

A five-storey mixed-use development in East London. Arranged around two stair cores, the development comprises three floors of dual-aspect naturally ventilated flats above two floors of business units. The habitable rooms and business units have untreated exposed ceilings in order to regulate indoor moisture levels, with thermal stability achieved through the use of solid timber construction and a water fed underfloor heating system below fired clay screed replacement tiles. At the time of construction, this was the largest solid timber building in the UK.

SERVICES

structural design of timber superstructure
supply and installation of timber superstructure
acoustic and fire consultancy

MATERIALS

crosslam, glulam
exposed timber finish

INSTALLATION

6 weeks

GIFA

1,067m²

STORED CARBON

335 tonnes CO₂



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CLIENT

Aqua Properties

ARCHITECT

Quay2c Architects

TIMBER ENGINEER

Eurban

MAIN CONTRACTOR

LI Construction

PROJECT VALUE

£1.5m

COMPLETION

2006



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