

Maitland Park Estate Regeneration

Location: London Borough of Camden, UK

Client: Camden Council

Planning Approved: 2015

Completion: August 2023

No. of homes: 119

Construction cost: £44M



The Maitland Park Estate has been remodelled to better connect with its mature green landscape.

Maitland Park Estate - built in the 1930s with successive waves of development until the 1980s - is set around a long park, providing a tranquil and mature landscape at its heart.

We were asked to look at the entire Estate for infill opportunities, which led us to focus on two sites - Grafton Terrace and Aspen House - to produce an architectural feasibility study that promoted realistic site capacities using contemporary architecture that marries sensitively with the scale, form and materials of the setting.

Our designs create a vibrant heart for the community with 119 new homes in an enhanced landscape setting with new open spaces, and a new community hall and garden. New homes offer both social rented and private home ownership tenure in a variety of sizes to suit Camden's housing needs with fully accessible and adaptable dwellings provided across the development.

Maitland Park is the first project for Camden to target the Homes Quality Mark (HQM) accreditation and is made of healthy, low carbon materials to ensure occupant health. The project is also the first Camden Borough scheme to use air-source-heat-pumps with MVHR (so fully electric), combining with an extensive PV array, a building fabric based on PassivHaus principles, and biodiverse roofs to achieve a truly low energy scheme.



On the Aspen House site, a five-storey courtyard building is fronted with a six-storey mansion block to the park. The communal courtyard is landscaped with blossoming trees and areas to sit and play, for the benefit of all the residents of the estate.