

ILFORD WESTERN GATEWAY

Location

Ilford, LB Redbridge

Client Type

Local Authority

Key Collaborators

Collaborators – Redbridge Regeneration Team, Redbridge Museum & Heritage Centre

Workstage

RIBA 0-2 Strategic Definition to concept design

Summary

Ilford Western Gateway is a council-led, comprehensive regeneration project that will transform Ilford and the arrival experience into Ilford from the west. It is an approximately 3.6 hectare site that will deliver up to 1,000 new homes, 8,000 sqm commercial/community spaces and 2,000 jobs.

The Challenge

We were appointed after an initial spatial framework had been completed and the project had gained member approval. Our role was to carry out a site appraisal with information to support the developer-partner and design team. The focus was placed primarily on existing underground utility assets.



<https://www.ilfordjv.co.uk/>

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Our Approach

Information was sourced from GLA mapping tools, publicly available internet tools, utility companies' asset records and TfL. The survey took in the gyratory road and asset routes and locations beyond the site outline, giving a broad understanding of the implications of changes in road layout and on wider development sites.

Secondly, we drew on archive materials, historic maps, as-built information and borehole investigations to provide clues to what the team can expect to find in the ground. We used various mapping applications to assess broadband and mobile connectivity, building stock energy efficiency and public land ownership.

Key Outcomes

The ICDS provided a wealth of site information and an index document to help the developer-partner and design team to navigate to relevant parts. A utilities diagram of the site and surrounding areas combined all of the asset information.



Sustainable Approach



Stakeholder Collaboration



Local Collaboration



Strategic Approach



Improving Viability



Reduced Disruption



Future Proofing



Data Resources