

Stonebridge Estate Regeneration

Location: London Borough of Brent, UK

Client: The Hyde Group

Dates of involvement: 2004 - 2016

Size: 32,500sqm

No. of homes: 285

Awards:

- Civic Trust Award and Commendation
- Civic Trust Special Award for Community Impact & Engagement
- Building for Life Gold Standard and Award
- National Housing Award
- Mail on Sunday British Homes Award
- Building Better Healthcare Award
- Housing Design Awards Finalist
- Brit Insurance Design Awards Finalist
- Wood Awards Highly Commended
- 24 Housing Best Affordable Housing Scheme Finalist
- Inside Housing Development Award Finalist
- Building Awards Housing Project of the Year Finalist

“The continuity that Cullinans have provided on the Stonebridge regeneration scheme has been invaluable to the Hyde Group as a client, as it has ensured that our high quality vision and design for this neighbourhood has been maintained as a priority for the life of the regeneration.”

Bernice Ramchandani, Head of Construction (London), The Hyde Group



Imagine the people of a London estate driving its regeneration.

A brilliantly led Housing Action Trust (HAT) put its faith in the people of the estate to drive its regeneration, and they have gradually been re-housed in low to mid-rise streets and courtyards. The HAT believed in investing in community facilities and good design, so a sports centre, nursery and community centre followed.

Stonebridge was changing, but can new facilities really make a difference to the underlying problems of unemployment and social deprivation? You cannot ‘build’ community as politicians are so fond of saying, but these new facilities do give the already vigorous local community a place to socialise, train and connect with each other, a source for pride and belonging.

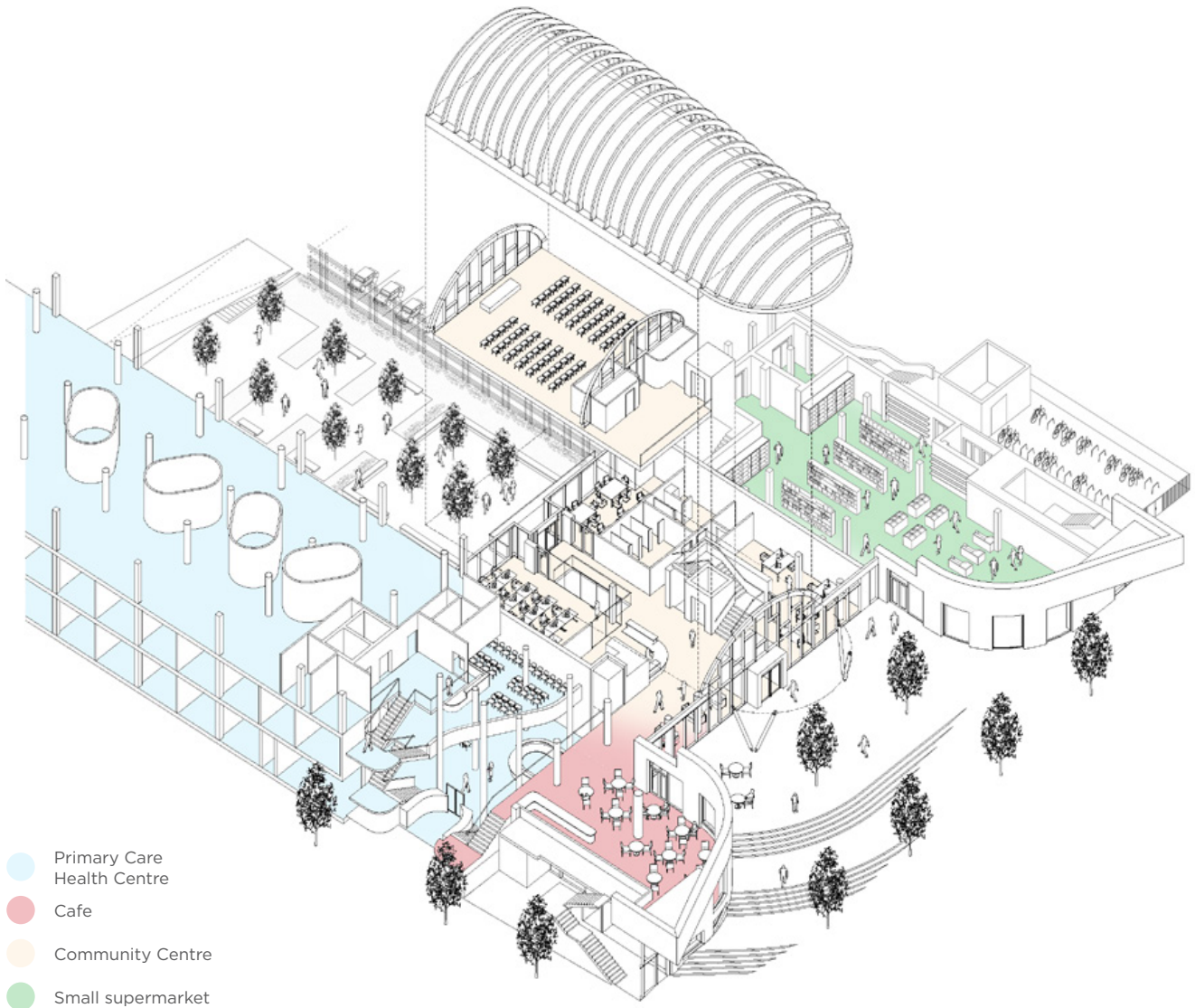
We built a mixed-use community centre that included the first flats for private sale in the area, along with shared-ownership flats, a health centre, community hall, small supermarket, café, garden and public piazza. The Hillside Hub is economically self-sustaining, with rental value recycled back into the community to support educational and employment programmes.

The new Spring development followed on, placing a mix of social rent and private sale homes into the heart of the Stonebridge Estate. Higher densities and the inclusion of private sale homes is now a familiar London regeneration model which has its supporters and detractors, but the opening up of zoned, almost fortified estates, that have segregated social housing tenants from ‘others’, can be a positive step, as long as there is full engagement and support from the existing residents throughout the process. We need to strive for mixed tenure, mixed occupation, mixed wealth and mixed use, if we are to achieve naturally balanced communities.

Spring gathers homes around a shared garden, we opened up a feeder canal that ran piped beneath the estate, and framed the garden with buildings that opened towards it, designed with solidity and permanence in mind. These are homes built with a careful response to the site’s specific conditions.

Three different types of building, ensure daylight and sunlight reach private and public open space:

- Upside-down mews houses keep living spaces up and away from the noise of the road, opening onto terraces that catch the sun.
- Five-storey villas create a street with through-flats at ground level. Everyone gets a corner flat to catch the sun at different times of day.
- A nine-storey ‘rotunda’ completes the garden frame, sited in the north west to minimise overshadowing. The circular plan softens its impact, and creates affordable homes through a simple cruciform internal plan.

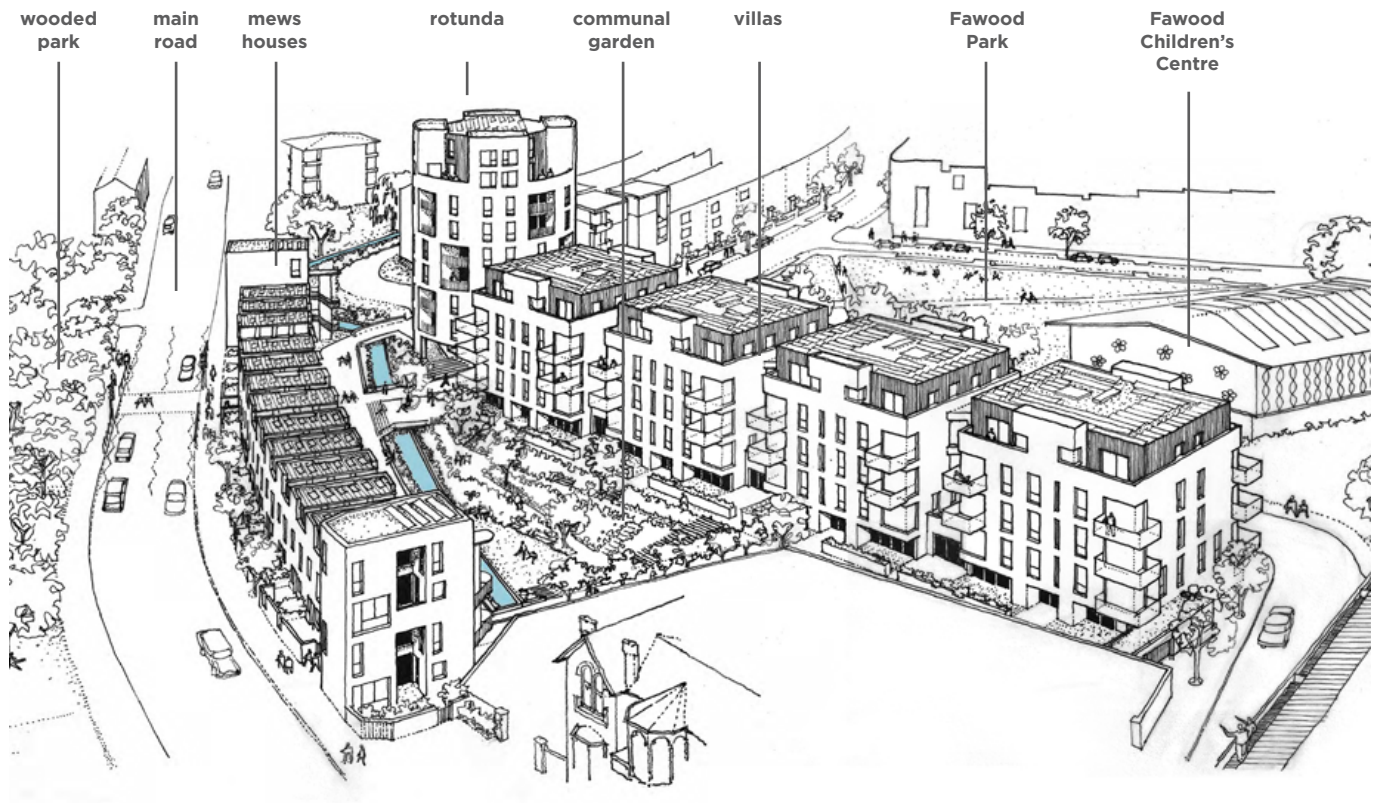


Above: Mixed-uses of the Hillside Hub



Above: Hillside Hub Community Centre entrance, Community Hall and Primary Health Care Centre entrance





Above: Overview of Spring at Stonebridge Park



Above: Spring at Stonebridge Park

