

## Marklake Court (formerly Kipling Estate Garages)

London Bridge, Southwark

### Client

Leathermarket CBS

### Project Cost

£6.7 million

### Status

Completed 2018

### Awards

New London Architecture Award 2019 / Winner

RICS London Residential Award 2019 / Winner

Housing Design Award 2019 / Shortlisted

RTPI Awards 2019 / Finalist

RIBA Journal MacEwan Award 2019 / Shortlisted

Community-Led Placemaking Award 2018 / Shortlisted

Housing Design Awards 2016 / Shortlisted

This design for 27 new flats and maisonettes on the site of existing garages on Weston Street, SE1 represents an entirely new ground-up approach to affordable housing delivery. Residents on the Kipling Estate, frustrated by overcrowding within existing homes and the lack of new affordable housing in the local area, identified an underutilised garage site, established a community benefit society (Leathermarket CBS), obtained funding and formulated a brief. The brief itself was borne out of a housing needs study undertaken across the estate that would see under-occupying older residents moving into the new building, thereby establishing a 'chain of benefit' as larger dwellings become released for families.

Aided by igloo and Bell Phillips Architects the design has been shaped through extensive local consultation, undertaken over more than a year. Every aspect of the design, from the overall massing, through to flat layouts, materials, finishes and window sizes have been developed through close discussion with the local community.

The proposed development comprises twenty-seven affordable flats and maisonettes, including three wheelchair-accessible flats, communal gardens, a communal terrace and three dedicated blue badge car parking spaces for the wheelchair accessible flats. Particular consideration has been placed on developing a strong sense of community with a roof terrace, communal garden and generous communal entrances designed to encourage social interaction between residents.

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