



# 1B) King's Crescent Estate, London

- Hackney, London
- Mixed Tenure
- 765 homes



King's Crescent Estate was originally completed in 1971. Ground-floor garages and long shared balconies with multiple entry points made the site challenging to navigate and keep safe.

Unpopular high-rise tower blocks were demolished in the 1990s, leaving gaps and wasteland and creating a sense of disillusionment and abandonment in the estate community.

The 2017 redevelopment focused on regular community engagement, training and upskilling, with residents involved in site-wide planning of new streets and homes. Karakusevic Carson Architects led the redesign, which involved the refurbishment of 275 existing homes, the creation of 490 new homes and a new landscape and public realm. The development is divided into multiple phases over a five-year masterplan, providing 41% social rent, 10% shared ownership and 49% private sale.

A high-quality design saw existing homes upgraded with balconies and winter gardens, and residents were able to remain in their flats throughout.

Poor maintenance and a lack of ownership over large underused public realm areas and garage spaces had led to vandalism, crime and decay. The redesign saw garages converted into ground floor flats overlooking reconfigured and upgraded public spaces, with three courtyards accommodating a range of activities.

Awkward thresholds between public and private gardens were carefully resolved with low walls and planters, while inside passages had secure entry door systems installed, and long corridors subdivided to create defined areas in which neighbours can socialise. Glazed entrance lobbies in the new blocks allow views through from street to courtyard.

A key success of the project is the social stability and sustainability achieved through active and regular engagement with the local community. A Residents Group and a Neighbourhood Watch have developed, which has also led to an improved sense of community safety.

Residents have commented that they are enjoying their new balconies, winter gardens and courtyards where their children can play safely.



Photography: ©Muf Architecture/Art



Photography: ©Jim Stephenson



SAFETY



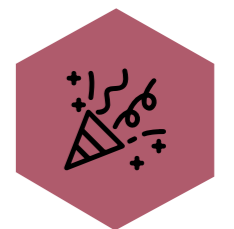
INFLUENCE



PERMANENCE



HOUSING



PLAYFULNESS