

## Mixed Use Development – Barking Town Square Phase 1



Client: Redrow Regeneration

Location: Barking, East London

Project Value: £27m

Completed: Winter 2007

The Phase 1 development provided new homes, both private and affordable units along with the first part of the public realm space and the new Barking Learning Centre. The project was initially commenced by “others” and halted on site at a stage where some of the frame was constructed to first floor level and the existing original library store was still within “the site.” Redrow took the development on from that point onwards.

The “U-shaped” housing block (Ropeworks) of 246 private units is situated above a the Barking Learning Centre and this provides open access to all levels of learning, including higher and further education, together with a new library for the borough. There is a separate block of affordable housing.

The public realm first phase of the square combines an open public space of pink granite with new furniture including purple benches and bins and new signage. Alongside the new Barking Learning Centre is an arcade of chequer board terrazzo illuminated by chandeliers leading onto the new square. Sitting beside the square is the Secret Garden - a 7 metre high wall of reclaimed bricks which was developed by bricklayers from Barking and Dagenham College.

The first phase of the new Town Square won the 2008 European Prize for Urban Public Space. This is the first project in Britain to receive the prize. Alongside this the whole scheme has won and been shortlisted for numerous awards.

*Also see Barking Town Square Phase 2 sheet.*