

## John Lawder House

London, E14



Situated in the up and coming Limehouse area of East End of London, the John Lawder House scheme is a contemporary designed development consisting of 83 mixed tenure flats.

The project includes affordable housing, shared ownership as well as general needs properties to rent.

The scheme was subdivided into four separate blocks with independent communal access.

The development had a chequered history in terms of procurement with two previous principal contractors going into receivership. Rooff were novated the design and build contract with a substantial amount of work to complete and problems to resolve.

Construction techniques vary across the scheme with a range of differing but complementary materials, featuring traditional brickwork, terracotta rain screen cladding and zinc standing seam cladding and roofing.

A variety of internal finishes have had been provided to suit the different tenureships and marketing requirements of the client.

The site benefits from its own communal gardens but additionally had the advantage of certain properties overlooking beautiful views of adjacent St Anne's church.

**Client:** BGVPHA / NRA

**Architect:** MEPK

**Employers Agent:** Murray Birrell

**Contract value:** £7.5M

**Form of Contract:** JCT 98 with Contractors Design

