

St Andrew's, Bromley-by-Bow, London, E3

Barratt London and
Circle Housing Old Ford

Architects:

Allies & Morrison, Glenn Howells
and MacCreanor Lavington

- 984 homes for sale, shared ownership and social rent, completed 2010-2014
- Level 3 Code for Sustainable Homes
- London Borough of Tower Hamlets



This multi-award-winning landmark scheme brings modern high-rise living to post-2012 Olympics East London, with a new health centre, community facilities and public open space.

Completed in five phases, St Andrew's has already won four national Housing Design Awards, including the Community Consultation Award for its groundbreaking work with local residents and a special award for the development best suited to family living. It has also won a 2014 Civic Trust Award for excellence in the built environment.

The site

The site was formerly St Andrew's Hospital - opened in 1871 as one of two public 'Metropolitan Asylum' hospitals in the first attempt at London-wide planning for health.

When the hospital closed in 2006, the abandoned site blocked access to the underground station and divided the community.

The homes

The spacious new homes are flats and duplex apartments in brick-faced blocks up to 10 storeys high, with two high-rise towers of 17 and 24 storeys. Half the homes are for social rent and affordable shared ownership.

The polychromatic brick construction and punch-hole windows create a striking array of different patterns. They also contribute to the high acoustic standards needed to offset noise from the nearby A12 road and rail lines.

Each home has a balcony or other outdoor space, with a third of the site returned to a high-quality, permeable public realm, including a linear park, a public square, play spaces and landscape planting. A community art project includes items salvaged from the hospital.

The area's health legacy lives on with a major new NHS surgery, health centre and dentist.

Community investment

Barratt London made contributions worth over £5.5 million to improve Bromley-by-Bow station, nearby highways and local education services. St Andrew's quickly became one of London's fastest-selling developments.

"NHBC are always helpful in reducing risks for us and our customers. People trust them and there's great kudos from having NHBC flags flying outside our development. Their inspectors also took responsibility for building control, which made sure our architects and contractors achieved the right standards and details."

Craig Baida, Senior Technical
Coordinator



Interested?

For further information, email affordable@nhbc.co.uk
or visit www.nhbc.co.uk/affordable.