

Buccleuch House

Where: Clapton Common, E5. Who For: Hill, Agudas Israel, Hannover. What: 107 units



Buccleuch House

Architect: Levitt Bernstein

Buccleuch House was an imposing building located next to Clapton Common, which was originally provided hostel accommodation for single women. However, it was no longer fit for purpose and had been vacant for many years, as these photographs show. The site also had a chequered planning history, with unsuccessful applications and appeals (by others).

CMA Planning were brought into the project as part of a new team. The revised proposal contained three distinct elements, market sale flats, specialist affordable homes for Agudas Israel and extra care housing. This would be harmonised externally through an attractive contemporary design, with a high quality landscape scheme aiming to revitalise the protected London Square adjacent to Clapton Common in front of the building.

A key part of the planning process was to ensure that whilst the fresh approach to the site was highlighted, the positions fixed by the previous appeals remained in place, to ensure discussions remained focused. Following on from this, planning permission was secured in December 2012. CMA Planning then secured partial CIL Relief in March 2013.

The scheme was then one of both the Project Winners and the HAPPI Winners for the 2013 Housing Design Awards, and shortlisted for the 2015 NLA awards and London Planning Awards. It was completed in 2015.

