

# Pembury Circus / Hackney

19,400 sqm (17,350 sqm residential) on a 1.2 ha site



Dalston Lane elevation / community centre

At Pembury Circus in Hackney we have delivered a new mixed-use development that replaces an under-utilised and unsafe part of the neighbourhood, which had become associated with crime and anti-social behaviour. Our design replaces 35 hard to let bedsits with 268 high quality new homes. It provides a setting for a successful mixed community of all ages – offering 25 homes for older people, a nursery, a large community centre with neighbourhood management offices, shops, a new public space and play areas.

The new apartments and community facilities are arranged in five new buildings that respond to the varied townscape; the 'Old Pembury' Estate to the west formed of 1930s walk up blocks, 'New Pembury' to the north and east created in the 1960s, and the mid-Victorian semi-detached villas and the Pembury

Tavern on Dalston Lane to the south in the Clapton Square Conservation Area. The use of brick for the 'outer' faces of Pembury Circus ties the building to its context in a contemporary way. The recessed balconies contrast with projecting balconies and the softer materials used on the inner face that overlooks the new courtyards. We tested various massing options, working closely with the local planning authority, CABE, and Design for London to secure planning consent for a 12 storey building on the corner of Pembury Road and Dalston Lane. A new community centre at the foot of the tower provides a focus for the Pembury Estate and wider neighbourhood. Two private courtyards provide play areas for children while a roof garden is provided for the older people's accommodation to the north east of the site.





Ground floor plan



Community centre



Pembury road elevation



Public space

In 2016 Pembury Circus was placed in the following awards:

- RESI Development of the Year** - Finalist
- Inside Housing: 60 Top Developments of the Year** - Finalist
- First Time Buyer Awards 2016 - Best Urban Regeneration** - Highly Commended
- The Planning and Placemaking Awards** - Finalist
- New London Awards** - Finalist
- LEAF Awards 2016** - Winner
- National Housing Awards** - Highly Commended

In 2015 Pembury Circus was awarded:

- National Housing Awards** - Finalist



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