

Designing dense, mixed tenure  
communities – quality,  
affordability & sustainability



Comparing Kings Cross and  
Bromley-By-Bow

David Birkbeck  
Design For Homes



THE HOUSING DESIGN HANDBOOK



PERCEPTIONS OF PRIVACY & DENSITY IN HOUSING



Higher density design for quality and low maintenance

A good practice guide



Design by Levitt Bernstein and Levitt Bernstein for the Greater London Authority



# William Street Quarter, Barking



Linton Road IG11 8GH  
Site size 1.74 ha  
Storeys 2, 6, 10

160 flats, 41 houses  
Net density 116 u/ha



76 x1 bed  
6 x2 bed 4P  
78 x3 bed 5P flats  
18 x3 bed 5P houses  
23 x4 bed 7P houses

Dwelling sizes:  
Principle 97 m<sup>2</sup>  
Largest 129.7 m<sup>2</sup>  
Smallest 51 m<sup>2</sup>

Tenure Mix:  
100% SR

Parking: 62  
(+16 in Phase 1  
i.e. Anne Mews)

# Saxon Court & Roseberry Mansions, Kings Cross



York Way N1C 4AJ  
Site size 0.47 ha  
Storeys 2, 8, 16

144 flats

Net density 306 homes/ha



79 x1 bed  
27 x2 bed 3P  
17 x2 bed 4P  
21 x3 bed

Dwelling sizes:  
Principle 66 m<sup>2</sup>  
Largest 108 m<sup>2</sup>  
Smallest 48 m<sup>2</sup>

Tenure Mix:  
43.5 AR  
28% SO  
28% EC  
0.5% Market

Parking: 5 (2 A)  
nearby NCP

# Saxon Court & Roseberry Mansions, Kings Cross



## GROUND FLOOR

- 1. Commercial units
- 2. Residential lobbies



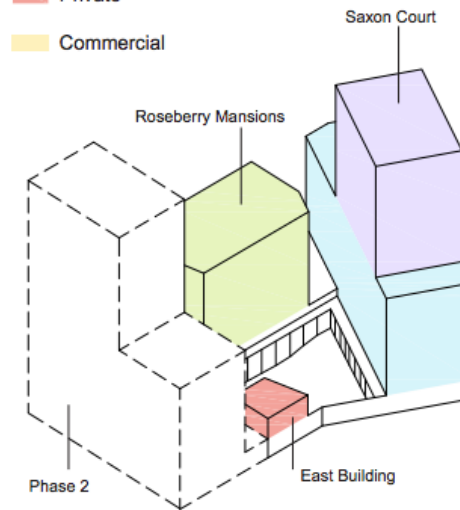
- 3. Bike store
- 4. Buggy store
- 5. Refuse store
- 6. Storage
- 7. Plant

- Saxon Court
  - Shared Ownership
  - Social Rented

- Roseberry Mansions
  - Extra Care

- East Building/Future South Block
  - Private

- Commercial

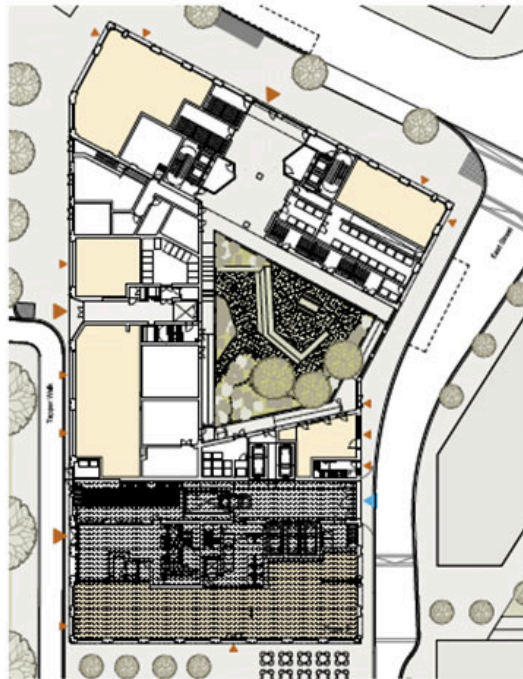


Tenure diagram

# Saxon Court & Roseberry Mansions, Kings Cross



# Saxon Court & Roseberry Mansions, Kings Cross



Ground floor plan

Ground: Communal lobbies & garden courtyard with secure playspace for SR

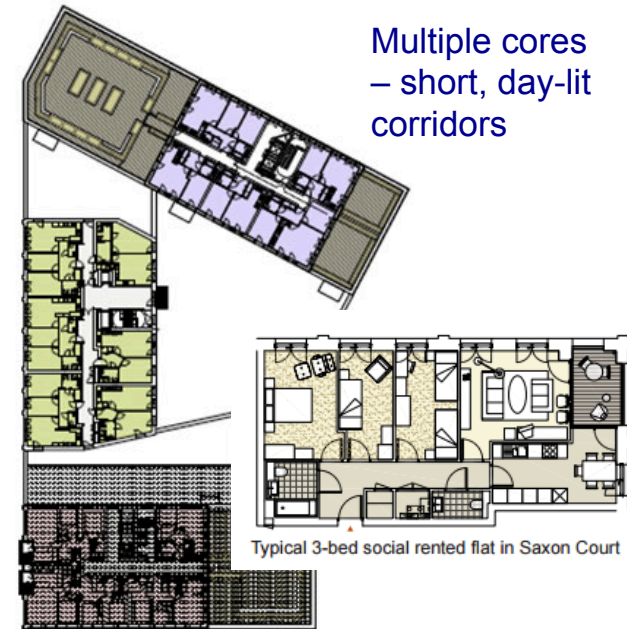
Nearby: 2 local parks, canal, NCP



1. Reception
2. Hairdresser
3. Lounge/dining
4. Guest bedroom

First floor plan

Green EC block first floor: double-height communal reception, hairdresser, 3X lounge/diners, guest room



Multiple cores – short, day-lit corridors

Typical 3-bed social rented flat in Saxon Court

Typical upper floor plan

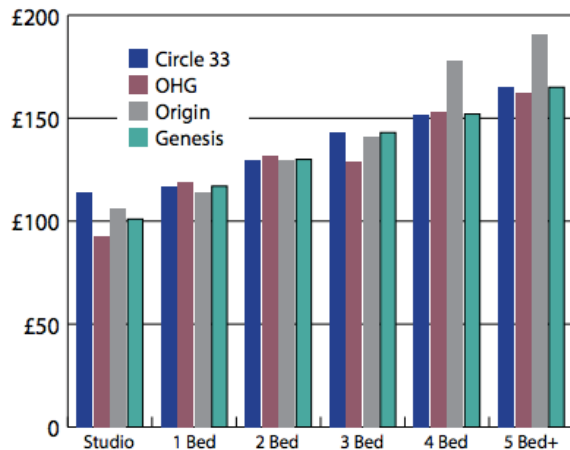
Towers: SO communal terraces private balconettes  
2-3beds have corner balconies onto living & kitchen

# Saxon Court & Roseberry Mansions, Kings Cross

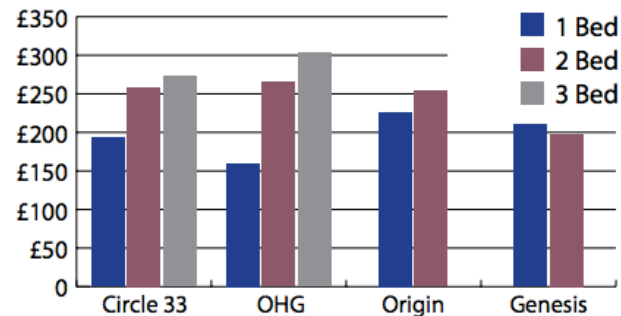


Rents, management and maintenance charges vary by block and tenure. Managed by One Housing Group (OHG) with multiple sub-contractors

**Graph 7** Average assured tenancy rent by unit size 2013-14



**Graph 8** Average affordable rent by unit size 2013-14



Source:  
Camden Council's  
Annual review of  
HAs and Coops  
2013-2014, pp18-19

[camden.gov.uk/ccm/content/housing/housing-policy-and-strategies/housing-association-annual-review/](http://camden.gov.uk/ccm/content/housing/housing-policy-and-strategies/housing-association-annual-review/)



# St Andrews, Bromley By Bow



Devons Rd, E3  
3.6 ha  
67,623 sqm  
(>80,000 sqft/acre)  
3, 7, 12, 24 storeys

Av net density c 300  
but blocks vary. Two  
are more than 400  
homes/ha  
989 homes  
51% affordable  
34.5% SR 16.5% SO

# St Andrews, Bromley By Bow



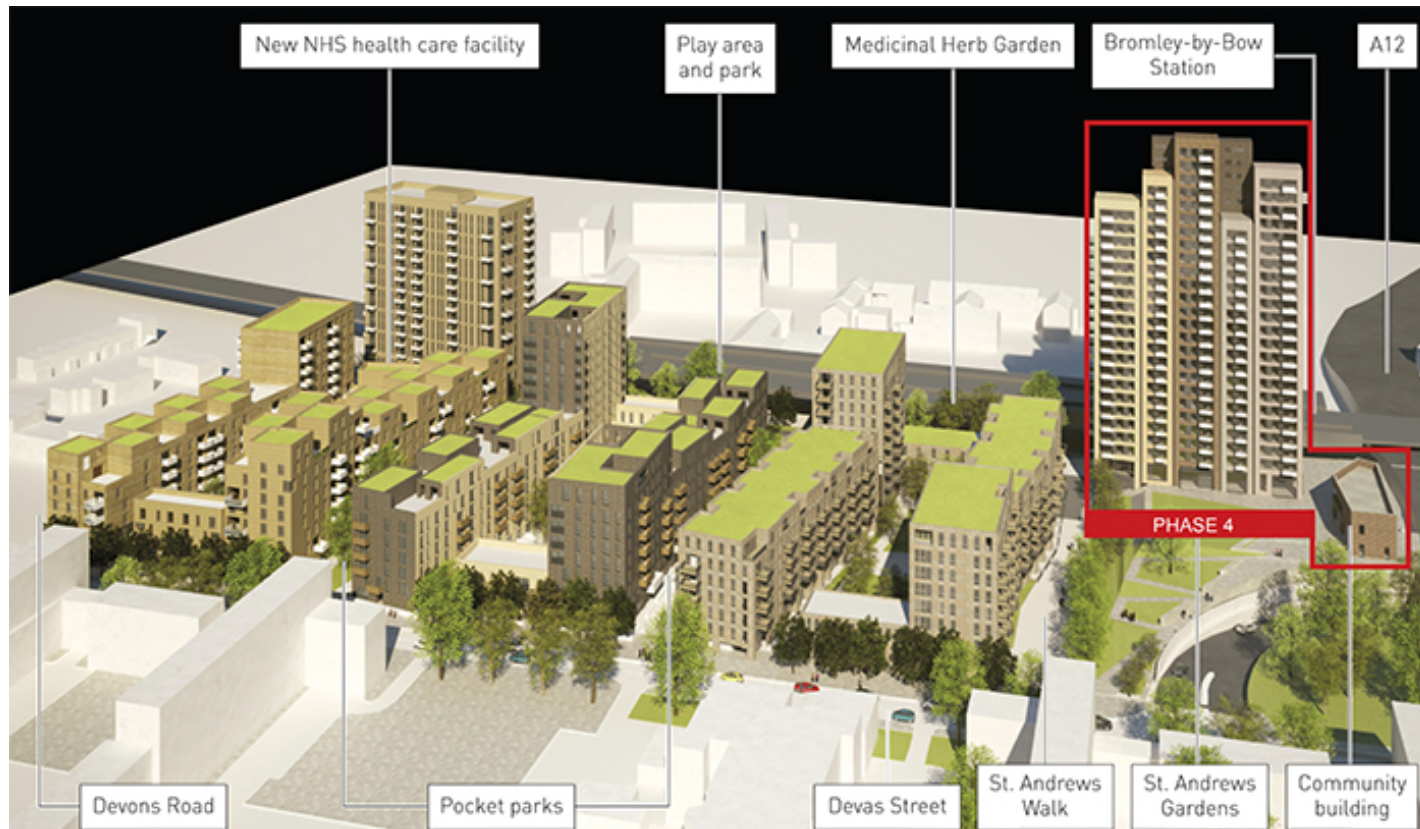
Smallest unit is  
35sqm market sale  
studio in point block

Largest unit is  
139 sqm top floor flat

Av is 68.4 sqm

>33% is 'family  
homes for 5p to 8p  
occupancy

# St Andrews, Bromley By Bow



# St Andrews, Bromley By Bow



Phase 1	Phase 2	Phase 3	Phase 4
194 flats/maisonettes Site size .79 ha Net density 245	230 flats/maisonettes Site size .75 ha Net density 307	227 flats/townhouses Site size .81 ha Net density 281	183 flats Site size .57 ha Net density 310
85 x 1 bed 65 x 2 bed 38 x 3 bed 3 x 4 bed 3 x 5 bed	66 x 1 Bed 96 x 2 Bed 53 x 3 Bed 10 x 4 Bed 5 x 5 Bed	82 x 1 Bed 66 x 2 Bed 58 x 3 Bed 14 x 4 Bed 6 x 5 Bed	47 x studio 39 x 1 bed 44 x 2 bed 53 x 3 bed
Dwelling sizes: Principle 70 m <sup>2</sup> Largest 133 m <sup>2</sup> Smallest 45 m <sup>2</sup>	Dwelling sizes: Principle 76 m <sup>2</sup> Largest 139 m <sup>2</sup> Smallest 42 m <sup>2</sup>	Dwelling sizes: Principle 60 m <sup>2</sup> Largest 116 m <sup>2</sup> Smallest 43 m <sup>2</sup>	Dwelling sizes: Principle 77.5 Largest 102 m <sup>2</sup> Smallest 35 m <sup>2</sup>
Tenure Mix: 51/49 split 70% SR 30% SO	Tenure Mix: 70/30 split 60% SR 40% SO	Tenure Mix: 32.6% other 47% SR 20% SO	Tenure Mix: 100% private  3 cores, 2 lifts
Parking: 3	Parking: 4	Parking: 4	Parking: 120

# St Andrews, Bromley By Bow



3 large perimeter blocks have 6 cores

Cores partly mixed so that shared ownership shares with market sale

Shared ownership also shares with intermediate rent

Social rent does not share but many units have direct access to street.

# St Andrews, Bromley By Bow



- . Unadopted publicly accessible streets
- . Fob-controlled secure courtyards
- .  
Parking (136 spaces in underground for sale and 20 on street disabled) <16%
- . Management charges range from block but everyone in each block pays the same

# St Andrews, Bromley By Bow

DESIGN  
FOR  
HOMES



# St Andrews, Bromley By Bow





# St Andrews, Bromley By Bow



# St Andrews, Bromley By Bow

DESIGN  
FOR  
HOMES



# St Andrews, Bromley By Bow



Service charges are levied by sqm:

Block 1 is £21.06/sqm

Block 2 is £20.89/sqm

Block 3 is £20.66/sqm

Block 4 is £28/sqm (underground car park block) and

Block 5 is £29/sqm (gym etc)

People mostly pay for what they access. Biggest mistake was solicitors issuing leases that made maisonette dwellers pay towards upkeep of lifts

Other issue is variation in flat size causes problems. There are one bed flats as big as two bed flats so are charge at same rate, because you pay per sqm. Tenants used to being charged on bedroom count.

# St Andrews, Bromley By Bow



Pinnacle FD says that St Andrews is 'one of the most successful schemes we've ever seen' for management and for quality.

Robust materials + Design + Tenure integration

Only 'design drawback' is lack of daylight into courtyards kills grass – orientation of units might correct this but then less daylight into homes

Restricting car parking a problem now that you cannot clamp and ticketing ineffective as contractors only chase those likely to pay. Pinnacle says it is effectively a traffic warden at St Andrews