

Queen of the Isle

London, E14



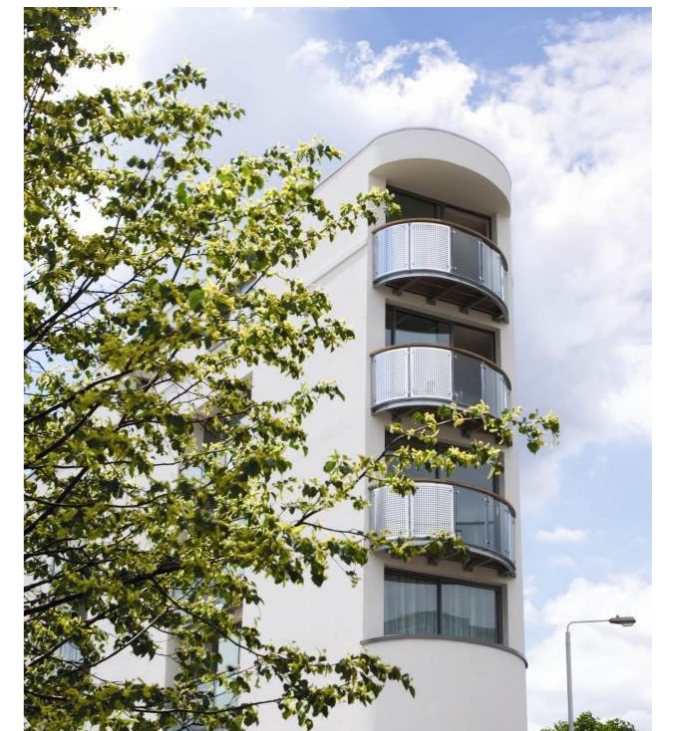
The former Queen of the Isle Public House, located adjacent to the historic entrance to West India Dock, has been developed to provide a contemporary six storey building providing fourteen apartments above a purpose built restaurant occupying the ground and first floors.

Planning consent was obtained for the demolition and construction of the new property, with the added complication of the building being sited directly above the main trunk sewer cutting across the island ending at the Isle of Dogs pumping station to the east.

A build over agreement was negotiated and agreed with Thames Water despite initial concerns that a build over consent might not be granted. In reality the risk of damage to the sewer was low as it lay nine meters below the surface and could be easily located through GPS survey.

A piled structural solution spanning the sewer was devised to comply with the Thames Water safety zone requirements.

The superstructure consisted of an insitu reinforced concrete frame with a lightweight steel top floor structure incorporating large terraces. The external cladding consists of a Sto insulated acrylic render to the whole of the building.



Client: Rooff Residential Ltd

Architect: Chassay & Last

Contract value: £1.7M

Form of Contract: JCT