

KING'S CRESCENT PHASE 1

PROJECT LOCATION: HACKNEY, LONDON
CLIENT: LONDON BOROUGH OF HACKNEY

PARTNER IN CHARGE
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Image by Henley Halebrown Rorrison Architects



Service Provided

Employer's Agent for Affordable Rent
Contract Administrator for entire contract
Principal Designer
Quantity Surveyor
Clerk of Works
CoW M&E
CoW Landscape

Accommodation Created

273 new units, 101 refurbishment mix of affordable rent and private sale

Contract Value

£54 million

Contract Period

2 years 10 months

Completion Date

September 2017

Contract Type

Development Agreement with JCT DB11

Main Contractor

Higgins

Project Summary

First phase of the regeneration of the King's Crescent Estate situated adjacent to Clissold Park, Hackney. The scheme comprised of partial demolition of the existing blocks, refurbishment of the remaining blocks and provision of 273 new-build units across three new blocks, plus a high-level of public realm work.

The scheme was procured through a Hybrid Agreement, which combines a Development Agreement for lease and construction contract in one document.

The works included providing winter gardens and balconies and converting ground floor garages into new accommodation, ground floor commercial space, new courtyard gardens and a pedestrian link across the estate incorporating informal play and recreational space. A high emphasis was placed on the quality of the scheme with full-time Site Inspector services being provided.

Kings Crescent won a RIBA Award 2018. For 50 years, the RIBA Awards have championed and celebrated the best architecture. The scheme has also won the Best Regeneration Project (most significant contribution made to neighbourhood regeneration through the use of affordable home ownership) and Best Partnership (recognising organisations working in partnership to deliver affordable home ownership properties). Winners were announced at the National Housing Awards.

PRP Responsibilities

- Employer's Agent
- Site Inspector – Build, M&E, Landscape
- Cost Control
- Health, Safety and Environmental Services