

Hylands Road

Where: Walthamstow, E17. Who For: Sixty Bricks / LB of Waltham Forest. What: 120 homes.



Hylands Road

Architect: On Architecture

The site was previously occupied by low grade bedsit style accommodation, which was not suited to the area, nor reflected current housing need. The proposal was to replace this with 120 new homes for social rent, with a mix of sizes and types, in three blocks up to nine storeys in height. An extensive site analysis was conducted to address the site constraints and social challenges within the area, enabling an informed production of a spatially considered and thoughtful layout.

The proposal steps away from the existing built environment to reduce impact, whilst public and private amenity space and views from each unit have been prioritised. The result is a high-quality attentive scheme serving the local community whilst also respecting the existing built context. Planning permission was secured in February 2020 for Sixty Bricks, Waltham Forest's wholly owned housing delivery company.

