East Ham Old Fire Station

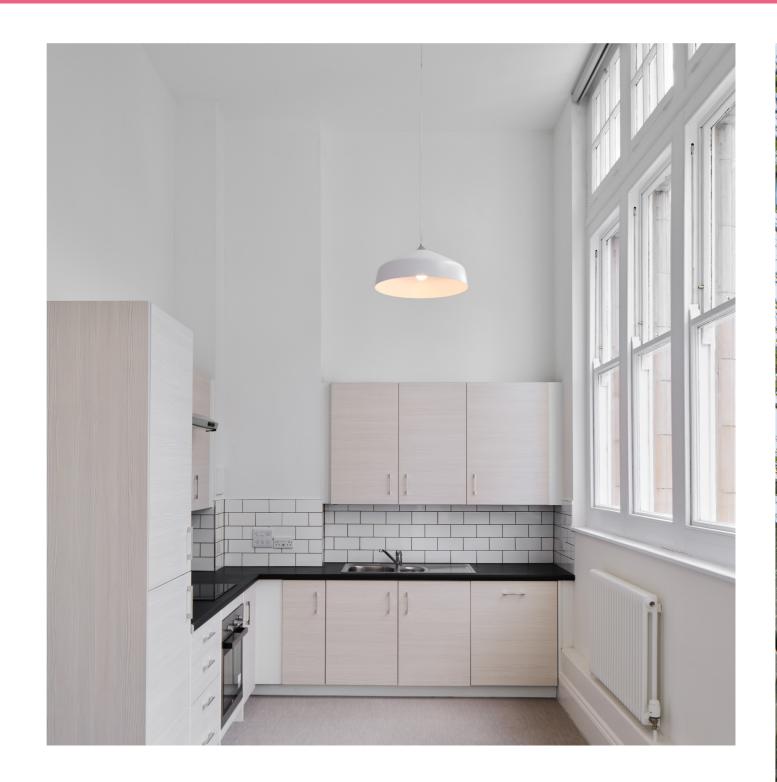


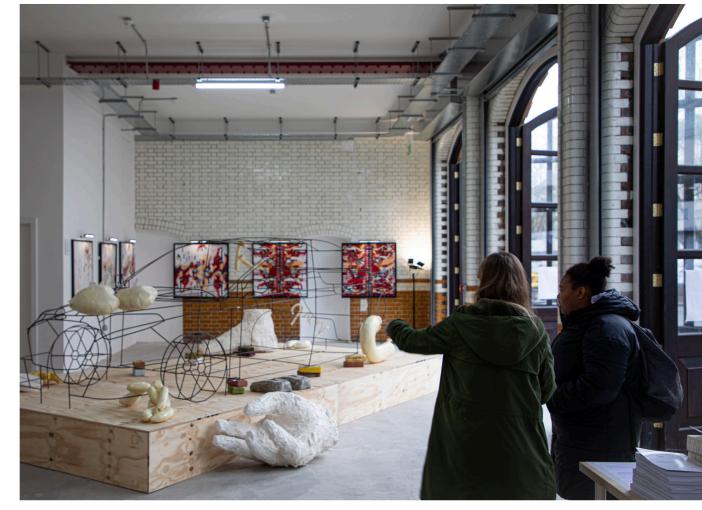


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Finalist

Project category





The former Fire Station in East Ham has been reinvented to offer seven affordable homes and a commercial unit while respecting its Grade II listed status.

Built in 1913, the building served as a fire station until 1960, later repurposed for council offices. dRMM took on the project in 2016, prioritising low impact interventions and sensitive repairs, all within a £2 million budget and strict conservation guidelines.



Key info

Project name: East Ham Old Fire Station

Project location: East Ham, London

Building completion date: May 2021

Building size (sqm): 735

Construction cost (approx.): £1.37 million

Construction type: Masonry external walls, concrete slabs, masonry internal walls

Building use: Residential and commerical

Project team

Architect/designer: dRMM

Client: Populo Living

Consultants: Momentum, Airey Miller, Wilkinsons, DP9, SGA, Heritage Collective, KP Acoustics

Product manufacturers/ suppliers: Nora, Ventrolla, Middelton Steel, Symphony **Kitchens**

Highlights

Installation of mechanical ventilation systems equipped with heat recovery and NOx filtration in all residential units.

The project attains LETI A for Upfront and LETI B ratings for whole-life cycle Embodied Carbon, surpassing the RIBA 2030 target for new-build housing by 17%.

Original use of the spaces was observed as a deliberate design strategy allowing minimalx use of new materials and reduce demolition.

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