

Kidbrooke Greenwich

First phase in the regeneration of a large local authority housing estate

Replacing a failed 1960's housing estate, this was the first phase of a major regeneration project at Kidbrooke in Greenwich. Our proposal comprised approximately 460 new-build apartments and houses in a parkside setting.

The project built on our Sustainable Suburbia research by proposing a high proportion of family units within an overall density of 120 dwellings per hectare. A diverse mix of tenure types was proposed to be evenly distributed across the development, unified by a coherent urban structure and sharing a common architectural language.

The project aimed to meet high environmental standards, utilising centralised combined heat and power generation to meet London Plan renewable energy targets and achieve a minimum level 3 under the Code for Sustainable Homes. Other features of the proposal included on-site surface water attenuation and domestic water conservation initiatives. Amenities such as public transport, primary and secondary schools, and a supermarket are all located within 5-10 mins walking distance.

The proposed layout addressed the following issues:

- Created a permeable development opening up new links with Sutcliffe Park with the help of an appropriate block size which responded to the local conditions and the masterplan grid
- Allowed an appropriate scale front towards Sutcliffe park with 4–7 storied apartment blocks
- Blended into the surrounding 1930's estate with lower height 2–3 floor houses and short terraces
- Provided an appropriate response to the Eltham Green Conservation Area by maintaining the built edge and buffer to the south end
- Maintained the major north south road links set out by the masterplan
- Created 'green fingers' which help extend the park into the development.



01.



02.

- 01. Massing Model
- 02. Model of a typical block showing single family housing
- 03. View of apartments overlooking Sutcliffe Park



03.