

East Thames Housing Association, Stratford

Part of an £18.0m mixed use scheme, the East Thames Housing Association, a major registered social land-lord, has its new headquarters building in West Ham Lane. The building has won a Commendation in the Civic Trust Awards 2009 and has achieved a BREEAM “excellent” rating.



Designed to accommodate 650 staff, the building features a large “front of house” foyer to accommodate public at ground floor level, whilst office levels above feature open plan floor layouts with core meeting spaces and a small amount of cellular office accommodation.

Situated on West Ham Lane, a busy main road with a high proportion of HGV and bus movements, the building is exposed to traffic noise for much of the time. Façade curtain walling was therefore specified with an appropriate level of sound insulation to ensure that internal noise level targets could be met. Applied Acoustic Design worked closely with Fletcher Priest Architects in this process.

Given the close proximity of a nearby residential tower, whose residents overlook the roof the new building, it was essential to ensure roof plant noise was adequately controlled. We therefore completed necessary surveying, developed proposals for “open ended” roof plant screen enclosures and published acoustic performance specifications applicable to particular items of plant and machinery.

The large foyer is a busy open space that includes a café area. Control of reverberant sound build up, particularly in the café area, was a key acoustic design consideration that resulted in the specification of acoustically rated ceilings and sound absorbent wall panelling, with a modest proportion of glazed screens to separate the noisiest areas.

The development site was formerly occupied by a large but under-utilised church; part of the scheme provided a replacement church building incorporated into the scheme, occupying one corner of the site. To maintain an appropriately attenuated atmosphere within the worship space, the building façade, and in particular its glazed elements, was carefully specified to provide sufficient levels of attenuation of road traffic noise from the busy street outside.

Client: First Base / East Thames Housing Association
Architect: Fletcher Priest Architects
MEP Consultants: Waterman Building Services
Contractor: Laing O'Rourke