



URBAN APARTMENTS MODULAR CONSTRUCTION

PAINTER HOUSE AND PETER HOUSE, COMMERCIAL ROAD, TOWER HAMLETS, LONDON

- **CONTRACTOR** Hill Partnerships
- **ARCHITECT** bptw partnership
- **VALUE** £1.9 million for the modular element

RICHILL LODGE, RODNEY ROAD

- **CONTRACTOR** Spaceover
- **ARCHITECT** Proctor & Matthews Architects
- **VALUE** £1.08 million for the modular element

ROLLALONG ENGINEERED QUALITY BUILDINGS



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PAINTER HOUSE AND PETER HOUSE

A Brownfield development for Tower Hamlets Community Housing to provide quality Social Housing accommodation in 24 one-bedroom and 14 two-bedroom flats.

The L-shaped residential building was constructed using 76 modules that cascade from 5 down to 2 storeys on a concrete podium. Painter House is shared ownership apartments and Peter House is general need rental apartments. The ground floor is utilised as office space by Tower Hamlets Community Housing.

Hill Partnerships provided the groundworks, podium, external cladding, carpeting and white goods for the shared ownership flats. Rollalong designed, manufactured, installed and commissioned the modules.

The design used 2 basic flat types, with integral balconies and walkways.

FLAT FOOTPRINT 1

Two modules create a two-bedroom flat, comprising a master bedroom, bedroom two, bathroom, kitchen and spacious living room with balcony and patio door in a floor area of 56m².



FLAT FOOTPRINT 2

Two modules create a one-bedroom flat, which comprises a master bedroom, bathroom, kitchen and living room with balcony and patio door in a floor area of approximately 43.5m².

MINIMUM DISRUPTION

The modules were installed over 3 weeks at times to suit the traffic on one of London's busiest roads. Minimal on-site labour, storage and equipment were required. Noise and disruption to local residents was kept to a minimum as a result.

FOR A QUALITY BUILDING SOLUTION CONTACT:

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RICHILL LODGE

A 4 storey development of 20 No. 2B3P and 3B5P apartments manufactured for Network Housing under license using the Spaceover building system. Rollalong provided a comprehensive design support service to the developer, as well as manufacturing, erecting and commissioning the building elements on site.

This project achieved an Ecohomes rating of Good and Secure by Design status.

The development included communal stairways, and lobby door access systems linked to the apartments.

ROLLALONG BUILDING SYSTEM

Designed as a self supporting system up to seven storeys with additional height available by the introduction of enhanced structural elements.

The design of the building system ensures production efficiencies are maximised and close tolerances are maintained. The result is a high quality and durable building that is compliant to Building Regulations and the relevant British Standards.

This has been endorsed by Building Life Plans, who independently certified that the Rollalong Building System delivers a minimum 60 year life.

“ROLLALONG’S BUILD PROCESS CAUSED MINIMAL DISRUPTION TO THE LOCAL COMMUNITY AND IN PARTICULAR TO THE PASSING TRAFFIC, WHICH WAS A PRIORITY DUE TO THE SITE’S LOCATION”

RICHARD PRATLEY, PROJECT MANAGER
Tower Hamlets Community Housing



Rollalong would like to thank the bptw partnership for supplying photography.

