

# THE HOUSE



The e-newsletter from United House

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## Coming Soon

Following an extremely successful first phase, building works at Queensbridge Quarter Phase 2 is due to commence on 1 March 2010 and will comprise 24 houses and 52 flats for private sale and two social housing properties for the London Borough of Hackney.

The new development has been designed by award-winning architects Levitt Bernstein and forms part of the groundbreaking regeneration of the Holly Street Estate in the London Fields area of Hackney.

Phase 1 is now 100% sold and won numerous awards including 'Project Winner' at the 2007 RIBA Housing Design Awards, 'Best Partnership Development' at the 2008 What House? Awards and most recently 'Apartment Building of the Year' at The Mail on Sunday Awards, 'Best Development' at the Daily Mail awards and Gold Standard at the Building for Life awards. Building for Life is run by CABE and the Home Builders Federation with Design for Homes.



Apartments at Queensbridge Quarter (phase 1)

## Central St Giles

Designed by world renowned Architect Renzo Piano, with striking multi-coloured glazed ceramic facades and located north of Covent Garden, Central St Giles comprises 400,000 sq ft of office space, 56 private apartments, 53 affordable homes and a selection of restaurant and retail units.

In July 2009 United House commenced fit-out works to the 53 affordable units with Bovis



Lendlease acting as Construction Managers. It included one, two and three bedroom apartments and two five bed duplexes across 15 storeys. The affordable apartments will be mixed tenure managed by Circle Anglia Housing Association and will comprise rented and shared ownership properties. We anticipate completion of this stage in March 2010.

Further to this, United House is also developing 56 private apartments. The high specification studio, one, two and three bed units will span across 12 storeys and have their interior design created by Mackay and Partners.

Initial works to the lower level retail units will commence later this month, with main works commencing Summer 2010.

All apartments will be fitted with environmentally friendly biomass boilers which have been rated 'Excellent' with BREAM, and rainwater recycling.

For more details please see:  
<http://www.centralsaintgiles.com/> or  
<http://www.buildingcentralsaintgiles.com/>

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## New London Office for United House

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After 10 months under construction, United House's newly refurbished central London offices are nearing completion. Located in the heart of Covent Garden, the three storey building is situated conveniently for clients and staff. The offices will provide a hub for United House staff and visitors in London.

Due to its close proximity to other offices, businesses and homes, strict noise restrictions were in place during the day and the narrow streets made access difficult.

Ship timber dating back to the 1700's was discovered during the strip out stage, and this has been recycled to create a feature wall in the boardroom.



## Ecobuild, 2-4 March, Earls Court



Ecobuild is the world's biggest conference and exhibition for sustainable design and construction. As industry leaders in social housing refurbishment and new build, United House will be showcasing its approach to carbon reduction for the built environment. We would be delighted to meet you at Ecobuild to discuss your needs for:

- Affordable, low carbon refurbishment
- Expert consulting, design, finance and construction services for refurb and new build
- Working with residents in-situ
- Understanding the needs of communities.



Our Eco Build Stand

United House Best Practice Director, Paul Greenwood, will be speaking at the Ecobuild Conference Seminar at 11.10 - 11.30 on Wednesday 3 March with a paper addressing the need to drive down the cost of eco-refurbishment.

We would be delighted to see you on stand 2396.

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## Tottenham Town Hall

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Tottenham Town Hall is an Edwardian Baroque style grade II listed building, designed by Arthur Rutherford Jemett & Arnold S Taylor for a design competition and was officially opened in 1905.

On 4 December 2009 Newlon Housing Trust was granted possession of the Town Hall by the London Borough of Haringey. Newlon has appointed United House to carry out exploratory works, progress the required design and to refurbish the existing building.

United House is now progressing the design in conjunction with the architect, bptw partnership, the structural engineer, Tully De'ath and should shortly be obtaining planning approval. Liaison is also being maintained with Haringey and English Heritage.



Scaffolding has been erected around the Town Hall along with a temporary roof which is nearing completion. The purpose of this is to enable detailed inspections in order to finalise the design and to provide protection to the existing building.

The refurbishment of the Town Hall should commence before the summer of 2010 including both internal and external improvements. Completion should then be achieved during the first half of 2011.

Following completion of the work, United House will be constructing 109 new affordable homes, which will include shared ownership and rented accommodation on the site of the original Clyde Road Depot, at the rear of the Town Hall.

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## Clapham One

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United House has been appointed by Cathedral Group to complete the demolition works at an £80 million project, known as Clapham One, which will transform Clapham High Street. The scheme will include a new community library, a new GP surgery, public facilities, luxury apartments and affordable housing for Notting Hill Housing Association.

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## Beavers Lane, Hounslow

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United House and the London Borough of Hounslow are working on the construction of new housing in the Beavers Lane area of Hounslow. The regeneration project will involve the demolition of former housing stock and transferring the residents to Hounslow Homes. Demolition starts this month and the work is expected to take two years to complete.

The area has been chosen as there are four blocks on Beavers Lane with extensive structural problems which made redevelopment a more cost-effective option. The first stage comprises 32 new homes for rent, which tenants will be decanted into by the end of 2010, 23 shared ownership homes which will be sold through A2 Dominion Housing Group and 38 homes for private sale. United House will also be improving lighting, parking and boundaries in order to 'design out' crime and anti-social behaviour in the area.



Jeffrey Adams, Group Chief Executive of United House said: "This project demonstrates the important alignment of private and public organisations working together to deliver high quality housing for London."

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