

## Nordica, Tower Hamlets

Project:	Nordica, Tower Hamlets
Project type:	High density
Year:	2006
Client:	Rydon Homes in conjunction with Tower Hamlets Community Housing
Architect:	John Thompson & Partners
Location:	Tower Hamlets, London
Context:	Urban
Sector:	Public/private



### Case Study Detail:

This high-density, mixed-tenure inner city housing development was created in Shadwell for Tower Hamlets Community Housing with Rydon Homes.

It demonstrates how the requirements of the Urban Task Force for additional homes in the inner city, and the need to regenerate run-down housing estates, can be achieved without significant public subsidy.

Improvements to the Barnardo Gardens Estate and the provision of 24 additional sheltered homes has been cross-subsidised by the construction of 97 private sale apartments on the sites of two derelict garage blocks either side of the Docklands Light Railway. The scheme also includes a doctors' surgery and community facilities, and unlocks a rolling programme of new development which will see the demolition of blocks of bedsit flats and their replacement with large houses for families with young children living in overcrowded conditions on the upper floors of tower blocks.

**Awards:**

What House? Award 2006 - Bronze Winner for Best Brownfield Development

**Links:**

<http://www.jtp.co.uk/public/projects.php?cat=4&pos=5>

**Submitted by:**

Rachel Jones  
MA Arch, MSc Urban Design, RIBA  
Associate John Thompson & Partners  
23-25 Great Sutton Street, London EC1V 0DN  
T +44 (0)20 7017 1780  
F +44 (0)20 7017 1781  
W [www.jtp.co.uk](http://www.jtp.co.uk)  
E [rj@jtp.co.uk](mailto:rj@jtp.co.uk)