



£35m Colville Estate, Phases 2A&2B, London

Client

London Borough of Hackney

Duration

2016-2018

Services

Employer's Agent
Quantity Surveyor
Clerk of Works
Principal Designer
M&E Consultancy

Contract

JCT D&B 2015

Sustainability

Code Level 4

The second phase of this major estate regeneration in Hoxton will provide 209 mixed tenure homes, retail space, community centre and energy centre, all of which will be contained within three buildings. The housing will provide a mix of 1-4 bedrooms available for social rent, intermediate rent and market sale. The development requires the decanting of existing residents living on the estate, who will have the option to return after construction has been completed. Colville residents agreed with the plans to regenerate the area and are at the heart of the regeneration process, meeting regularly with offices and councillors and being involved in high levels of community engagement.

In order to transform the street network, reconnecting the estate with the surrounding areas, new street connections with a defined public realm will be introduced in order to create a new neighbourhood.

Phase 2 is made up of Development Zones C1, C2, E and F.

Plot C contains 56 units over eight storeys, 5 townhouses and a six storey apartment building with the addition of retail space at ground floor.

Plot F provides 86 units in a series of stacked maisonettes with the benefit of an undercroft car park. Above the car park is a courtyard garden for shared use by the Plot F residents.

Plot E comprises of 67 residential units, community centre and CHP Energy Centre, which will provide energy for the entire Colville masterplan.

The Council retain the right to take back up to 5 units up to an agreed date of development works. The Council has agreed in principle that 12 car parking spaces located in the undercroft area of Development Zone F are available for private sale by the developer, with lease condition