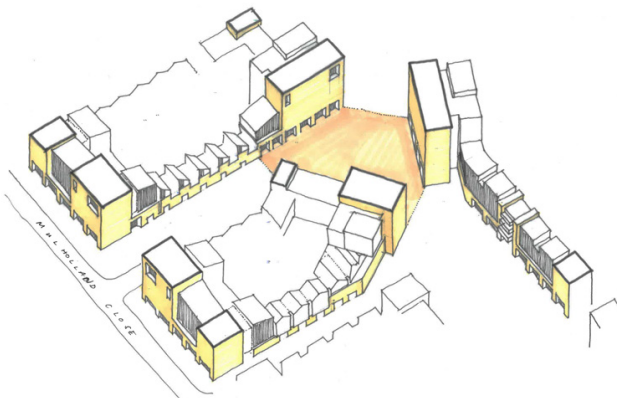
The masterplan considered all levels of renewal, with wide consultation before settling on wholesale regeneration.

We designed the masterplan in collaboration with two other architectural practices (Levitt Bernstein and Proctor & Matthews) - with whom we share a common culture, ethos and design approach - adding richness and variety to the scheme.

The mixed development doubles density whilst enhancing townscape qualities.

The masterplan reasserts the primacy of the street and the lane, the court, the belvedere and both private and shared gardens as the key organising devices for this large residential area. A more traditional street pattern allows homes to front onto the renewed linear park running through the centre of the site, enabling it to be better used and more secure.

A series of new lanes leads into the site creating small scale mews streets with a suburban scale and character. These areas provide the majority of the family homes in a masterplan that we conceived as three distinct character areas.



Defining a material language to emphasise walls and corners.



The buildings frame shared space, acknowledge long views and vary scale to create a lively layering in silhouette.



Overview of the Eastfields Redevelopment Masterplan. The central open space of the Linear Park provides a major connection through the site as well as a place to pause, relax, dwell and play.