

628-634 Commercial Road

Where: Limehouse, E14. Who For: Haim. What: 82 studio hostel units.



Architect: Alan Camp

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This building was in use as a hostel and whilst originally having been used by the Church for the homeless, was now in general purpose use. The building, whilst sound structurally, offered a poor level of accommodation and was visually unattractive (as the existing photograph above shows), having a negative impact on the conservation area within which it was located and several nearby listed buildings.

Rather than demolition and new build, the proposal was retain the existing structure, refurbish and extend - a more sustainable option. This approach would see the number of hostel bedrooms increase from 41 to 74, achieved by extending the building. LBTH were not initially supportive of this approach, preferring to see regular residential dwellings on site. However, this was not of interest to the client, a specialist hostel operator. CMA Planning presented a strong case for expansion of the existing use, and obtained Counsel's opinion to support this, and promoted the other benefits of the proposal as well. As a result, LBTH accepted the approach and approved the application in June 2012. CMA then secured permission for minor amendments in July 2013.

