

MAITLAND PARK ESTATE REDEVELOPMENT

Location: Camden, London, UK
Client: London Borough of Camden

Appointed: August 2013
Planning granted: March 2015
Size: 9,350sqm
Construction cost: £20m
No. of units: 112

We have developed designs for two sites within Maitland Park Estate to provide 112 dwellings, a new Tenants' and Residents' (TRA) Hall and landscaping improvements to the central park.

The Estate, built in the 1930s with successive waves of development until the 1980s, is set within a mature landscape.

The Grafton Terrace site currently houses the existing TRA Hall and some dilapidated garages. Our scheme repairs the Victorian street frontage with a combination of four to six storey flats and four storey town houses. These will offer both social rented and low cost home ownership tenure. A new hall, with a dedicated community garden, will be run as an enterprise by the TRA. The centre will house a large, sub-dividable function room, bookable meeting/teaching spaces, and a cafe at its heart to provide a hub for locals. New boundary treatments to back gardens that front the park, as well as traffic calming works to the main road through the area, will enhance the Estate's park setting.

The Apsen House site involves the demolition of an existing nine storey 1970s slab block, a 1930s gym and run-down single storey garages. In their place we have designed a five storey courtyard building fronted with a five to six storey mansion block to the park. Here the tenure will be around an equal mix of private and social rented. The courtyard will provide a communal territory landscaped with cherry trees and areas to sit and play for the benefit of all the residents. Flats, stairs and lift cores open off this space to increase activity and supervision at ground level.

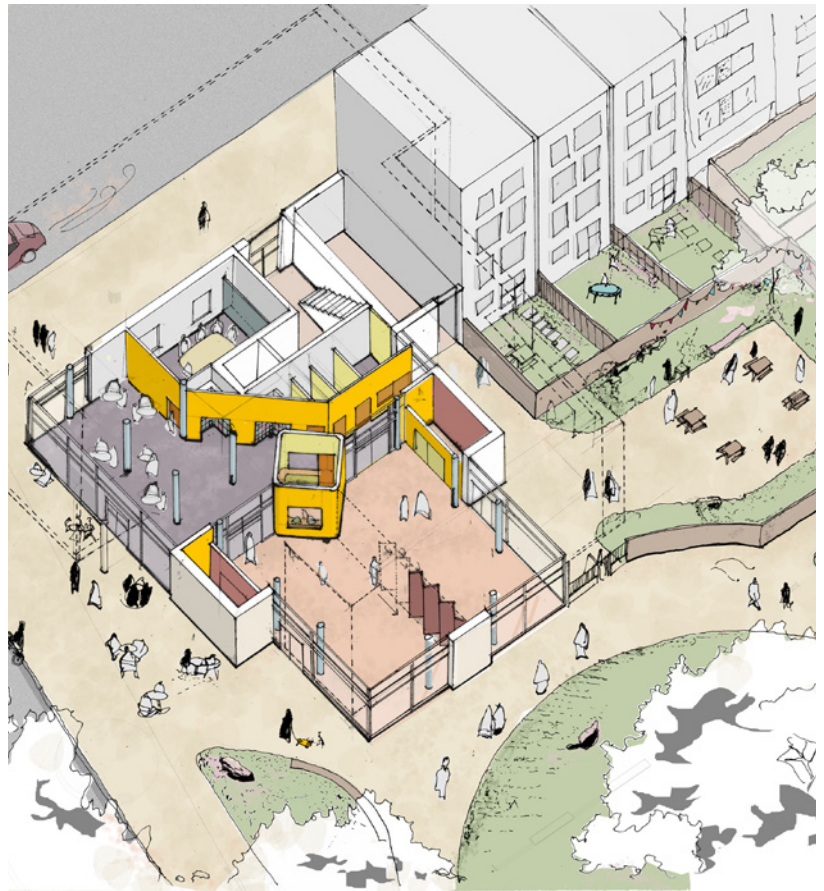
Principally a series of brick buildings, that share common details and forms across the two sites, we are exploring the use of cross-laminated timber for the main structure.



Above: View of Aspen Court.



Above: View towards the new TRA Hall.



Above: Illustration of the proposed layout of the TRA Hall.



1. Strong marker building to house new TRA hall
2. Enhance and retain view of The Glade
3. Improve park with additional trees and planting
4. Improve pedestrian access to Whitebeam House
5. Enhance surfacing and landscape to Grafton Mews
6. Demolish existing, overscaled Aspen House which overshadows and runs against grain of surrounding blocks
7. Relocated ball court which lacks security and creates anti-social problems
8. Improve boundary to vulnerable rear garden timber fences that overlook The Glade.