

# 'HOOLA' TIDAL BASIN ROAD

ROYAL VICTORIA DOCKS, LONDON

## *Client*

HUB Group  
Local Authority  
London Borough of  
Newham

## *Value*

£90 million

## *Completion Date*

July 2017

## *Content*

360 residential  
apartments and amenities,  
a single level basement  
parking accommodating  
62 car spaces, 6  
motorcycle parking  
spaces, 392 cycle spaces,  
refuse stores and  
building plant

## *Site Area*

0.47 ha

## *Architect (Design)*

CZWG Architects LLP

## *Planning Consultant*

DP9

## *Structural Engineer*

Ramboll

## *M&E Engineer*

Whitecode Design  
Associates

## *Environmental and Transport*

Ramboll

## *Landscape Architect*

Churchmans

## *Contractor*

Carillion

## *Award Commendations*

Property Week Awards for  
'Sustainability' 2017

The elegant pair of 23 and 24 storey towers sit at the gateway to the Excel Exhibition Centre, demonstrating an efficient plan that maximises views to the southeast and west. The major challenge of the regeneration scheme was the brownfield site; an amorphous shaped island and the product of highway engineering in the 1960's. CZWG's response to this severance was to raise the ground floor level, shifting the 'front door' of the scheme from the lower to the upper Tidal Basin Road thereby helping to create a new street frontage on an otherwise inaccessible piece of infrastructure. The buildings sit on a landscaped hill which covers the single level basement accommodating parking, refuse and plant spaces. The Hoola scheme is born of form and a sense of movement that has long

been present at this location. Its shape and orientation has been carefully considered to optimise the aspect and coordination of the towers while minimising overlooking between apartments. The gentle curvature of the balconies provides a ripple effect linking the buildings with the surrounding waters whilst amplifying the precision-finished precast concrete soffits of the balconies. Varying and staggered balcony widths ensure every apartment of usable but not immediately overshadowed outdoor space. The building fabric thermal performance and an innovative energy sharing agreement using 'excess' heat from the Excel Exhibition Centre CHP plant, has resulted in one of the most sustainable housing developments in the capital, achieving a carbon reduction of nearly 57% against the 2010 Building Regulations.



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CZWG ARCHITECTS LLP