

East Ham Old Fire Station



Finalist

Project category



Image credits: dRMM

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 commercial

Project team

Architect/designer: dRMM

Client: Populo Living

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

Product manufacturers/suppliers: Nora, Ventrolla, Middleton 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 minimal use of new materials and reduce demolition.

With thanks to our sponsors

Gold sponsor

lime|green

Silver sponsor

LUMYBEL

Bronze sponsor

Ecology
Building Society

Bronze sponsor

NATURAL
BUILDING STORE

Bronze sponsor

natureplus.

Media partner

futurebuild