



Gascoigne Estate, Barking

Redevelopment of the 1960's Gascoigne Estate involving the demolition of 1,700 homes and the re-provision of 1,575 new homes across a range of tenures; the provision of two new schools; a Medical Centre; and a range of Employment and Community facilities.

ICENI PROJECTS - CASE STUDY

Major Community-led Estate Renewal Project in London Borough of Barking & Dagenham

Iceni Planning and Transport were instructed by East Thames Group and London Borough of Barking & Dagenham in September 2013 to prepare a hybrid planning application that would facilitate the demolition of the existing 16 towers across the Gascoigne Estate, and enable redevelopment for 1,575 new homes, two new schools and a range of supporting commercial and community uses. Iceni led negotiations with the GLA working alongside 2 architectural practices to prepare a detailed application for 421 homes, with the remainder of the scheme in outline.

The site was previously an 80% Social Rented development and so justifying the tenure mix of private, shared-equity and rented home, along with presenting the socio-economic case for change, was key to the success of the application. The application was submitted in May 2014, with approval granted by committee in October 2014 with unanimous political support. Iceni Projects are retained to advise on scheme amendments and submission of Reserved Matters applications.

Key benefits from the scheme include:

- Mixed Tenure Housing – 25% Affordable Rent; 35% Shared Ownership; 40% Private
- Phase One to deliver 421 homes (75% Affordable)
- Density of 100 dwellings per hectare
- 2 x new schools (Primary and Secondary) with associated community facilities and playspace
- Re-routed Bus & Enhanced North-South Links
- New NHS Facility

5 interesting facts about the project

1: HOUSING TENURE AND VIABILITY

Iceni demonstrated how a mixed tenure (42% Private; 33% Intermediate; 25% rent) and provision of 2 new schools responded to specific local demand.

2: PROJECT MANAGEMENT AND COLLABORATION

Iceni led a multi-disciplinary team including 2 architectural practices to prepare the hybrid application in 6 months & worked with LBBD to agree conditions/obligations within a 16 week timeframe.

3: COMMUNITY AND POLITICAL SUPPORT

As a result of engagement with local stakeholders the proposals obtained unanimous support and GLA approval with only two local objections.

4: DESIGN QUALITY

Despite a net loss of homes and twelve 18-storey towers, housing density increases by 20%, with enhanced provision of open space and community uses.

5: ENHANCING ACCESS AND LEGIBILITY

The proposals seek to re-integrate with neighbouring areas and foster direct pedestrian/cycle links to Barking Town Centre.

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