

PTAL

Site 371, Prince Regent Lane, Newham

competition: by invitation, second prize
design: 2009
site area: tbc
program: 3 flats and 4 terraced houses.
client: London Borough of Newham
construction cost: £1.2 million

PTAL were invited to by the London Borough of Newham to submit concept proposals for a residential development that would meet the Council's aspirations to achieve Level 5, or above, of the Code for Sustainable Homes.

The proposed design responds to a main objective of the project - to provide a blueprint for future social housing developments in Newham that can achieve Code Level 5. Therefore, whilst our scheme has been developed for this specific site at Prince Regent Lane, the house type has been designed with the form, layout, specification and flexibility to be suitable for use on many sites such as this that are typical across the Borough.

The grain of the local context suggested that a large footprint apartment building would be inappropriate for this site. It would provide predominantly single aspect only dwellings, and the provision of individual private amenity spaces suitable for families would be limited. The architectural forms of the neighbouring houses – regular rhythms of bays and front doors - would be difficult to respond to with stacked wide fronted apartment layouts.

Instead, a row of individual narrow fronted dwellings seemed to fit more comfortably into the urban grain. The 12m depth of the site would allow this building form to incorporate an open lightwell within its plan, to create secure private amenity spaces and provide light and ventilation into the deep plan and section. This internal space would also enable some rooms to be dual aspect, maximising daylight and natural ventilation and avoiding north facing rooms.

The corner of the site required a building form and layout that addressed both streets appropriately. Here, an arrangement of stacked apartments could be accommodated, with elements of the proposed adjacent houses repeated on the facade fronting Bingley Road, and a more 'urban' treatment to the major road frontage.



P T A L

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