

Project

Stonebridge Estate



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Date
1997-1999

Client
**Shepherd Epstein Hunter
& Stonebridge HAT**

Project Type
Residential

Location
Stonebridge, London

Status
Completed



01. Photograph of Johnson Rd showing the crescent of houses and apartments facing the canal



02. End block of apartments, Johnson Rd



03. Detail of butterfly roof to apartments



04. Terrace of townhouses on Lawrence Avenue

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Stonebridge Estate, is a large multicultural area in the London Borough of Brent. It is near to an arterial road leading into central London, and the main railway line into Paddington Station. Work on the Stonebridge Housing Action Trust regeneration involved the demolition of 1,775 flats in medium and high-rise flats with concrete panels, and their replacement with terraced housing and four storey flats.

The strategy involved the progressive demolition of the lower blocks and re-housing the same 1,500 families into new sustainable homes that they themselves helped to design.

With the use of models, visits, videos, workshops and meetings, design and layout options were selected by residents, guided by the architects.

Timothy Associates were selected as one of four practices to act as sub consultants to design selected areas within an established framework. Timothy Associates designed a stepped crescent of housing on Johnson Road including 5 houses and 16 flats with butterfly roofs and west-facing balconies overlooking the landscaped canal; and also a terrace of a further 11 houses on Lawrence Avenue.

All houses were designed as lifetime homes adaptable to future needs of families in terms of size or disability, and incorporated passive stack ventilation.

Phase 1 was completed in 2000 and delivered 380 new dwellings. Phase II was completed in 2003, and phases III and IV will deliver an additional 400 new homes



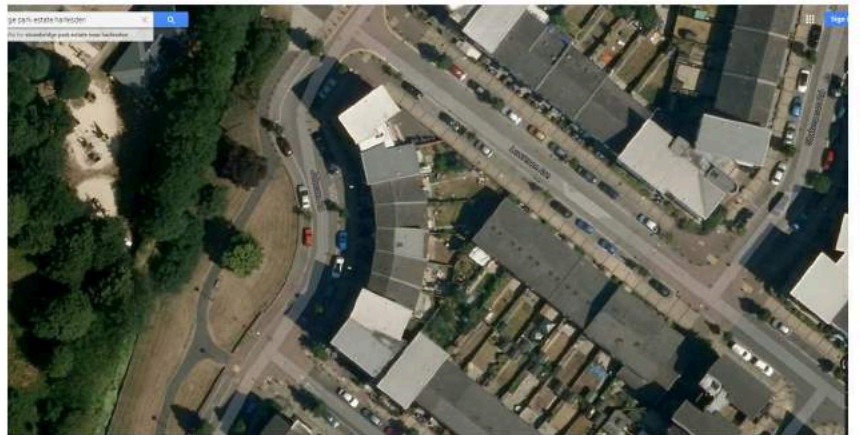
05. Flattened elevation of the crescent (preliminary proposal)



06. Lawrence Avenue front gardens



07. Johnson Road front garden



08. Google maps aerial view showing Johnson Road (crescent) and Lawrence Avenue