



£16.5M Royal Free Hospital, London

Client

Newlon Housing Trust

Duration

2007-2012

Services

Architect, Planning Consultant, Employer's Agent, Structural Engineer, M&E Consultant, Clerk of Works, CDMC

Contract

JCT 05 WCD

Funding

HCA Grant
Cross Subsidy

Sustainability

Ecohomes 'Very Good'

calfordseaden worked with the NHS Trust and United House to secure the original PPP competition bid to transform this sensitive conservation area site. We took the original brief for the refurbishment of 28 flats and after rigorous investigations and site visits, proposed an alternative new build high rise solution. Despite the inherent difficulties, we produced a design that provided 141 mixed tenure homes for hospital staff and local authority nominations.

Our exemplary design at Coppetts Wood exceeded expectations and overcame the concerns of planners and local residents regarding the location of such an imposing building in the existing landscape. The NHS Trust was also delighted with the increase in quality affordable homes.

The design, construction materials and techniques adopted were significantly influenced by the need to minimise/eliminate vibration and dust, due to the sensitive nature of equipment located in the adjacent laboratories. The environmental credentials of the building were also important for the local council, therefore a green roof was installed and much of the building faced in Rockpanel cladding (material created from Rockwool production waste).

The Coppetts Wood house development was officially opened by HRH Prince Andrew.

Our client and the NHS Trust were extremely satisfied with the completed scheme leading to the commission of calfordseaden's services on a second phase. This included the design of the substantial refurbishment and overcladding of the adjacent 14-storey 1960's concrete clad tower known as Anne Bryans House, which was in a state of disrepair.

The newly configured building provides 180 beds in 47 cluster flats with a ground floor GP surgery. Many of the residents from this building were relocated to the completed Coppetts Wood House to facilitate works.

