

CASE STUDY

Suffolk Design St Chads, Tilbury

Location: Tilbury, Essex

No. of units: 128 houses; 57no. 2-
beds, 63no. 3-beds, 8no. 4-beds

Architect: Bell Phillips Architects

Developer: Gloriana (Thurrock
Council)

Year of construction: 2014

BACKGROUND

A development of 128 new homes for Thurrock Council, which fulfils the council's aims of regenerating the town as well as providing new subsidised housing. This is the first development undertaken through a new Wholly Owned Company, set up by Thurrock Council solely for this purpose.



KEY LEARNINGS

- Changes in layout and structure to optimise amenity space, privacy and sunlight were observed in the housing developments. At St Chads, constraints around drainage due to the low-lying nature of the site were solved with the creation of swales to act as amenity spaces. The two house types were paired at 90 degrees in order to provide sufficient garden space in a high-density development without compromising privacy.
- The development comprises a hierarchy of avenues, streets and mews each with a distinct character and strong sense of place.
- A combination of a cheaper red brick interspersed with a more expensive white brick to generate visual interest and variation
- Diagonal linear park angled towards Tilbury docks and important desire line between local schools and the surrounding estates.