

Phoenix Works, Poplar, London



Client Fairview New Homes
Cost £28.6m
Services Private & Affordable Housing

This redevelopment scheme bordering Barlett Park and the Limehouse Cut canal in Poplar, East London, completed in 2019 provides the area with 143 new homes, comprising 1, 2, 3 & 4 bedroom dwellings.

BM3 was actually appointed after the job had commenced on site. The client had encountered quality issues with the construction information produced by other architects. With the RC frame already being built on site, BM3 had to react quickly. Initially the project was reviewed and key architectural items to focus on were agreed with the client. BM3 amended existing information, produced new documentation and ensured building coordination to enable the site team to progress without impacting the build programme. Continued support was provided, which included site visits and answering RFIs on a daily basis. Although not a conventional way of working, BM3 was able to adapt and cope under pressure and assist the client in completing the building on time.

