

SUSTAINABLE URBAN LIVING IN THE HEART OF LONDON



THE INTERNATIONAL QUARTER (TIQ) LONDON, UK

Located in the south east corner of the London 2012 Olympic site, TIQ Residential occupies a prime position within the masterplan for the regeneration of the area.

The BuroHappold Engineering team has been appointed to work on two new buildings in this development, comprising 30 and 18 storeys respectively. These will house ultra efficient residential accommodation that provides high level, sustainable urban living designed to meet both current and future needs of the growing local community.

In response to this brief, our team pushed the boundaries of residential building design. As well as enhancing air quality, natural daylight and thermal comfort throughout, they incorporated energy-efficient systems including a pioneering grey water system in each individual apartment, low energy lighting, and a resourceful use of water. These solutions all work together to ensure each building achieves a carbon use of 40% below that required by current building regulations,

a rating of BREEAM Excellent, and a Code for Sustainable Homes Level 4.

Designing with Revit enabled us to help our client realise the maximum value of their property in terms of net apartment area, as well as allowing us to identify significant value engineering opportunities early on in the design development process. These included installing modular, prefabricated heating solutions that reduced necessary plant room space and mitigated the need for an additional, costly basement level. In turn, this kept the height of the 18 storey block to less than 50m in height, omitting the need to install wet riser tanks thereby again saving both money and build time for our client.

Extensive experience of working on ambitious residential developments, coupled with the combined knowledge of our integrated team, enabled us to make valuable contributions toward this important regeneration project that will see the area transformed into one of London's most dynamic and sustainable metropolitan districts.

CLIENT
Lend Lease

ARCHITECT
Allies and Morrison

PROJECT VALUE
£70 million

**SERVICES PROVIDED BY
BUROHAPPOLD**
Building services engineering (MEP), facade engineering, fire engineering, sustainability, transport and mobility

Image © Allies & Morrison Architects