

'HOOLA' TIDAL BASIN ROAD

ROYAL VICTORIA DOCKS, LONDON

Client

HUB Group

Local Authority

London Borough of Newham

Value

£90 million

Date

Under construction

Content

360 residential apartments and amenities, a single level basement parking accommodating 62 car spaces, 6 Motorcycle parking spaces, 392 cycle spaces, refuse stores and building plant

Site Area

0.47 ha

Architect

CZWG Architects LLP

Planning Consultant

DP9

Structural Engineer

Ramboll

M&E Engineer

Whitecode Design Associates

Environmental and Transport

Ramboll

Landscape Architect

Churchmans

The elegant twin towers sit at the gateway to the Excel Exhibition Centre, demonstrating an efficient plan that maximises views to the southeast and west. This project is the evolution of a previous design for the site by architects SOM which gained planning consent in 2010. After three years and a shift in market conditions, CZWG were approached by HUB Group to evolve the consented design concept. The apartments for private sale are supplemented by a commercial unit at ground floor level which connects with the existing commercial activities adjacent the Royal Docks.

The biggest move of the revised scheme was to raise the ground floor level, shifting the 'front door' of the scheme from the lower to the upper Tidal Basin Road thereby helping to create a new street frontage on an otherwise inaccessible piece of infrastructure. The buildings sit on a landscaped lid which covers the single level basement accommodating parking, refuse plant spaces. Following a successful planning process, CZWG have been retained to maintain the design and quality standards throughout delivery of the construction programme on behalf of HUB Group.



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