High-density living: a residents’ survey

FINDINGS FROM AN LSE LONDON/LSE CITIES PROJECT

KATH SCANLON

‘LONDON’S CHANGING SKYLINE’

27 MARCH 2019
Our research

Looked at residents’ experience in 14 high-density London schemes (11 new, 3 older). Part-funded by the GLA

Range of 147-1295 dwellings per hectare, min 268 units

Online surveys, focus groups, interviews, observations & site visits

Today’s focus: tall buildings (3 of the 11 new schemes)—with some observations about

◦ Design
◦ Community
◦ Family living
3 tall buildings with 20+ storeys

Strata SE1

43 storeys
Borough: Southwark
1,295 dph (highest)
408 units
Completed 2010
Stratford Halo

Tower 43 storeys
Borough: Newham
670 dph
704 units
Completed 2013
Woodberry Down

Several buildings; max 30 storeys

Borough: Hackney

300 dph

807 units (phase 1)

Completed 2011
Several of the others *almost* qualify as tall

**East Village**

*Max 12 storeys (then)*
Borough: Newham
147 dph (then)
2,818 units
Completed 2013

**Lanterns Court**

*Max 18 storeys*
Borough: Tower Hamlets
532 dph
656 units
Completed 2011
Hale Village

Max 11 storeys
Borough: Haringey
243 dph
1,200 units
Completed 2013

Greenwich Creekside

Max 17 storeys
Borough: Greenwich
334 dph
371 units
Completed 2012
Pembury Circus

Max 10 storeys
Borough: Hackney
202 dph
268 units
Completed 2014

Barking Central

Max 17 storeys
Borough: Barking & Dagenham
403 dph
500 units
Completed 2010
Thurston Point

Max 15 storeys
Borough: Lewisham
390 dph
406 units
Completed 2015

Woolwich Central

Max 17 storeys
Borough: Greenwich
420 dph
304 units
Occupied 2014
About the residents

- 50% owner-occupation (including s/o), 35% PRS, 15% social rented
- 71% aged 20 - 40
- 78% in 1- or 2-person households
- 60% from the UK, most of the rest from elsewhere in Europe
- Broad range of incomes
Why they chose these homes
Design

‘What do you like about living in XX?’

◦ For recent schemes, most common word was ‘modern’

◦ Many residents sought out new homes—not seen as a tradeoff (a cultural shift?)

◦ Integration of greenery and built form praised in master planned schemes—harder to achieve on small, constrained sites
+s and –s of tall buildings: Good views

- Woodberry Down: 90% Agree, 10% Disagree
- Stratford Halo: 70% Agree, 30% Disagree
- Pembury Circus: 60% Agree, 40% Disagree
- East Village: 55% Agree, 45% Disagree
- Woolwich Central: 50% Agree, 50% Disagree
- Hale Village: 45% Agree, 55% Disagree
- Lanterns Court: 40% Agree, 60% Disagree
- Barking Central: 35% Agree, 65% Disagree
- Thurston Point: 30% Agree, 70% Disagree

Legend: • Agree--has good views, • Disagree
Agree that light is limited

Disagree

0% 10% 20% 30% 40% 50% 60% 70% 80%

Woodberry Down  Stratford Halo  Woolwich Central  East Village  Pembury Circus  Thurston Point  Hale Village  Lanterns Court  Barking Central
Access to outdoor space

- **Access to outdoor space is limited**
- **Access to outdoor space not a problem**

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<thead>
<tr>
<th>Location</th>
<th>Access to Outdoor Space</th>
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<tbody>
<tr>
<td>Woodberry East Village Down</td>
<td>Limited</td>
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*Note: The color green indicates limited access, and blue indicates no problem.*
Community

**Old vs new**: Households in older schemes more likely to know their neighbours: Tachbrook Estate, 57% of respondents knew at least 7 people.

**Tenure**: 45% social housing tenants agreed that there was a ‘strong sense of community’ in their development compared to 29% owners and 19% PRS.

**Does height per se matter?**
‘I don’t know anyone else’ in the scheme
Family living

Only 13% of respondents had children (compared to 31% of all London households)

In tall buildings this figure was just 4%
There was a notable lack of pushback against the high-density nature of the housing in and of itself.

63% stated that they planned to remain a resident of their development over the longer term.
‘I plan to remain in XX for a number of years’