

Steedman Street

Elephant & Castle, London

Client

South Central
Management

Local Authority

Local Borough of
Southwark

Value

£13 million

Completion Date

November 2005

Content

88 sale apartments
21 affordable
apartments 10 live/work
units, 2 B1 units

Site Area

0.34 ha

Architect

CZWG Architects LLP,
Louis Karol Architects
(Collaborating)

Main Contractor

John Sisk

Project Manager

McBaines Cooper

Structural Engineer

Matthew Consultants

Cost Consultant

Gleeds

The design of residential buildings in London is a continual search for new forms and types of apartment that square the circle of affordability and high build and site costs. This one proposes 60m² flats either side of a corridor, to be offered, with standard kitchen and bathroom, as a large one-bed or small two-bed flat to buyers' choice. The zig-zag façade makes a varying depth, full width ten-metre balcony, giving a deep sitting area in its centre whilst not overshadowing the floor below at the narrow ends. This mid-rise building is parallel to a Victorian railway viaduct which

ground floor live-work units echo, the superstructure stepping from south to north with the angular geometry evolving into triangular penthouses. The pistachio-coloured 'concertina' walls are apparently held in position by the 'elastic' of the balcony's edge.



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