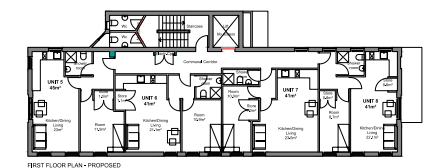
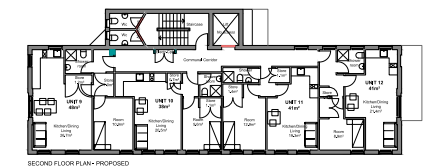
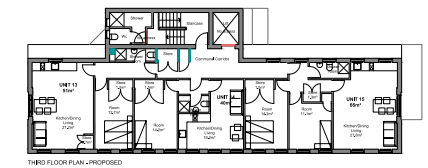
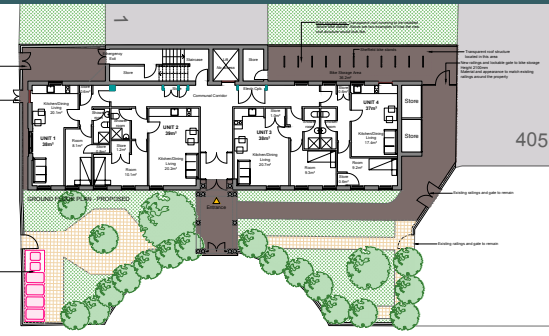


401 Mile End Road, London E3

Offices to temporary housing conversion



Client:
London Borough of Tower Hamlets

Duration:
10 months

Services Provided:
Architectural Design
CDM – Principal Designer
Clerk of Works
Contract Administrator
Quantity Surveyor

Project Value:
£1.6 million

Contractor:
Thomas Sinden Limited

Blakeney Leigh were commissioned by the London Borough of Tower Hamlets to carry out a feasibility study to convert the former office building at 401 Mile End Road into temporary housing accommodation units for those with housing needs. After providing an array of options and budget estimates the client settled on a scheme of 15 self-contained dwellings. After planning permission has been achieved, we prepared tender documents and provided all professional services through to completion. The contractor started on site in September 2020 and completed in July 2021 to the satisfaction of all parties.

The scheme comprised of internal and external reconfigurations, refurbishment and upgrades to accommodate the new use, including landscaping. The scheme represented challenges in that the building is located on Mile End Road, was occupied by guardians and with limited access until contractor possession for detailed design, and security risks due to the potential for squatting in a high profile building, all of which were dealt with and overcome successfully throughout the project.

