

# WEST KENTISH TOWN ESTATE

## Development Management Forum

06 December 2022



**ALLFORD  
HALL  
MONAGHAN  
MORRIS**

**Mæ**

**BBUK**  
LANDSCAPE ARCHITECTURE

**BHA** COFFEY / ARCHITECTS

**IIN  
NN**

elliottwood

**vectos.**

**atelier ten**

**LCA**

**GERALDEVE**





# Vision

## The Residents' Brief

"Are you in favour of the proposal for the redevelopment of West Kentish Town Estate?"

- 84.9% Turnout
- 93% voted yes
- Clear mandate to regenerate the estate and provide residents with fit for purpose housing in an improved setting.

Delivery of  
high quality  
new homes, a  
layout to solve  
current issues



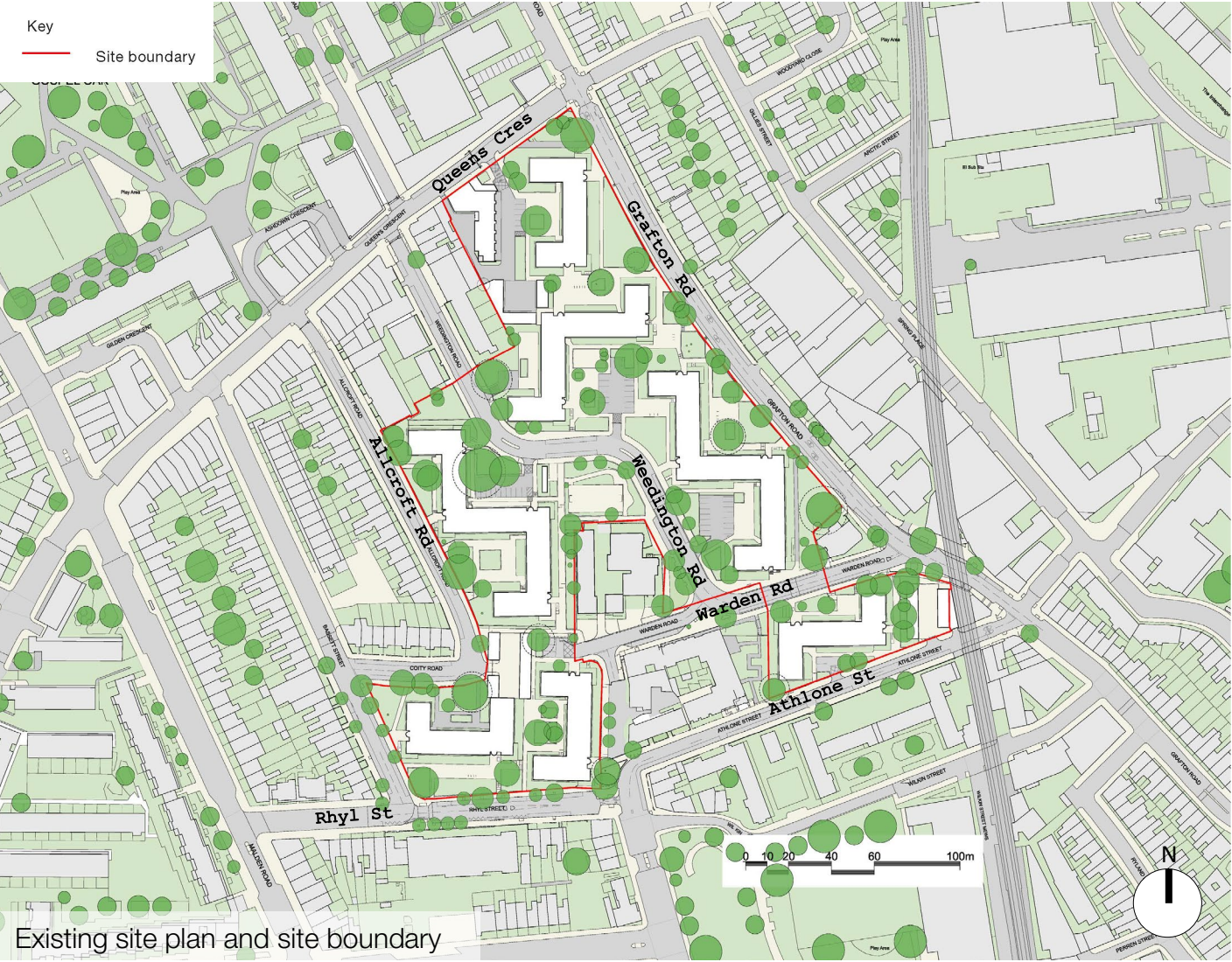
West Kentish Town





# Existing Estate

316 Existing Homes



# Planned New Homes

- 40% affordable
- 60% for market sale
- Approx. 885 homes

MASTERPLAN TOTALS									
London Plan recommended NIA	Unit Mix								
	1B2P(A)	2B3P(A)	2B4P(A)	2B4P(M)	3B4P(A)	3B5P(A)	3B5P(M)	3B6P(M)	4B6P(M)
	{50 sq.m}	{61 sq.m}	{70 sq.m}	{79 sq.m}	{74 sq.m}	{86 sq.m}	{96 sq.m}	{95 sq.m}	{99 sq.m}
Mix	34%	16%	21%	6%	6%	5%	8%	2%	2%



# Landscape Principles



Trees in paved areas



Clustered benches



Playful topography

Landscape  
Led  
Development



1. Public realm focus



# Landscape Principles



## 2. Retained existing tree stock



# Landscape Principles



Connecting spaces



Vegetables production



Lush planting and seats



Raised planting spaces



Relaxation and play



Opportunity for interaction



## 3. Creating green amenity spaces



# Landscape Principles



High quality materials



Pedestrian priority route



Clear and legible space



## 4. Forming gateways and arrival spaces



# Landscape Principles



## 5. Establishing a legible public realm structure



# Landscape Principles



Enclosed sociable space



Fine-grained landscaping



Passive overlooking and planting



6. Plots are shaped around public realm structure



# Landscape Principles

KEY



Existing primary vehicular routes - kerbs



Existing secondary vehicular routes - kerbs



Existing pedestrianised routes - kerbs



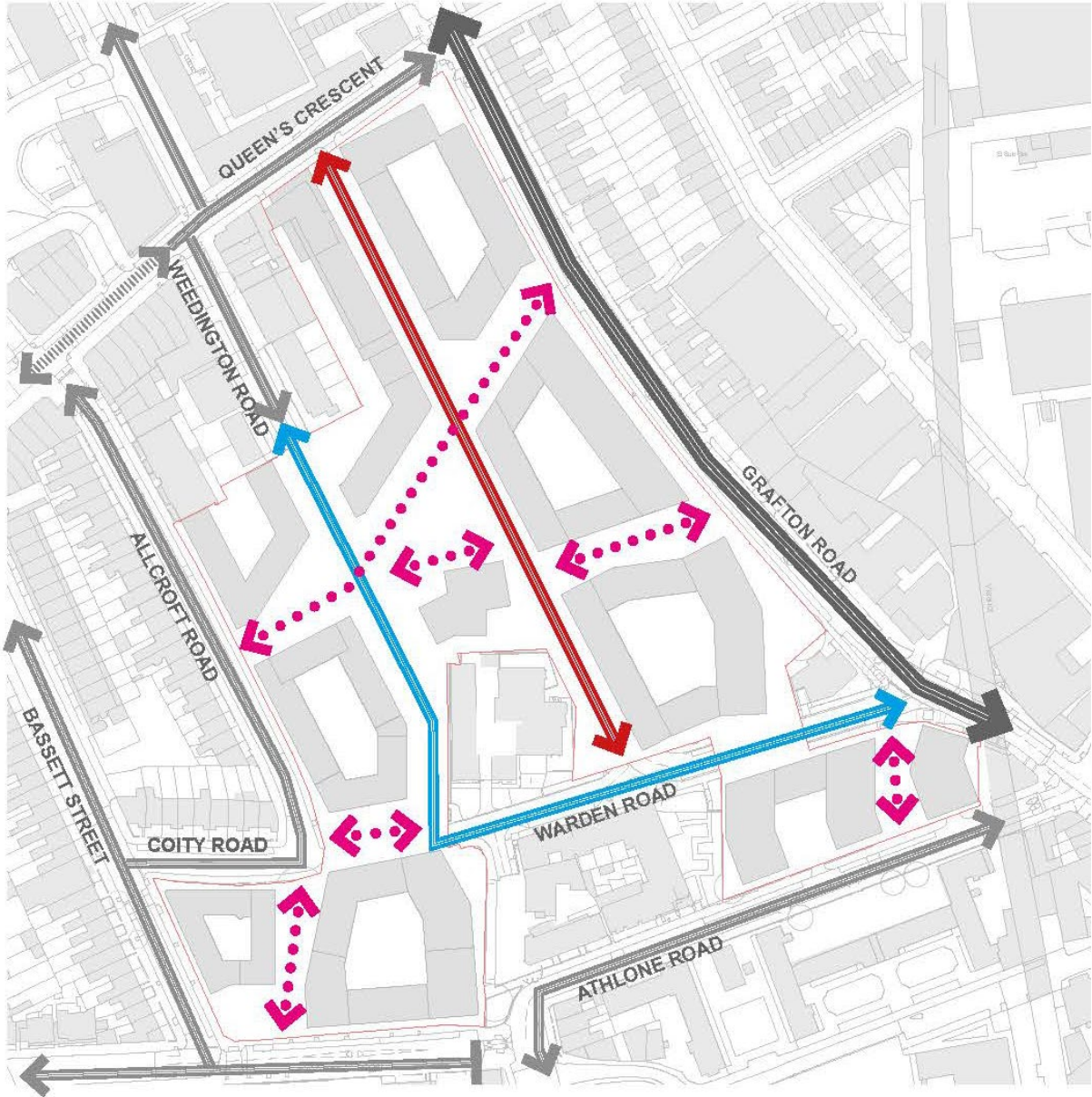
Proposed vehicular/access road - kerbs



Proposed pedestrian routes - level surface



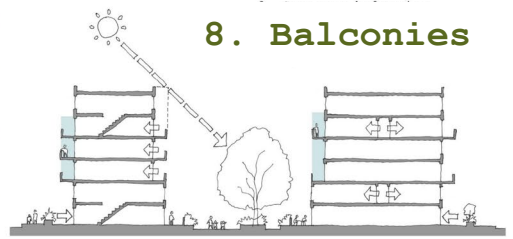
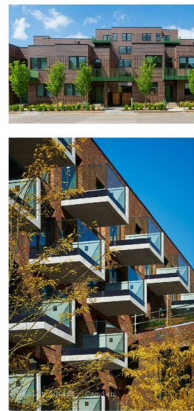
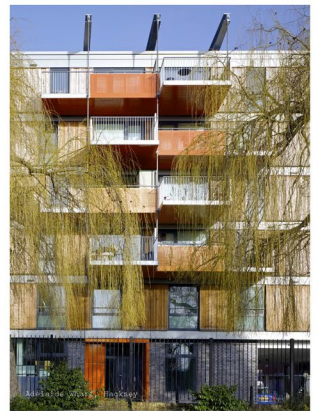
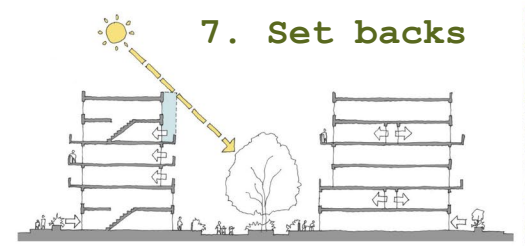
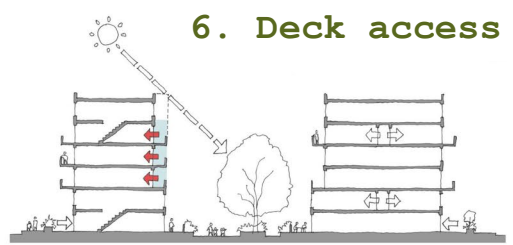
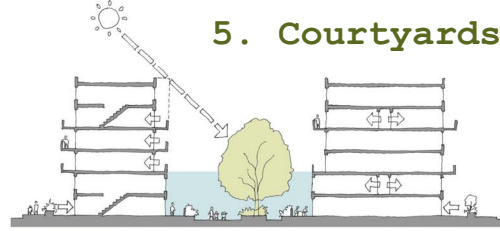
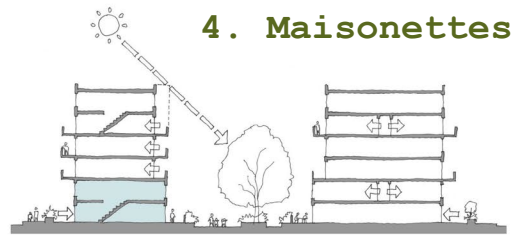
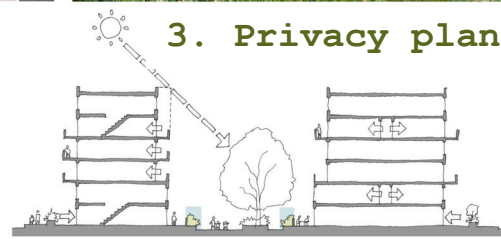
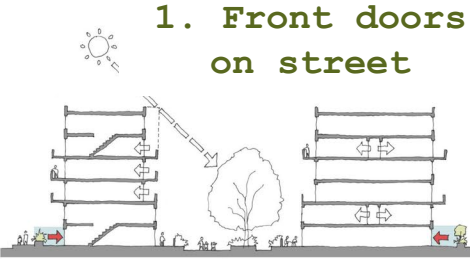
Proposed pedestrian routes - level surface



7. Clear street hierarchy



# Housing Principles





# Tenure

**Housing Tenure Plan:**  
This plan shows which type of housing is planned for each of the new blocks.

GOSPEL OAK



**Social Rent**  
31%



**Intermediate Rent**  
9%



**Private Sale**  
60%

**Key Outline of  
existing buildings  
shown in red**

- 1. Wedmore
- 2. Milverton
- 3. Durston
- 4. Chelwood
- 5. Ashington + Beckington
- 6. Langridge
- 7. Cannington
- 8. Edington

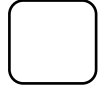




# Hybrid Planning Application



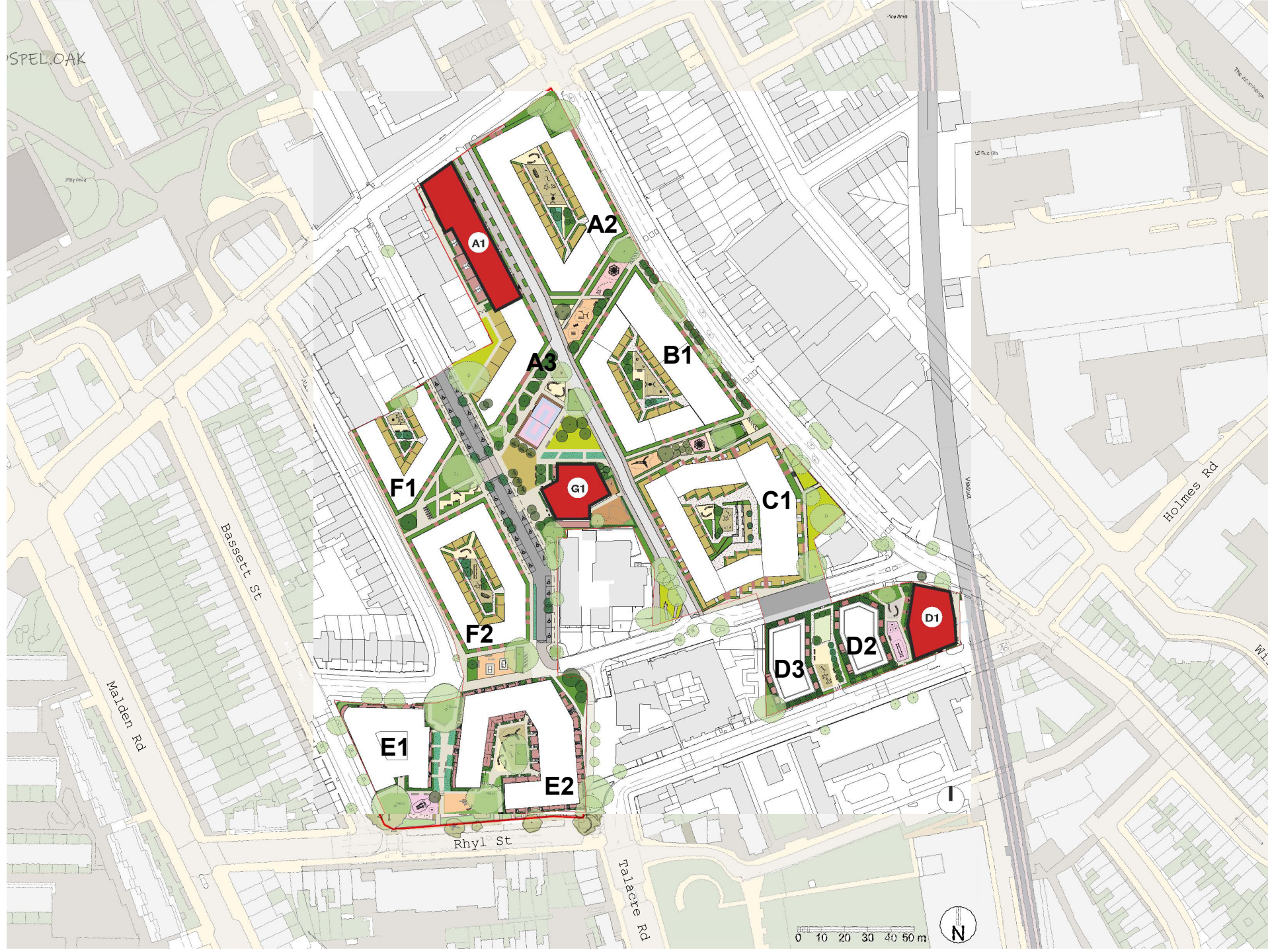
Detailed application



Outline application

Key Outline of  
existing buildings  
shown in red

1. Wedmore
2. Milverton
3. Durston
4. Chelwood
5. Ashington + Beckington
6. Langridge
7. Cannington
8. Edington





# Height and Massing





## Sketch Views (Outline Plots)



### Grafton Road looking south



Plots A2, B, C



### Bassett Street looking south



### Plot E1



### Allcroft Road looking south



## Plots F1, F2



### Athlone Street looking east



### Plots D2, D3



## Plot A1

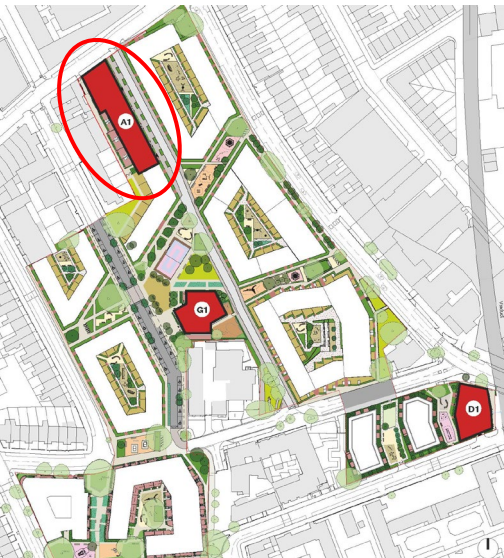
Queens Crescent

Block A2

Block A3

Baitul Aman Mosque

1 2 3 4 5 6 7 8 9 10





# Detailed Plots

## Plot D1

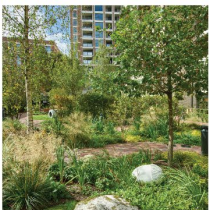
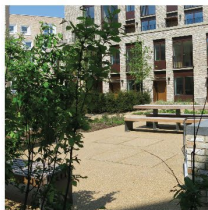
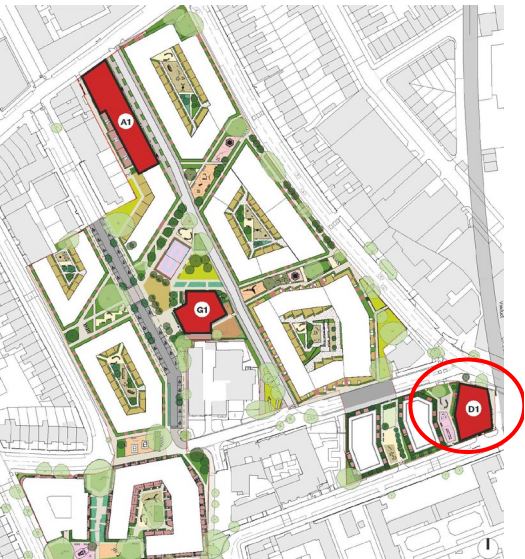


**Building Height**  
7 Storey + Plant  
34 Homes  
Private Sale

### Proposed Permanent Landscape



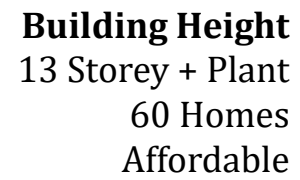
### Proposed Temporary Landscape





### Plot G1

## Proposed Temporary Landscape





# Phasing



**Phase 1 Demolition**  
Approx time for demolition autumn 2023



**Phase 1 Build**  
Expected completion by Autumn 2025



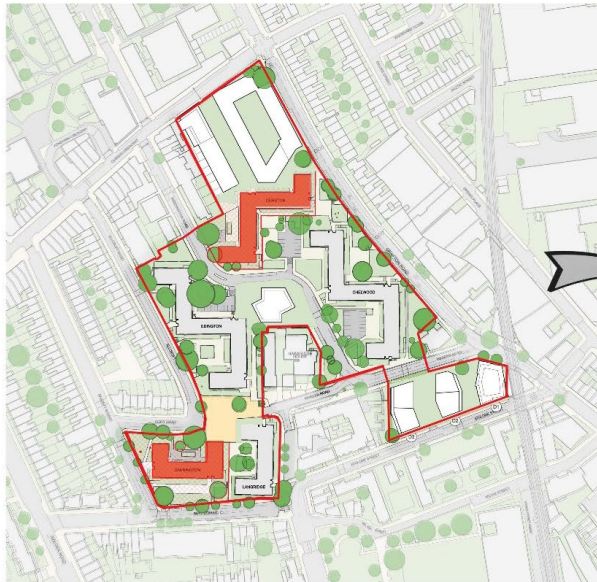
**Phase 2&3 Demolition**  
Expected completion by Autumn 2025



**Phase 2 Build**  
Expected completion by Autumn 2027



**Phase 3 Build**  
Expected completion by Autumn 2029



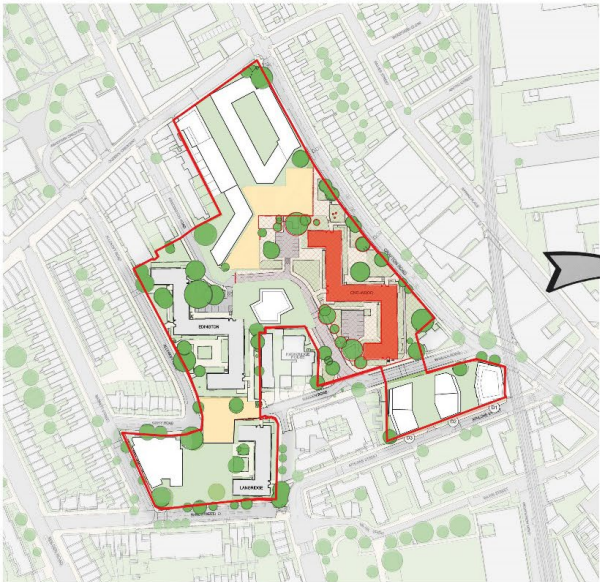
**Phase 4 Demolition**  
Expected completion by Autumn 2029



**Phase 4 Build**  
Expected completion by Autumn 2031



# Phasing



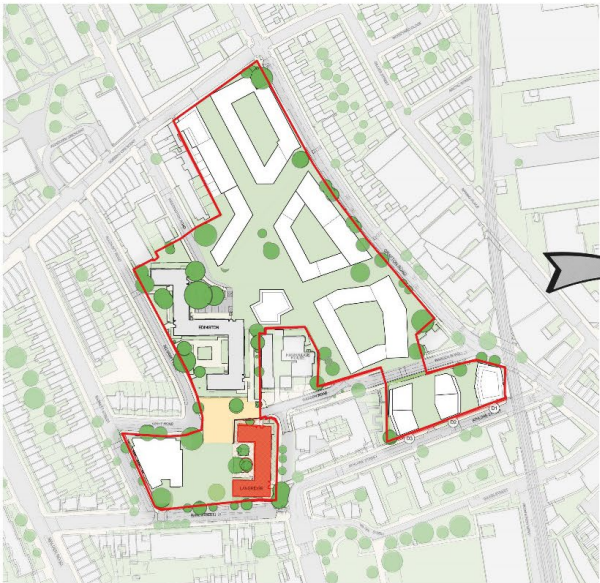
**Phase 5&6 Demolition**  
Expected completion by Autumn 2031



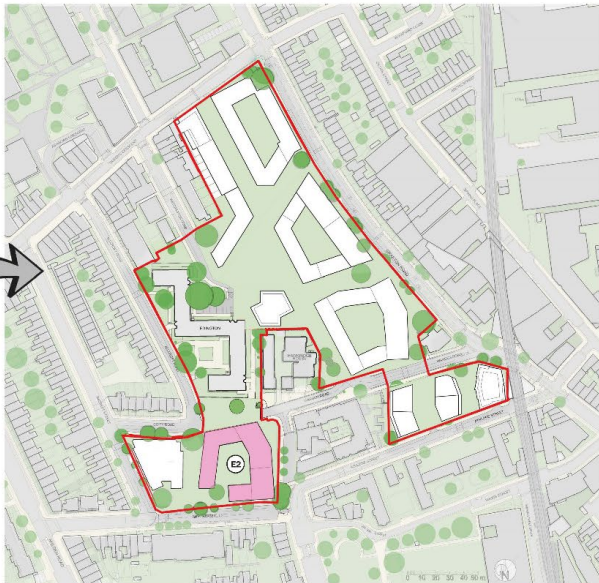
**Phase 5 Build**  
Expected completion by Autumn 2033



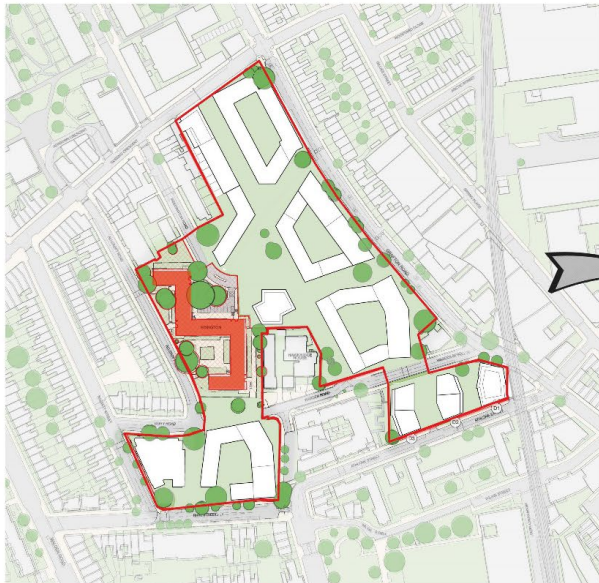
**Phase 6 Build**  
Expected completion by Autumn 2035



**Phase 7 Demolition**  
Expected completion by Autumn 2035



**Phase 7 Build**  
Expected completion by Autumn 2037



**Phase 8 Demolition**  
Expected completion by Autumn 2037



**Phase 8 Build**  
Autumn 2039 - Masterplan complete



# Summary

## Detailed Plots



Plot A



Plot D1



Plot G1

## Outline Plots



Plot E1



Plot D2, D3



Plot A2, B, C