



**Ebbisham Drive**  
Design Overview

FBMArchitects



Ebbisham Drive transforms a former garage site within the Ashmole Estate into 15 high-quality, 100% affordable rented homes. Set on a quiet private street, the development completes an established cul-de-sac and contributes to the urban character of the area. It offers one-, two- and three-bedroom dual-aspect homes, including three wheelchair-adaptable units and five family townhouses, reinforcing the scheme's focus on families and inclusive living. The contemporary design reflects the scale and rhythm of surrounding terraces, stepping between two and three storeys to sit comfortably within its neighbourhood.

**Front Cover**

Communal Entrance to Duplexes

**Opposite**

Row of Townhouses with Entrances off the Street

**Below**

View of Scheme from Existing Ashmole Estate



## Ebbisham Drive

The scheme is part of a two-phased estate regeneration programme, consisting of 30 new affordable homes and the re-provision of an existing Tenants' Hall. Across Ebbisham Drive and Meadow Road, two infill sites are transformed into new homes and a community space, increasing housing supply without additional land-take or significant disruption.

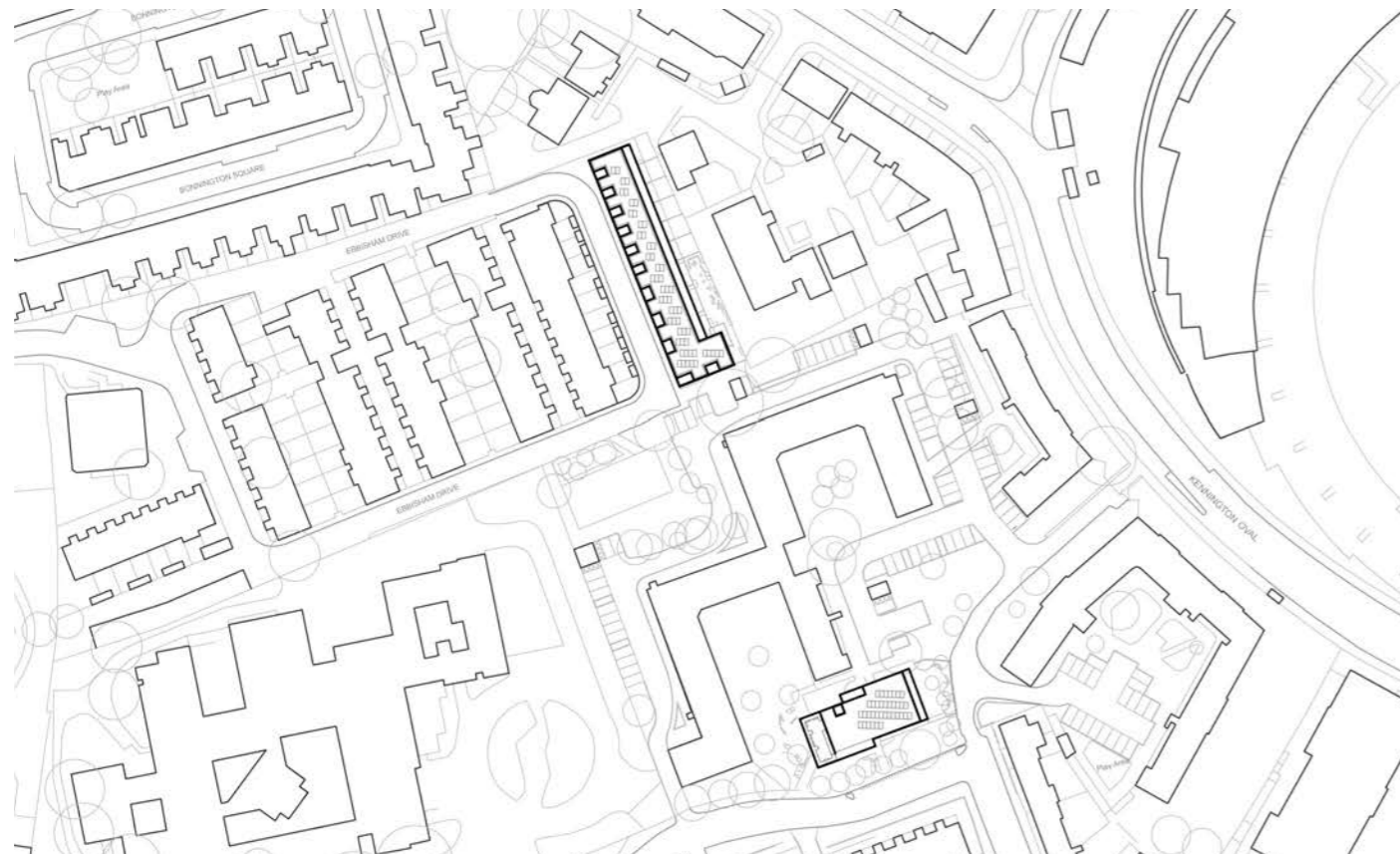
Comprising two complementary sites at Ebbisham Drive and Meadow Road, the project transforms underused estate land into a high-quality, sustainable neighbourhood asset delivering new homes, improved public realm and a renewed community facility. Design innovation is demonstrated through a contemporary interpretation of the traditional terraced street, providing a range of unit types within a homogeneous form.

Radically, rather than offering the five proposed townhouses on the Ebbisham Drive site at market sale value, these have been offered to families at an affordable rent level, therefore releasing valuable space for 1- and 2-bed apartments at the Meadow Road site.

The development responds sensitively to a varied urban context that includes Victorian terraces within nearby conservation areas, 1930s walk-up blocks and later estate housing, ensuring the new buildings reinforce rather than compete with their surroundings. Architecturally, the scheme adopts a contemporary approach rooted in local character. Building heights are carefully modulated to respond to neighbouring properties, while materials, proportions and detailing draw inspiration from the surrounding

streets. Articulated façades, clear entrances and well-considered massing create a legible, human-scaled environment that feels both familiar and forward-looking. The homes are split across the two sites, with Ebbisham Drive providing affordable rented homes and Meadow Road delivering shared ownership homes. A mix of one-, two- and three-bedroom dwellings is provided, including family homes and wheelchair-adaptable units, supporting inclusive and accessible living. All homes are designed to high standards, with excellent daylight, well-considered layouts and generous private amenity space.

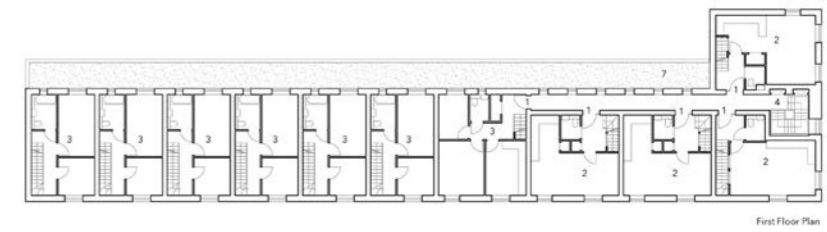
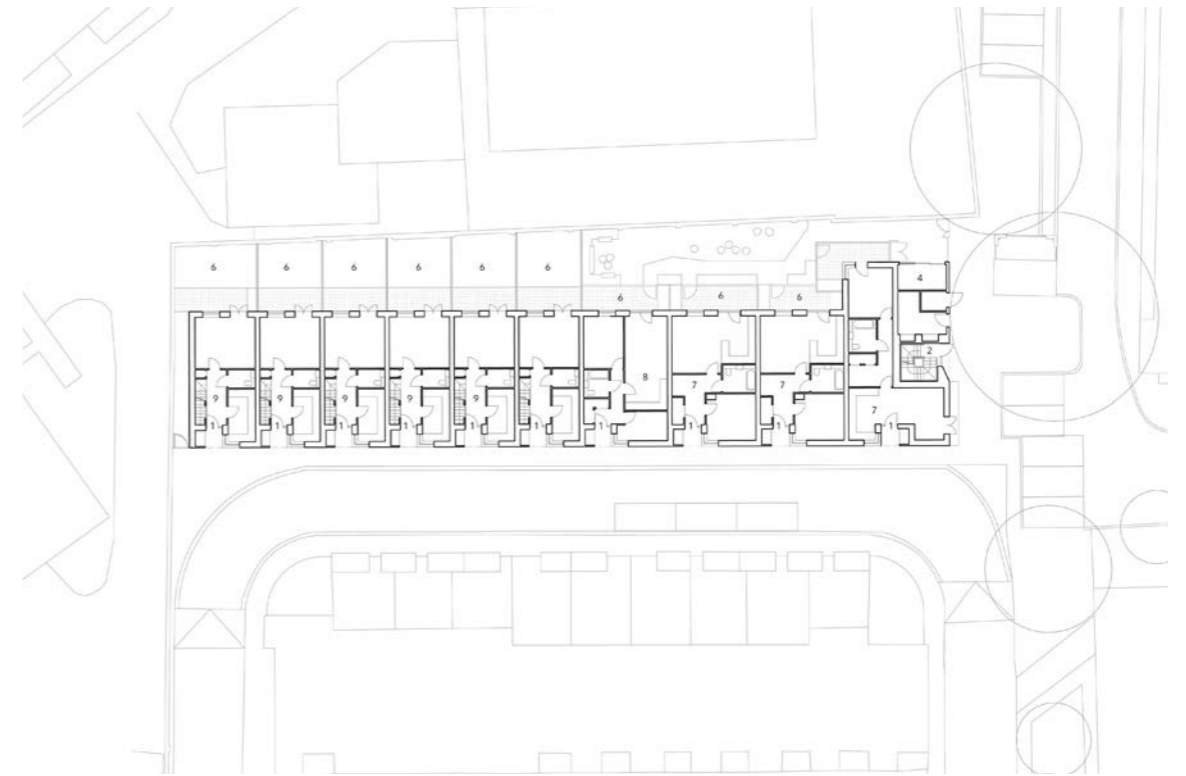
A central component of the scheme is the re-provision of the Ashmole Estate Tenants' Hall as a modern, accessible and acoustically robust community facility at ground floor level.



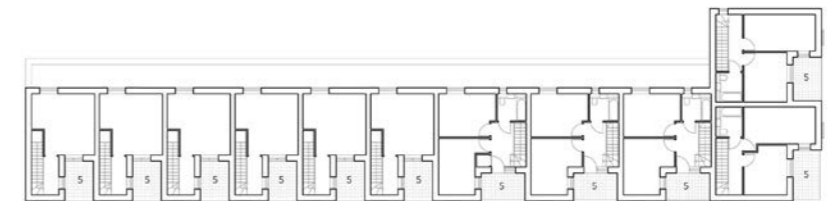
**Opposite**  
Site Plan showing Ebbisham Drive and Meadow Road Sites  
**Above**  
Ebbisham Drive Scheme



**Above**  
Street Entrances to 3-Bed Townhouses  
**Opposite**  
Ground, First, and Second Floor Plans



First Floor Plan



Second Floor Plan



**Project data (Ebbisham Drive only)**

**Start on site** 2021  
**Completion date** 2025  
**Uses** Residential and Temporary Tenants' Hall  
**Number of homes** 15  
**Unit types** 6x3b/5p townhouses; 1x3b/4p duplex; 4x2b/4p duplexes; 3x1b/2p wheelchair adaptable flats; 1x 2b/3p flat; temporary tenants' hall  
**Tenure** 100% Affordable  
**Form of contract/procurement:** Design and Build  
**Main Contractor** Stack London  
**Construction cost** £10-12 million for both sites (confidential)

**Planning team**

**Client** Metropolitan Thames Valley Housing Association  
**Planning Architect** FBM Architects  
**Landscape Architect** ACD Environmental  
**M&E Consultants** Norman Bromley Partnership  
**Daylight Sunlight** Waterslade Ltd.  
**Planning Consultant** MTVH  
**Structural & Services Engineer** Frankham  
**QS & PD Advisor** Rund Partnership Limited  
**Fire Engineer** RPS  
**Acoustic Consultant** Cass Allen

**Environmental performance data (as designed)**

**Airtightness at 50pa** 5m3/h/m2 at 50Pa  
**CO2 reduction above Building Regulations (2013)** 35% or better

**Photography** Tim Crocker



**Above**  
Ebbisham Drive South Elevation

**Opposite**  
Above: View from an Open Plan Kitchen  
Below: Views of the City from Various Apartments

**Following page**  
Detail of Sculpted Terraces in Townhouses

