

CASE STUDY

BACKGROUND

- The Echoes was selected as the first site, following a comprehensive viability appraisal of 76 council-owned sites across Thurrock, to be developed. Located within the Seabrooke Rise estate in Grays this landmark development acts as a catalyst for regeneration, better integrates the estate with the town centre and wider community and improves visual connections to the riverfront.

Suffolk Design

The Echoes, Grays, Essex



Location: Grays, Essex

No. of units: 53 flats for social rent

Density: 136 dw/ha

Built on a traditional street layout and reinstating two-sided street

Council-owned site, 100% social rented

Architect: Bell Phillips Architects

Developer: Thurrock Council

RIBA East Award Winner 2017

KEY LEARNINGS

The Seabrooke Rise estate was a barrier to movement and is physically disconnected from the riverfront, to overcome this the design includes a undulating roof form to create a dynamic façade and the Community House frontage provides a 'shop window' for community activities.

At The Echoes, irregular modifications in the roofline were required to allow sufficient sunlight to the rest of the development. These design changes have resulted in improvements to indoor and outdoor spaces, through additional functionality and new, interesting and distinct forms and shapes. This has been achieved whilst minimising cost and responding to existing constraints with an inventive and detailed approach.