

MIXED-USE DEVELOPMENT, LONDON E14

NOW FIRST LIMITED



Mixed-Use New Build Development

Size: 110,000 ft²
Value: Undisclosed
Status: Completed 2024
Type: Mixed-Use

Mixed use development that comprises of three blocks that has 282 co-living units, 9 Flats and over twenty thousand square feet in office space.

A mixed-use scheme delivering co-living, office, commercial and residential space in three new buildings plus the refurbishment and conversion of a Grade II industrial building on the 'At Risk' register.

The site is sandwiched between Commercial Road and Limehouse Canal. The project was split into four sites which were called Corner, West, Centre and East sites.

The Centre has a Grade II industrial building that is on the At-Risk register and which will be converted into offices. The Corner, West and East sites housed all of the development's residential units plus auxillary spaces in two storeys of new build basement levels.

We provided structural engineering consultancy for the Corner, West and East sites.





The existing buildings on the East and Corner sites were demolished and replaced with a new co-living/working buildings, as was the West site.

The West Site included the erection of a stepped, three to five storey building, plus basement levels, on cleared land to the west of the site, to accommodate communal living accommodation.

The East Site included demolition of the existing, unlisted warehouse at Commercial Road behind retained ground and first floor facades. Installation of new second floor facade and the erection of a three to four storey building , plus basement levels, to accommodate communal living accommodation.

The Corner site to the right hand of the image above, is a new mixed use retail and residential building. This included demolition of existing structure and erection of new five to six storey building, plus basement, to accommodate Class B1(a) offices at ground and basement levels. The new build comprised of nine self-contained Class C3 residential flats above and stone exo skeleton facade at the very tip of the site.