



Artesian Health Centre

Spa Road, London SE1



The site in Grange Road is the 'flagship' development for the Bermondsey Spa Regeneration Area. Southwark Council originally marketed the property via a competition, which was won by a partnership between Rooff, Pollard Thomas and Edwards and Hyde Housing Association.

The scheme consists of 73 mixed tenure flats above a large Health Centre, in a curved block of very high quality urban design. The emphasis is towards environmental awareness with Combined Heat & Power, green roofs & low energy usage being important constituent elements.

Contract Value: £11,600,000
Form of Contract: PPC 2000
Contract Period: 91 weeks

The development is truly 'mixed use', as the ground floor is occupied by a fully fitted Health Centre, Pharmacy, Dentist and PCT offices.

The building position also provides wonderful views over Bermondsey Spa Gardens, with most properties benefiting from dual aspect. The upper floors also benefit from far reaching views towards the City, Canary Wharf, Crystal Palace and West London. This project was procured on a full open book PPC 2000 Partnering basis with Rooff Ltd acting as lead designer.

Efficient project management by Rooff aided the delivery of the scheme which achieved the essential key outputs of cost, value and programme performance.

- Client:**
Hyde Housing Group
- Architect:**
Pollard Thomas & Edwards
- Health Centre Architects:**
Dransfield Owens De Silva
- Engineer:**
Price & Myers
- Employers Agent:**
Kim Sangster Associates
- Services Consultant:**
Whitecode Design Associates



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