

A grey coat hangs on a brick wall, with a large yellow triangle overlaid on the left side of the image.

**More homes and
open spaces**

**Peabody,
Burridge Gardens
Battersea, London**

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A social vision realised in three phases

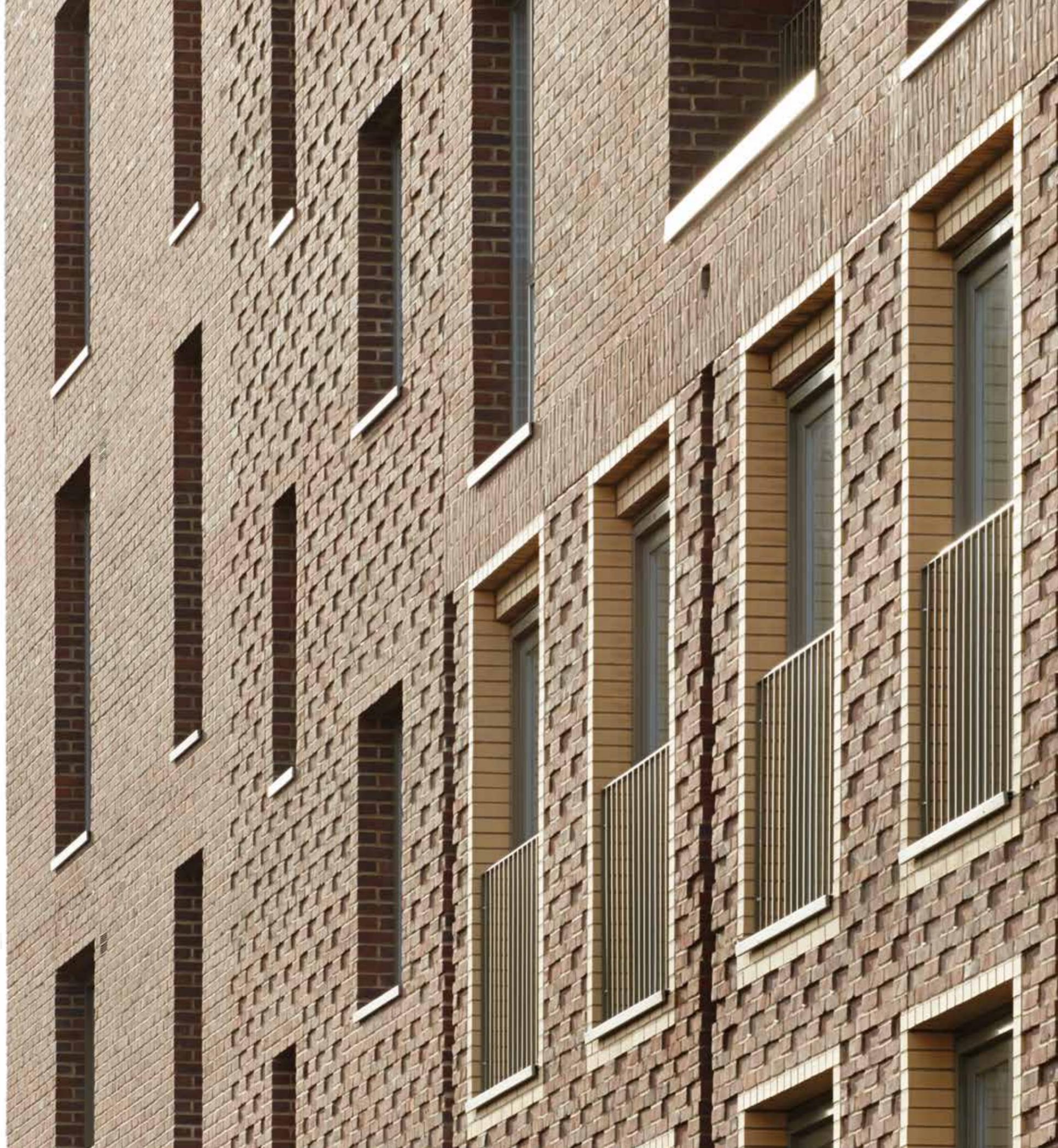
Keeping a community together is central to Peabody's regeneration of St John's Hill, known as Burridge Gardens today. Built in the mid 1930s, the Battersea estate was no longer suitable for modern living. It was decided to demolish the site and replace it with a mixed tenure development.

Peabody wanted to rehouse every resident who wished to return, while adding new private homes to help fund the scheme. The housing association asked if we could make their vision a viable project, establishing a new template for the capital's social housing.

Our masterplan for several buildings over three phases significantly increases the number of homes, while providing more room all-round. Every property is larger than before. Outside, there are greater communal and public spaces to enjoy, as well as a community hub at the heart of the development. Our solution also introduces 550 square metres of retail and commercial space, bringing a feel of the high street into the place.

Selling the vision to existing residents was fundamental to the project's success. We worked with the residents' steering group to hear and act on the tenants' voices. We also appreciated that lives would change, and housing needs evolve over the length of such a large-scale development. Our plan is flexible enough to accommodate these shifting requirements with the aspirations of a new generation of occupants.

\This development is a great example of what a shared sense of pride in a project can achieve between client, architect and contractor. Investing a little more here and there adds up to a far greater result for the client, the community, the city and another century



Embracing the very idea of community

Project: Burridge Gardens
Location: Wandsworth, Battersea, London
Client: Peabody
Services: Architecture, interior design, urban design and working with artists
Scope: Regeneration, new build and mixed use
Value: £120m
Status: Phase 1 completed; Phases 2–3 ongoing

Creating more homes was half the job. What about a sense of place? A progressive community deserves a dynamic place where it can live and grow.

Introducing identity and interest
 The old estate was utilitarian in design. With every building looking the same, it was easy to get lost on the site. Each new block has its own identity. This adds visual interest, softens the architectural mass and provides points of reference for clearer bearings. Besides diversity, there's flexibility. The façades that about the conservation areas reference the neighbouring Edwardian buildings, while towards the centre of the development, the design can be something more contemporary.

Celebrating the past in amongst the new
 If the estate's walls had ears, the stories they would tell. From the development's early days, we collaborated with sculptor Rodney Harris, who was fascinated with the history of the place. The result is a series of reliefs, part of the fabric of the buildings, that recall the site's past and residents' memories through sculpted objects, such as a larger-than-life officer's jacket at a communal entrance (see cover). The reliefs will evolve with the development's phases, moving from the war years to the present day.



Acoustic vent panels
 The acoustic vent panels on the railway side of the site are a novel inclusion for a residential development. Traditionally used in educational buildings, these vents offer a more sustainable alternative to air conditioning. While sound is blocked out, air can flow in as if through an open window, with service charges reduced.



Putting community at the centre
 George Peabody saw housing as more than roofs over heads; constructing a social framework was equally important. The development transforms the estate's former community portakabin, popular among residents and visitors, into an architectural centerpiece, overlooking a landscaped public square. Besides a community hall, residents will find Peabody offices on the first floor, with Peabody people ready to support them.

Opening the site up to all
 The development sits between Clapham Junction, Europe's busiest railway station, and Wandsworth Common. The walled estate had no public access through it, isolating residents. Our urban design for the development includes a pedestrian avenue crossing the site, welcoming the wider community into the site and removing the cut-off feeling for residents.

Creating a piece of the city
 Burridge Gardens makes connections with the architecture it surrounds, while establishing its own distinct identity within the fabric of the city.



New homes
 The new scheme increases the number of homes from 353 to 538 – all with balconies or gardens – and features high-quality landscaping, a wild garden, a play area and a central open square with a new community centre.

52%

affordable housing
 279 rented and shared homes; 249 private sale homes.

538

new homes
 A significant increase on the previous number, while also increasing home sizes.



13,600

sq m
 of open space.



Number one of five
 Burridge Gardens' first building creates an acoustic buffer, drastically reducing the noise level on the development from the adjacent railway line and enhancing the quality of the external spaces. Each new building feels part of a whole, while standing apart, thanks to distinct architectural styles and detailing. The communal entrances are picked out with different coloured glazed bricks.

3

phases of development
 over 7 years.



