

Burridge Gardens
Delivering social impact



DANVERS AVENUE SW

BURRIDGE GARDENS

The role of Hawkins\Brown in delivering socio economic impact

“Moving together with your neighbours actually created a higher level of community spirit over the period of six weeks when people moved. People were talking to their neighbours more and quite often they were moving into the same block. It was quite a positive time.”

[Housing manager]

1. Listen

One of the main challenges in Burridge Gardens was to rehouse the vulnerable elderly residents while avoiding excessive stress and preserving the existing close-knit community. Hawkins\Brown played a vital role in the consultations around the decant process, informing residents with visualisations, videos and accessible physical models. Hawkins\Brown was also involved with the residents' steering group to listen to and act upon tenant voices and ideas. This helped to overcome initial resistance and to rebuild the residents' trust. The consultation process was fundamental to the success of the first phase.

2. Preserve the community

The first phase of Burridge Gardens provides private and social rent tenures in a tenure blind setting. A shared courtyard and pedestrian-friendly public realm facilitate social interaction. The spatially well-integrated design helped preserve much of the existing community by locating former neighbours as close to each other as possible.

The new homes are above standard with generous layouts and large balconies. This improved the rehoused tenants' quality of life substantially.

The collaboration with a local sculptor, drawing on the history and heritage, has also been received well.

Decant process

Mitigating stress through phasing and information

67

housing units were rehoused. These constituted

43%

of all phase 1 units

67%

of the respondents reported no stress; this equates to

£253k

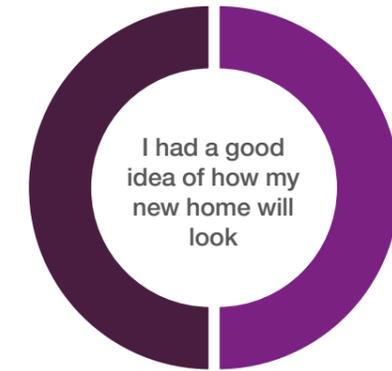
in stress impact savings (HACT/SVB)

100%

of the residents said they were well informed about their future home. This equates to

£86k

in well-being impact per annum (src. : Peabody/ HVB, Hatch/Regeneris)



src.: Hawkins\Brown

Complex decant processes put existential pressure on residential communities. While most families of the existing estate could move to better housing options in the local area, Peabody decided to decant and rehouse the vulnerable residents, mostly elderly or disabled tenants who relied on their local social networks. This way, 43% of the existing residents from the old estate could be rehoused in the new development.

No doubt moving house - for some tenants twice within two years - is stressful and at Burridge Gardens, this was no different. Several strategies mitigated this. Firstly the residents steering group was involved early on as a valuable relayer of information between residents and the project team. Secondly, Hawkins\

Brown tried to inform the residents about their future homes as soon as possible. Stress became more bearable because residents knew exactly how their future flats would look. And thirdly, intelligent phasing allowed the whole community to move in one go into the new estate. Although challenging, this created a shared narrative of achievement and neighbourly support in a stressful situation. In 2019 Hawkins\Brown surveyed the residents who had moved from the old to the new estate. The responses showed that all residents felt well informed and had a good idea of how the new flats would look. 67% of the residents did not report stress. Given the circumstances and scale of operation, this can be rated as a success in terms of stress mitigation.



Community Preserving the existing community

60%

of the respondents reported that the original community has been preserved

72%

of the respondents live next to 4 or more neighbours from the old estate

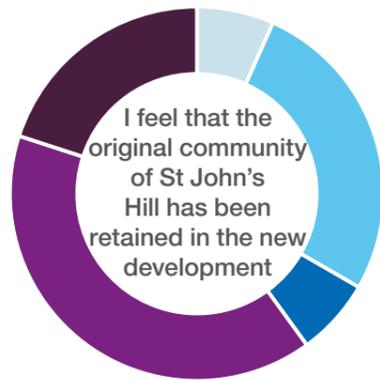
85%

of the respondents report that they enjoy a good quality of life. Community cohesion results in

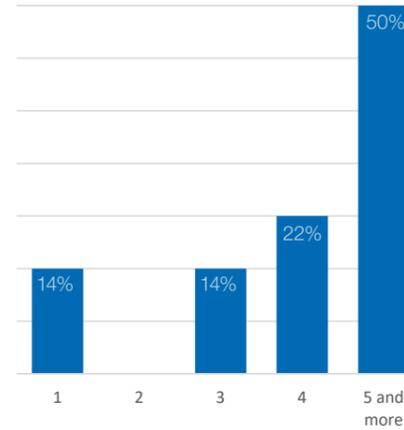
£33k

in well-being impact (HACT/SVB) per annum

(src. : HVB, Hatch/Regeneris)



Strongly Agree Agree Neither Disagree Strongly Disagree



How many former neighbours live in the new estate as close to you as in the old estate?

src.: Hawkins\Brown

From research, we know that decant and rehousing processes tend to break up existing communities. This applies especially to vulnerable residents. The first phase of Burr ridge Gardens aimed to preserve the existing community of elderly residents. In response to this challenging task, Hawkins\Brown designed an environment that nurtures a feeling of togetherness, such as the residential block around the communal yard and a generous and pedestrian-friendly public realm, with cosy social pockets. In 2019 Hawkins\Brown surveyed the residents who moved from the old to the new estate. The survey asked

specifically about the impact of the built environment. The responses showed that most of the residents live close to neighbours they knew from the old neighbourhood. Moreover, 60% of the residents agreed that the old community had been preserved. At the same time, 85% of the respondents said that they appreciate the good quality of life and 80% enjoy a feeling of well-being. These figures show that the perceived loss of some aspects of the old times did not fundamentally impact the residents' well-being and quality of life. Given the circumstances, the transplantation of the old community can be rated as a success.

Design Quality Comfortable, well-liked homes

53%

of the flats are affordable

80%

of respondents report that they are feeling proud of Burr ridge Gardens

80%

of respondents report a feeling of well-being in Burr ridge Gardens

67%

feel they belong to Burr ridge Gardens. These figures equate to a well-being impact of

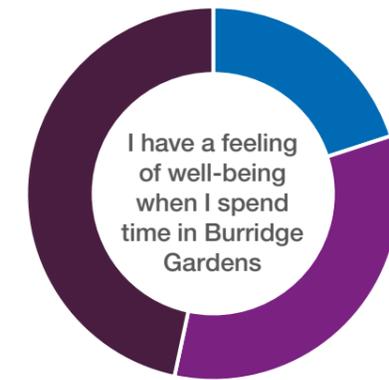
£1.5m

per annum (HACT/SVB)

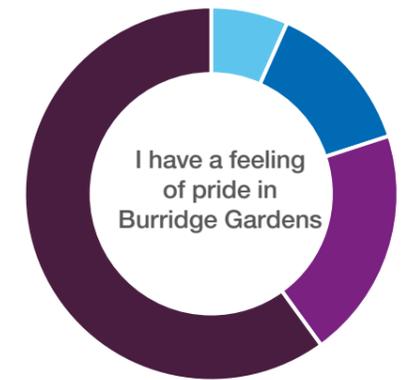
£13.9m

of well-being impact (HACT/SVB) over the next 10 years

(src. : HVB, Hatch/Regeneris)



Strongly Agree Agree Neither Disagree Strongly Disagree



src.: Hawkins\Brown

Burr ridge Gardens is an exemplar high-quality mixed tenure development that will increase the housing capacity of the existing estate by 70%. The development will provide more affordable social housing (53%) compared to the London average (45%). The future phases of Burr ridge Gardens will create more communal spaces, open up the development to encourage passing footfall and introduce retail and other high street units. This will promote greater integration with the surrounding streets and create a lively neighbourhood.

In 2019, Hawkins\Brown surveyed the residents who moved from the old to the new estate to understand if the new development was accepted. The survey asked specifically about the impact of the architecture. The responses were positive throughout. The new old residents are proud of their flats, feeling well and enjoying a good life quality. It seems that the Hawkins\Brown design has won the hearts of the residents who grew up in the area. Assuming that this is the most sceptical audience the development will encounter, it appears to be well on track to achieve its high ambitions.

“The residents’ steering group is our chance to have a say about where we live. We can point out things that the architects might not be aware of, such as the places where people congregate, or where we need more lighting.”

[Resident]

