

Estate regeneration

**Pollard
Thomas
Edwards**



People first placemaking

Introducing estate regeneration



Over the past five decades we have transformed more than 30 estates throughout England, working closely with residents to develop strategies for long-term incremental change. We specialise in co-production – with all stakeholders – reconnecting fragmented estates to their surroundings, infilling neighbourhoods with new homes, mending historic street patterns and upgrading and remodelling existing buildings.

Research plays a key role too: our collaborative report *Altered Estates 2* (2022) illuminates the new and continuing challenges and opportunities for successful estate regeneration in the UK, building on its forerunner *Altered Estates* (2016).

People first placemaking



Great architecture and urban design, tailor-made with local communities, can be transformative – for our wellbeing, our health and our ability to maintain rewarding lives.

To this end, we deploy a full suite of skills – in co-design, retrofit and re-use, multigenerational planning, and landscape-led placemaking – to repair and improve England’s post-war housing estates, and to blend them more effectively into their wider settings.

Our dual track-approach blends local tacit knowledge with our own professional insight to design and deliver lasting buildings and places imbued with social value – and which inspire loyalty and pride among residents.

Case studies

We have been repairing and renewing housing estates since our beginnings in the 1970s. Today, our work includes transformational masterplans, centred on retrofit, repair, infill and new build, for inner-city and suburban housing estates.

-  website
-  video
-  publicity

Pollard Thomas Edwards



Dover Court Estate

Islington

“ Residents who’ve known each other for years can still be neighbours and be part of each other’s lives. ”

RIBA 
Architecture.com

LONDON
AWARD 2024
WINNER

PTE has designed and delivered 70 new homes across the Dover Court Estate, the majority of which are new council homes allocated through the Local Lettings Policy giving existing estate residents priority. The existing 1960s blocks are popular and generally well-maintained, but the external spaces were poor, and the project offered an opportunity to improve relationships with the surroundings, creating new affordable and market homes in the process.



Barnsbury Estate

Kings Cross

“ The transformation of The Barnsbury Estate is a once in a lifetime opportunity to improve the lives of residents and the local community. ”

Barnsbury Estate is a masterplan for transforming an entire housing estate in Kings Cross. The proposals for more than 1000 homes include repairing and enhancing the existing, '30s-built homes of Old Barnsbury, and the redevelopment of post-war buildings at New Barnsbury. PTE's design was approved by residents in a ballot that returned a 73 per cent yes vote.



Alma Neighbourhood Enfield

“ You know when you have a dream,
well living here is like that dream
but better. ”

The regeneration of the 1960s Alma Estate in Ponders End, Enfield will create 993 new homes across a phased site. PTE worked closely with the wider client team comprising of Enfield Council; Alma Residents; Newlon Housing Association and Countryside to meet the aspirations of all stakeholders.



South Lambeth Estate

Lambeth

“ Estate regeneration needs careful, creative thinking and a clear focus, but most of all it needs addressing sensitively, in a way that respects existing residents as well as addressing future requirements. ”

PTE was appointed to provide resident engagement and urban design services at South Lambeth Estate. The first step was to meet with the existing residents and retail owners to gather information about the Estate from the people who know and understand it best. PTE's commission was to work with residents to identify scenarios for providing new homes. These would range from a combination of demolition and in-fill to full scale redevelopment of the estate.



South Kilburn NWCC Phase 4 Brent

“ A 15 year programme that aims to transform the South Kilburn area into a sustainable and vibrant neighbourhood and create a real sense of place and belonging. ”

NWCC creates 219 new high-quality homes as part of Phase 4 of Brent's South Kilburn Regeneration Programme. Within a challenging infill site, the project provides elegant and tenure-blind city homes with verdant courtyards and new play spaces. Throughout the design process, themed workshops were undertaken with the decant group. During this consultation, the importance of existing social connections was emphasised by residents, so layouts focus on shared communal spaces such as courtyard gardens and a new car-free street.



Abbey Area Camden

“ High quality architecture that
responds to the local context. ”

PTE has been directly involved with Abbey Area since 2012, supporting Camden Council through resident engagement, masterplanning and the hybrid planning application process for the whole area. Then working closely with Wates Living Space to deliver Phase 1 (141 homes), and with Wates and Camden Council to gain planning consent for new design proposals for Phase 3 (139 homes).



Case studies

King Square
Islington



One Woolwich
Greenwich



High Road West
Haringey



Thames View East
Barking & Dagenham



Jolles House
Tower Hamlets



Packington Estate
Islington



Harvard Gardens
Southwark



Priory Road
Camden



Case studies

Sebastian Court
Barking and Dagenham



South Kilburn Phases 5&6
Brent



Sefton Park
Liverpool



Austin and Avondale
Hillingdon



Watling Gardens
Brent



Durand Close
Sutton



High Lane
Ealing



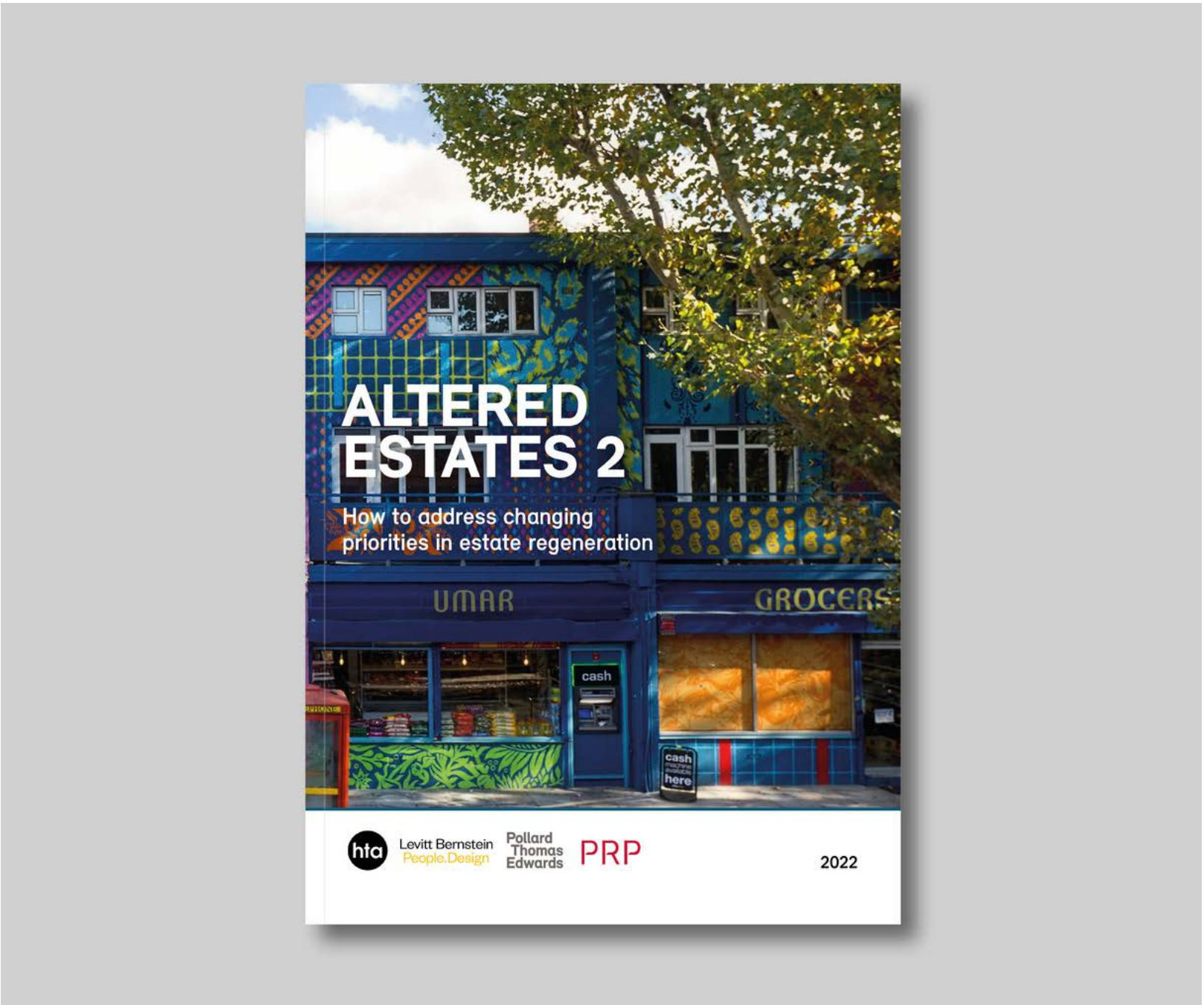
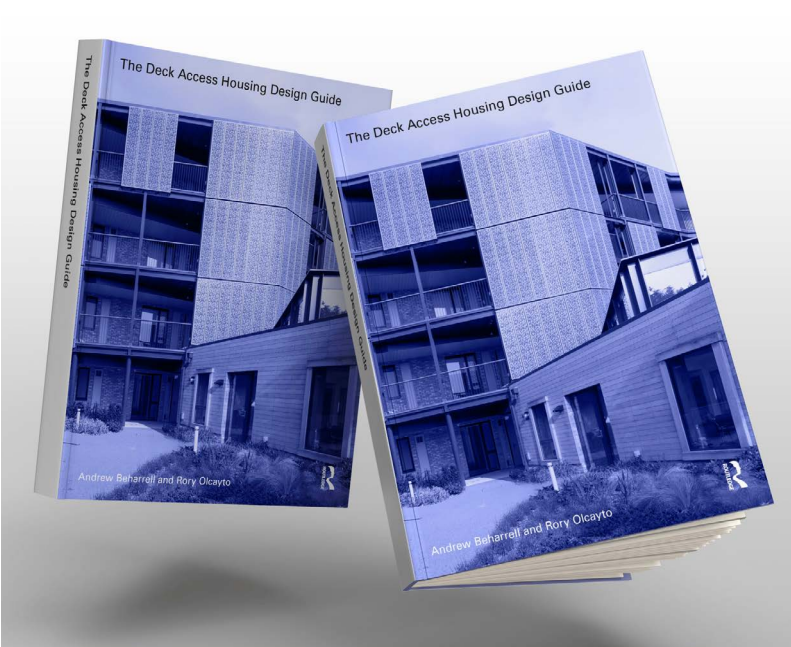
Grahame Park
Barnet



Research and publications

Our long-standing involvement in estate regeneration sector has allowed us to build a dedicated culture of research, publishing and knowledge sharing – most recently in estate remodelling, deck access housing and residential towers.

Click on the publications opposite to read more.



happy homes project

The social value of architecture is in fostering 🤝💖 emotions, whether through connections with 🌱🌻🌼 or offering opportunities for an 🚶🚴🦽 lifestyle and in providing the 🏠 to pursue autonomy.

UNIVERSITY OF CAMBRIDGE

University of Reading

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