

Subject: The House issue 21

THE HOUSE



The e-newsletter from United House

ISSUE 21 | 6 July 2010

Awards Success

United House are delighted to have been awarded '**Development of the Year**' at the Daily Telegraph - British Homes Awards on 1 July for Arundel Square.

The site of Arundel Square, London N7, was formerly a vacant plot of land where a bus station once stood incongruously alongside elegant Victorian townhouses. After three years of negotiation with Network Rail, United House was granted planning permission in 2008 to build a £4 million, 3000 sq m structural deck over the North London line railway track, which cuts into the south side of the central gardens.

The resulting scheme, developed in collaboration with Londonewcastle and award-winning architects Pollard Thomas Edwards, comprises 115 studios, one and two bedroom apartments and penthouses and 31 homes (29 apartments and two townhouses) for social rent. Many apartments are double aspect, some are duplexes and the majority feature outside spaces.

This visionary project has formed the missing residential 'fourth wall' of one of Islington's most elegant Victorian squares, completing it for the first time in its history.



Arundel Square



Canada House Completion

In September 2008 a £7 million new build and refurbishment contract for A2Dominion commenced at **Canada House** situated at the East Surrey Hospital in Redhill, Surrey.

The contract involved the construction of 102 bedroom units for NHS staff. The bedroom units were built in sets of four, each with en-suite facilities and a common kitchen.



Working on a busy hospital site created a few challenges such as hospital staff shifts, parking, access, etc. Once the new build units were completed in October 2009 staff housed in the existing accommodation moved across so the refurbishment works could commence.

The refurbishment works are due to be completed over the next few weeks and involved remodelling the units into sets of three with a shared kitchen and bathroom. The work also involved new roofing and window replacements with redecoration to the 1980's block.

Central St Giles

Central St Giles is a stunning, mixed-use regeneration development in Covent Garden comprising 400,000ft² of office space, retail, restaurants, a public piazza and residential apartments designed by Renzo Piano, one of the world's great architects.

United House was contracted to fit-out the 53 affordable units in the scheme. These include a mix of one, two and three bedroom apartments and two five bed duplexes across 10 to 14 storeys. These rented and shared ownership properties have now been completed and handed to Circle Anglia Housing Association.

We are also developing 56 private apartments within the complex, which comprise high specification one, two and three bed units across 12 storeys.

So far we have set up welfare facilities within the basement and car parking areas, commenced core drilling allowing for installation of soil vent pipes, constructed electrical risers to level 11, modified pipework within the basement and constructed party walls to levels one and two.

At present we are installing a water tank and continuing work on the soil vent pipes.

The next stage of the project will include setting out the party walls to the remaining levels.

Due to its position as a busy island site with a heavy traffic flow all around, a complex logistics system has been developed to overcome the challenges involved in unloading materials from the roadside and transporting them up through the building via the basement.



Neighbours Day at Mole Valley



On 3 June staff from United House joined more than 400 people attending this year's Neighbours Day at St George's playing fields in Dorking.

The event was one of several that **Mole Valley Housing Association** is organising throughout the summer. The day included exhibitions by local dance groups, three-legged races, tug of war, and a community choir that managed to get everyone singing.

United House sponsored the barbeque for the day and the site team served up over 400 burgers and hot dogs. We also provided a face painter, which proved a huge success with the children.



Sharon Carter, Senior Resident Liaison Officer, said "It was a really great day for the whole family to enjoy, a fantastic event to have over the half term holiday. The day demonstrated that we are committed to helping the local community and the success just goes to show what can be achieved with some organisation, enthusiasm and planning."

Michelle McSorley, Community Development Officer for Mole Valley said "I just wanted to say again thank you so much for the day. The United House team worked so hard and did so well, it is great working with them and I look forward to the next Neighbours Day."

Four Courts News

Four Courts Estates in Hastings comprises four 16-storey tower blocks managed by **Amicus Horizon Housing Association**. The £5.5 million project will include installing new soil stacks in all four blocks, refurbishing shower rooms, windows in two blocks, and new external cladding to help improve energy efficiency and reduce CO2 emissions.

As part of our commitment to the residents at Four Courts, on Saturday 19 June Amicus Horizon and United House staff joined the Roosevelt Court Social Club at their summer fair, to officially launch the regeneration project.

Bevin Court, Roosevelt Court, Churchill Court and Kennedy Court were all built in the mid 60's and house over 440 residents in almost four hundred flats. The planned works will also include roof replacement, re-designed entrance lobbies,



landscaping and additional disabled parking.

United House provided a face painter and a hamper for the raffle, as well as 375 balloons used for a balloon race. Each balloon had a coded tag which represented each property on Four Courts; the resident whose balloon travelled the furthest won £100 shopping vouchers.



United House Annual Charity Race Day at Ascot



For the past two years the United House Annual Race Day has raised over £35,000 for homelessness charity Broadway, who aim to help people with accommodation, training and employment.

This year United House is proud to be supporting EllenorLions Hospices, one of our staff charities of the year for 2010. The hospice provides care, support and advice for people with progressive and life threatening illnesses, 24 hours a day, seven days a week.

We are now selling tickets for this year's event taking place on Saturday 30 October 2010. The day will include lunch and afternoon tea in the panoramic restaurant with its spectacular views

of the racecourse, an afternoon of racing followed by an auction of exclusive prizes, and an evening firework spectacular. For further details please [click here](#).

Tables of 10 cost £1,250 or individual tickets are available for £125 each.

For further information about the day please contact Shelley McIntosh on smcintosh@unitedhouse.net. If you would like to reserve tickets please contact Helene Gawel at helene.gawel@ellenorlions.org or on 01322 221315.

All proceeds will go directly to the EllenorLions Hospices.

New and Improved Website

If you log onto United House's website (www.unitedhouse.net) you will see a brand new and improved site. The new site is user friendly, has much improved navigation and features our latest project and regeneration case studies, news on our low carbon retrofit work and what we believe is the only contractor website to feature a blog.



What the papers are saying

[Counting the carbs](#)

[Housing Times](#) (United House Publication)

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