

WATTS GROVE

POTTER
RAPER
PARTNERSHIP

PROJECT LOCATION: BOW, E3 3RE

CLIENT: LONDON BOROUGH OF TOWER HAMLETS

PARTNER IN CHARGE
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ASSOCIATE, EMPLOYER'S AGENT
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PRINCIPAL DESIGNER
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Service Provided

Employer's Agent
Cost Consultant
Principal Designer

Accommodation Created

148 Affordable rent flats and houses plus community space

Contract Value

£24 million

Contract Period

2 years 6 months

Completion Date

August 2017

Contract Type

JCT 2011 Design and Build

Main Contractor

Mulalley and Family Mosaic Consortium

Project Summary

Works comprised the provision of 148 Affordable Rent flats and houses developed by the London Borough of Tower Hamlets (LBTH). This was a rare development specifically managed by the LBTH's Development Team and was backed and funded by the GLA. The scheme is single tenure and delivered two seven-storey blocks and two five-storey blocks with a mix of one, two and three-bedroom units with wheelchair units to the first floor. There are 13 three-bedroom houses within the scheme, together with a meaningful landscape area that provides a usable community space.

The scheme was based on a site where Veolia was located and operating. There was also a functioning phone mast owned by EE; this needed to be temporarily moved before being relocated permanently on top of one of the seven-storey blocks.

LBTH have a strict criterion in respect of carbon reduction, with a target 50% reduction for all schemes, which had to be taken into account within the overall design, which was successfully achieved.

PRP Responsibilities

- Drafting Employer's Requirements, taking into account the Client's technical and design brief
- Cost Planning and Design Reviews
- Tender Process and Contract Negotiations

Awards

Watt's Grove has been shortlisted for 2 categories for the Inside Housing Development Awards:

- Best Affordable Housing Development (over 71 homes)
- Best Inclusive Development

Winners will be announced on the 28th November 2018.