

# Study Trip 02: Project Information

## Bacton Estate - Phase 1



### Units:

67 Homes

### Client:

Camden Council

### Borough:

The London Borough of Camden

### Tenure:

69% affordable, 31% private sale

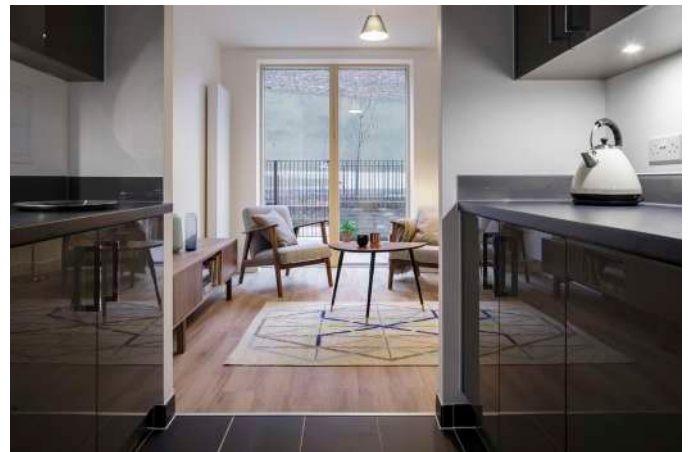
### Status:

Completed 2015

### Density:

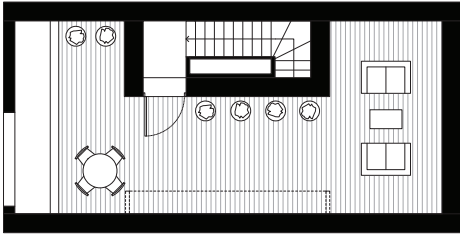
132 dph

Bacton Estate in Gospel Oak is a community-led estate renewal project. Built after significant community engagement, Phase 1 rehuses the first residents affected by the rebuilding programme and seeks to improve lives while keeping the community intact. Residents worked closely together with a focused Local Authority regeneration team, creating a dynamic partnership committed to delivering neighbourhood transformation and high-quality new homes.

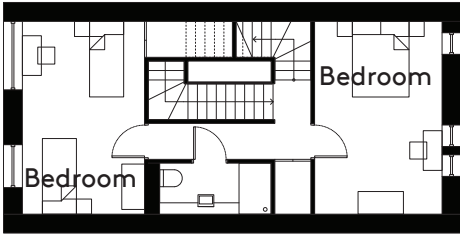


# Study Trip 02: Project Information

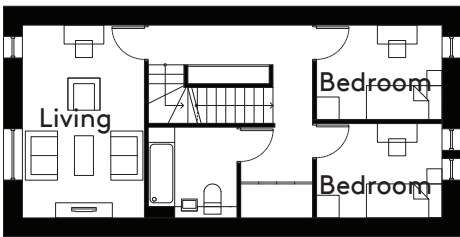
## Bacton Estate - Phase 1



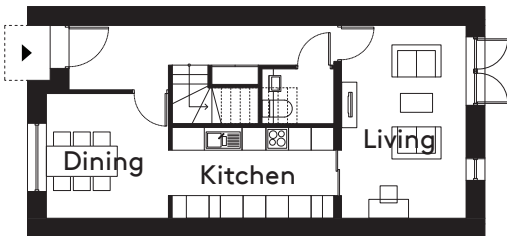
Private Terrace



Second Floor

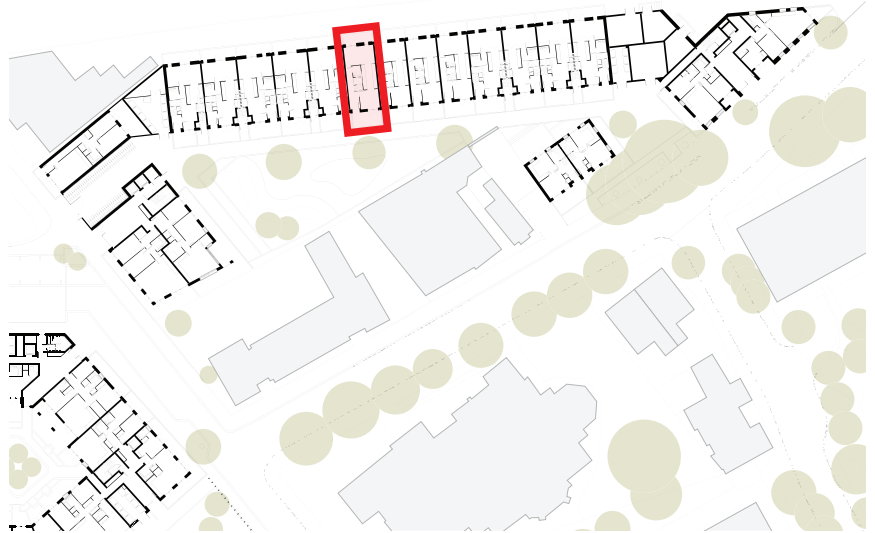


First Floor

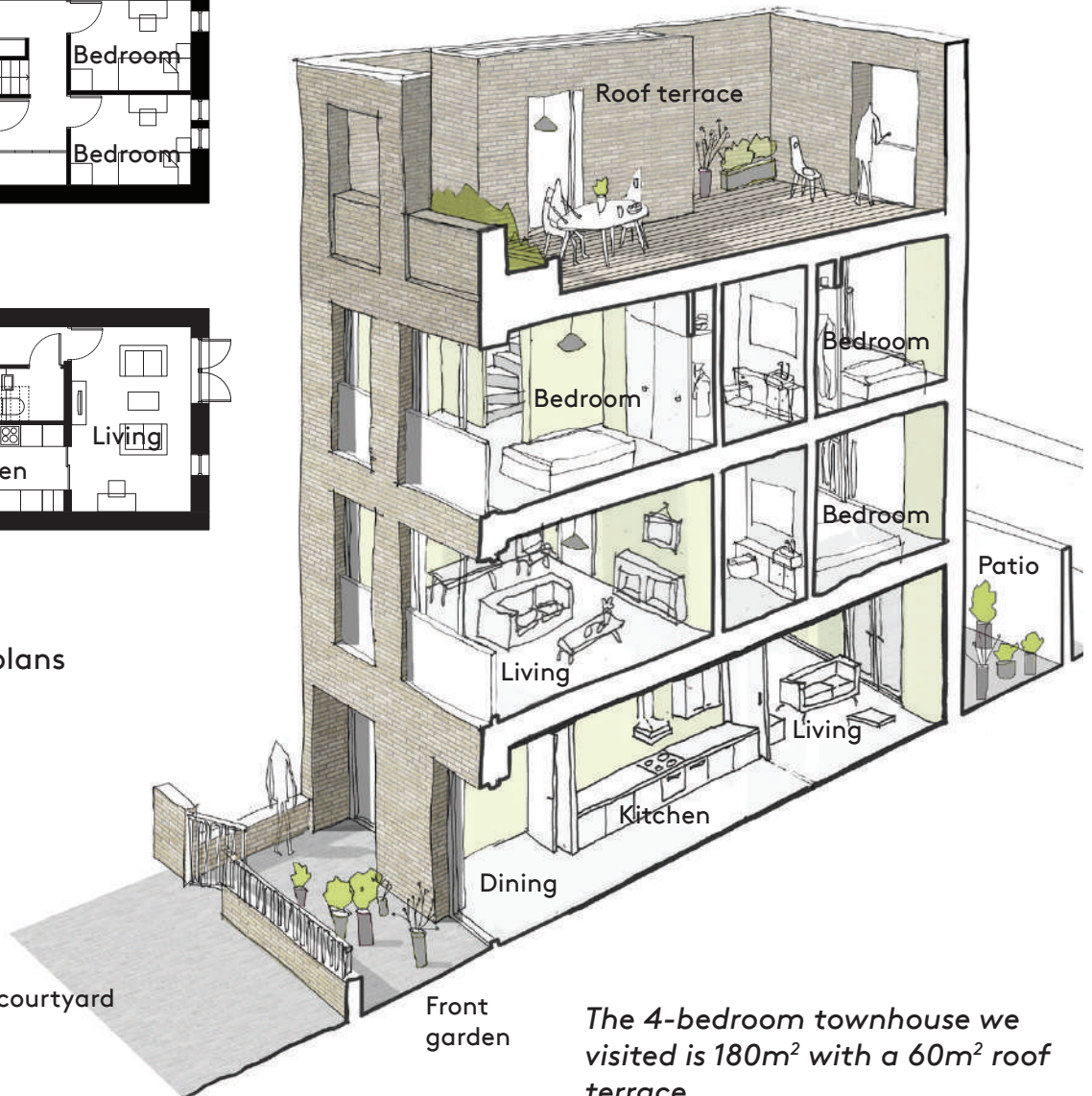


Ground Floor

Townhouse floor plans



Site plan



Secure shared courtyard with play area

Front garden

The 4-bedroom townhouse we visited is 180m<sup>2</sup> with a 60m<sup>2</sup> roof terrace





# Study Trip 02: Project Information

## Great Eastern Buildings



### Units:

18 Homes

### Client:

Hackney Council

### Borough:

The London Borough of Hackney

### Tenure:

14 intermediate and 4 market sale

### Status:

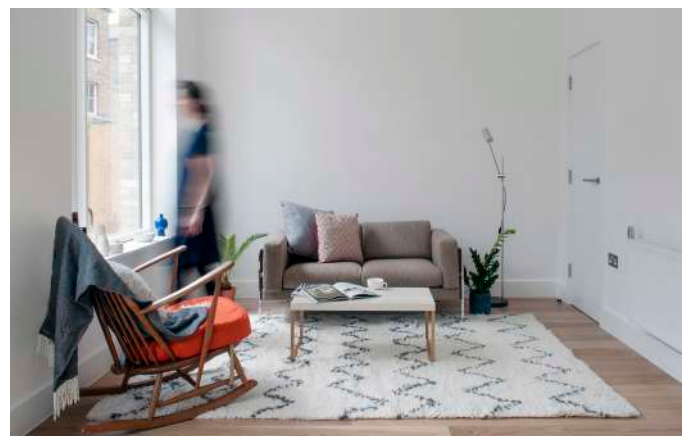
Completed 2017

### Density:

113 dph

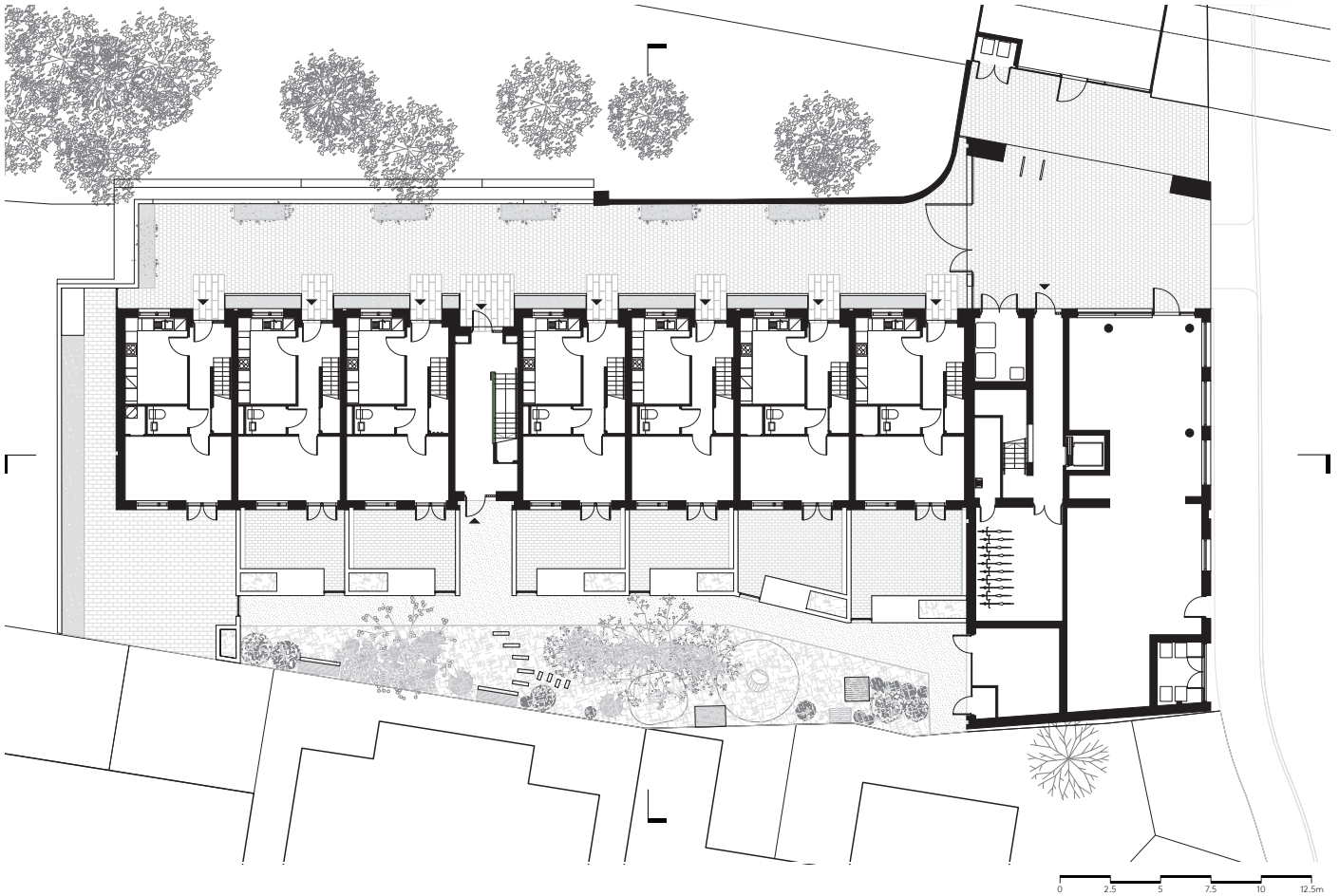
Great Eastern Buildings is a mixed-use development on a brownfield site in Hackney providing 14 intermediate and 4 market sale units with creative industry space at street level.

Located on the site of the former offices the Great Eastern Railway, the scheme sits in a constrained location next to a railway line within a local context of municipal buildings and 2-3 storey Victorian properties forming the Horton Conservation Area.

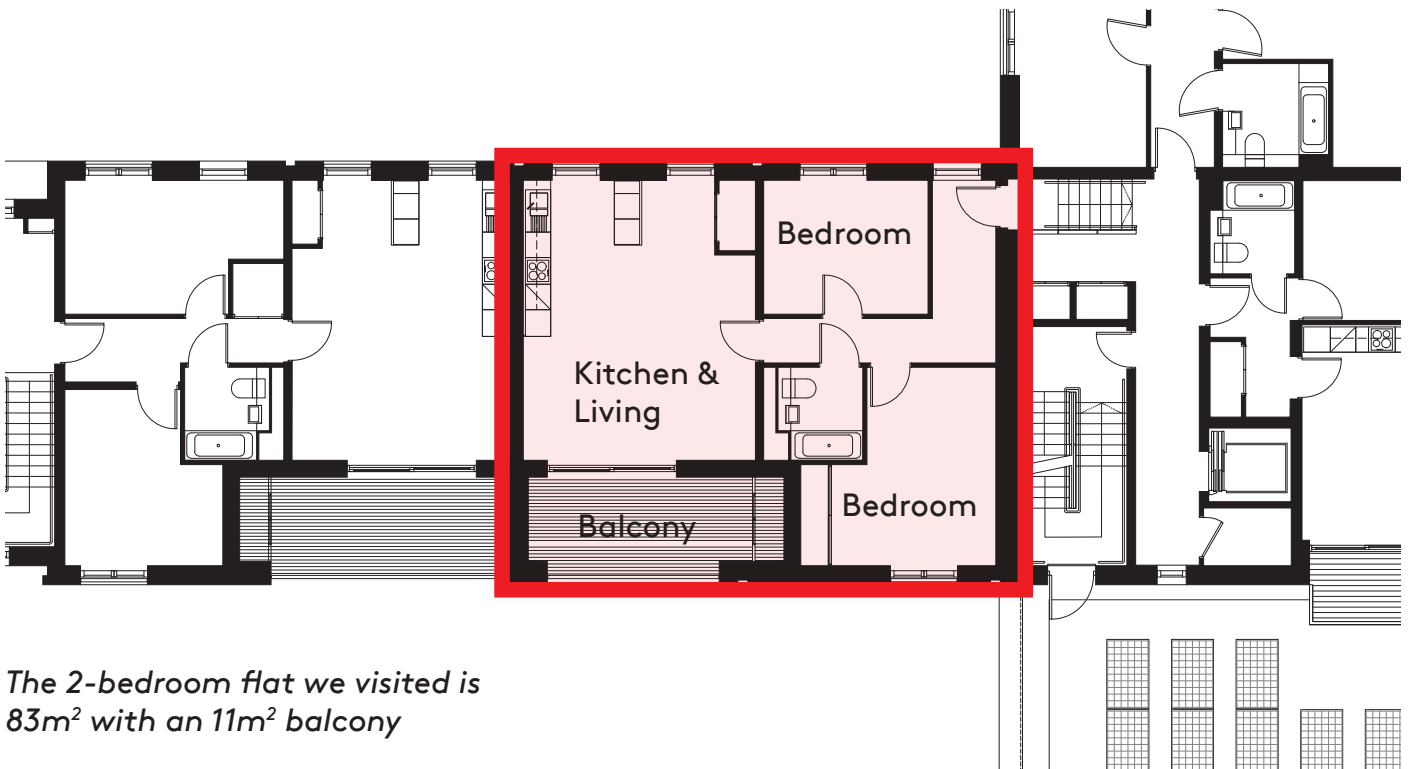


# Study Trip 02: Project Information

## Great Eastern Buildings



Ground Floor Plan



*The 2-bedroom flat we visited is 83m<sup>2</sup> with an 11m<sup>2</sup> balcony*

Second Floor Plan