

## RESIDENTIAL

### Libra Road, Plaistow London

The logistically tight site of Gregory House on Libra Road, Plaistow was HG Construction's second project for Red Door Ventures following the successful delivery of the Tanneries in neighbouring Stratford.

The building was designed by Bell Phillips architect, Structural engineers Thomasons and M&E consultants AGP.

The building comprised of 17no, 1 or 2 bed flats, 2 of which being DDA compliant on the ground floor. Each flat consisted of an open plan living room/ kitchen, with a bathroom and bedrooms being located off the entrance hallway.

The Mechanical and electrical elements along with MVHR units and underfloor heating, was either installed or overseen by HG, M&E. The flats also had a private balcony or terrace which could be accessed from both the living area and master bedroom.

The main construction: The 3 storey, prefabricated timber frame and 5 steel balcony frames were built up from the foundations and block and beam floor and once erected, fully wrapped with brick cladding. The two large terraces, main roof and balconies were then made weather by a Sarnafil single ply membrane.



Client Red Door Ventures

Value  
Contract £3.1M

Consultants  
Architects – Bell Phillips  
M&E – AGP Ltd  
Structural Engineer – Thomasons

Duration 52 Weeks