



WAKING ROAD FOYER

London, United Kingdom 2009

This residence is built on 18,000 sq ft of land formerly occupied by a parking lot in the district of Barking. It is located near a busy road and rail transport. With 116 beds, it houses disadvantaged young people between the ages of sixteen and twenty-five—youth, parents, rehabilitated drug addicts, and those with physical and mental disabilities. They spend a maximum of two years here before returning to their homes.

An L-shaped complex, Waking Road Foyer is made up of one two-story block and another nine-story building, which has a covered outdoor space on the first level and a roof terrace above. The nine-story tower's first and second levels contain administration offices. It is bisected by a glazed circulation "spine." This wing contains training rooms and communal spaces such as the laundry and a day care center, in addition to apartments.

The taller block is clad in precast glass-fiber reinforced concrete (GFRC) panels. The lower wing features a curtain wall in clear, translucent, and opaque glass. The tower cladding is an abstract composition of vertical panels that hide the dull and repetitive nature of the apartments. Colored glass fins cast colored shadows across the facades.

The complex is heated and cooled by means of a geothermal pump, to which a heat-recovery ventilation system has been added. Gray water from apartment showers is recycled for use in toilets. Parts of the building, such as the toilet modules, are prefabricated.

The complex is certified by EcoHomes, which is a version of the BREEAM (BRE Environmental Assessment Method) for new or remodeled homes, individual homes, or residential developments.



Building Complex

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ARCHITECT
Jestico + Whiles

CLIENT
East Thames Group

COLLABORATORS
Conisbee (structural engineering),
Atelier Ten, Waterstone Design,
(building services engineering), Robert
Lombardelli Partnership (project
manager), Galliford Try (contractor)

TOTAL SURFACE AREA
69,000 sq ft

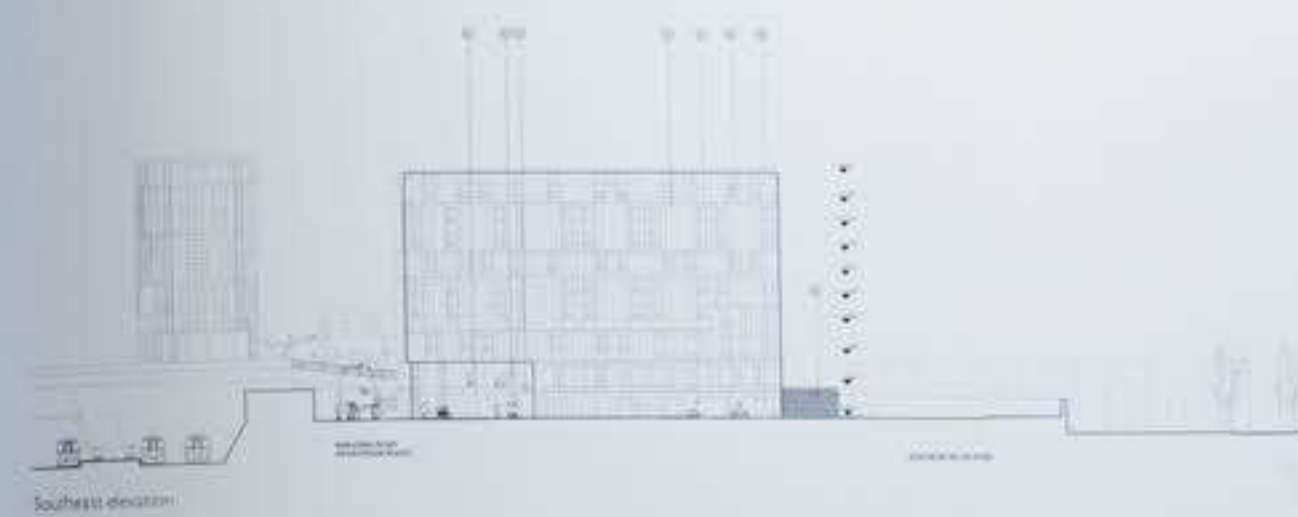
COST
USD 25,570,000

ENERGY CONSUMPTION
3.5 kWh/sq ft/year (offices only)

CERTIFICATION
EcoHomes—BREEAM Very Good

PROGRAM
Residence for disadvantaged young
people

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