**Reardon Street**

2020

London | UK

**Project Details**

Sector Residential

Client Private

Location Wapping, London

Local Authority Tower Hamlets

Status Pre-planning

Area GIA: 1400m²

Cost: £Undisclosed

**Project Summary**

Reardon Street is the redevelopment of an infill site within an existing Tower Hamlet’s housing estate, identified as part of its drive to provide affordable housing within the borough. The proposal seeks to maximise the housing provision on the site by offering a mix of 14 new affordable homes comprising 1, 2 and 3 bedrooms.

A bold design approach was required to achieve the desired number and mix of homes on such a restricted site, of only 210m2. With family homes provided over three lower storeys, the building footprint increases, stepping out as the lateral apartments shift from 1 bedroom to 2 bedrooms higher up the building. This approach also aids the improvement of public realm and visual amenity at ground floor, where the building footprint has been minimised to offer more back to the street scene.

Another key design driver was energy efficiency. From utilising the building mass for maximum thermal performance, all homes designed as dual aspect for excellent daylight and natural ventilation, performance of renewable energy sources, to the selection of low carbon building materials, the building is maximising its performance and thus reducing its impact on the environment and its user.