

Project: Leamouth Peninsula Housing



A unique peninsula site on the River Lea on the north bank of the Thames directly opposite the Millennium Dome has a masterplan by SOM Architects to provide some 1500 new apartments alongside commercial and retail space. John Pardey Architects have designed two of the apartments blocks, one at 12 storeys and the other at 16 storeys which incorporates a three level lifestyle and leisure club at its base.

Both buildings are formed in predominantly buff facing 'roman' brickwork to comply with the masterplan principle of creating a single reading of all twelve buildings on the peninsula, to create something of a 'citadel'.

Each block contains a mix of 1, 2 and 3 bedroom apartments – designed to have highly flexible internal layouts that allow owners to choose the level of finish and final layout – akin to the idea of 'loft living'. This is achieved by placing a highly serviced and off-site prefabricated 'capsule' within each plan that contains bathroom and storage elements, and by careful placement, it defines useable areas around it for living and sleeping which can be subdivided with fixed or retractable walls.

The first block of 93 apartments presents a planar wall to the river, deeply incised with large zig zag openings – big brushstrokes that can be easily read from Canary Wharf to its west, while to its garden façade, a finer grain is employed using an additive rather than the subtractive language of the river façade with projecting angled balconies and oriels.

The second block of 110 apartments is again planar, but this time expressed as a brick frame that, as it rises, is cut back to create a faceted form – the frame is infilled in recessed brick panes to the riverside, and in encapsulated timber-faced panels to the sides and garden facades, with each facet using a subtly different timber colour that will accentuate the various building faces.

The lower floors provide a lifestyle and leisure club for the development, with a four lane 25 metre pool, gym, sauna, dance and fitness studios at ground and first floors and management and meeting rooms on second floor. The club will have predominantly polished concrete floor finishes and fair-faced brick internal walls to form an earthy, 'inhabited' atmosphere that will contrast with the highly finished service elements in mosaics and bright coloured finishes.

PROJECT DETAILS

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| Client: | Ballymore |
| Status: | Completion 2012 |
| Contract value: | c. £40,000,000.00 |

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| Structural Engineer: | WSP Group |
| M+E Engineers: | Hoare Lee |
| Masterplanners: | SOM |