

CZWG - Vermillion Housing in London

2013-03-05



[CZWG](#) designed the recently completed [Vermillion](#) development, the first phase in the Rathbone Market development in the Canning Town area of London, England. Photo: © Tim Crocker

A 21-story residential tower anchors the western end of the recently completed [Vermillion](#) mixed-use residential complex, the first in a three-phase development of a 1.56-hectare (4.8-acre) lot in the historic Rathbone Market area of eastern London, England. [CZWG](#) designed the 271-unit development, which includes a mix of residential types including affordable and market-rate units for rent and for sale. The project received funding from the Homes and Communities Agency.

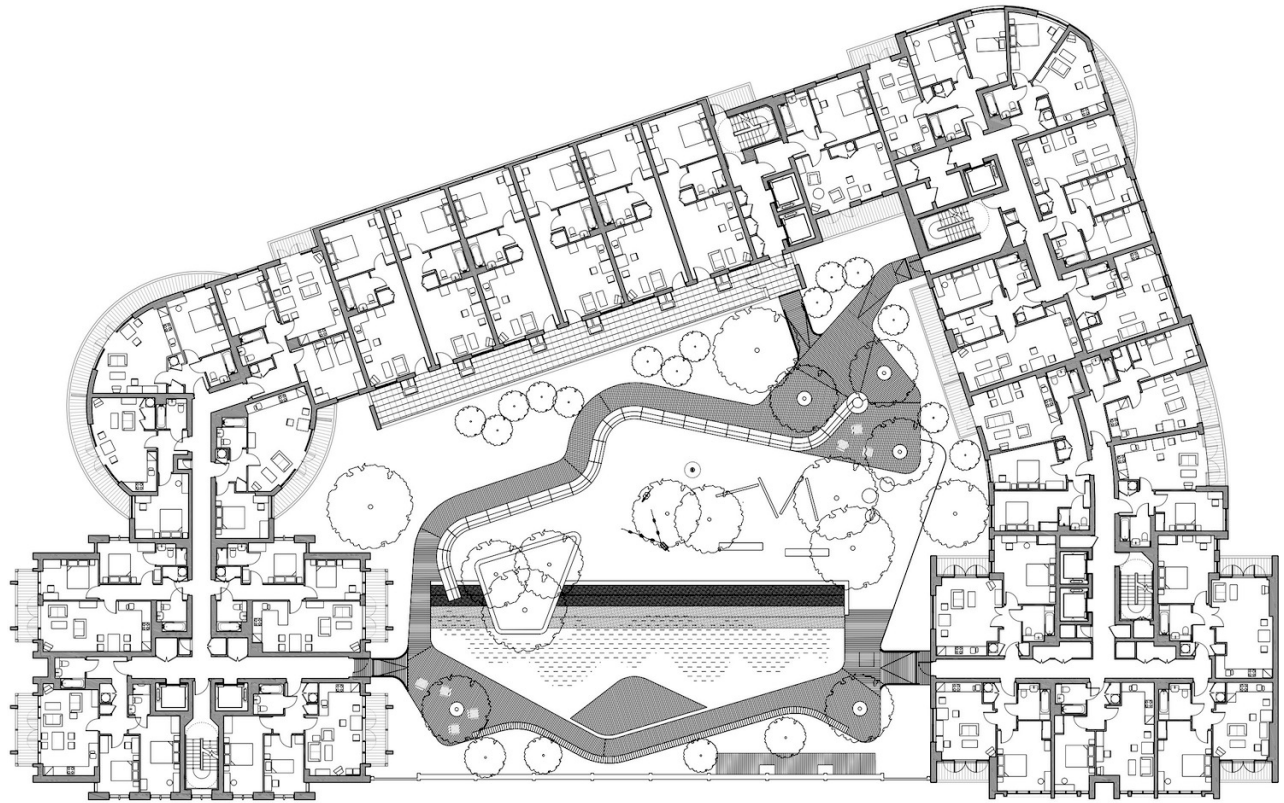
The other building elements comprising Vermillion include a smaller 13-story eastern tower, and three other low-rise structures that, connect the towers and form a wide south-facing U-shaped enclosure that shelters an "eco-

garden" courtyard.



The buildings of the Vermillion phase are organized around a second-floor courtyard. Photo: © Tim Crocker

The fourth side of the courtyard, adjacent to an elevated roadway, is enclosed by a vertical-garden wall. A large pond in the courtyard, and three other fountains, are supplied by a rainwater collection system throughout the site.



Second-level floor-plan drawing. Image: CZWG

True to the project's name, vibrant red and orange hues dominate the color scheme of its cladding system, displayed against a backdrop of neutral gray panels, and offset by purple highlights in both towers. The cladding system comprises polyester powder coated (PPC) aluminum rain-screen panels. Stainless steel is also used for facade detail elements, including window mullions and hand rails.



Building overview from the northwest, looking across Barking Road. Photo: © Tim Crocker

Some 2,000 square meters (22,000 square feet) of ground-floor retail space will serve the busy adjacent street and newly created pedestrian routes. The building was opened at a ceremony on December



An upper-level living space and balcony inside the taller of the two Vermillion towers. Photo: © Tim Crocker

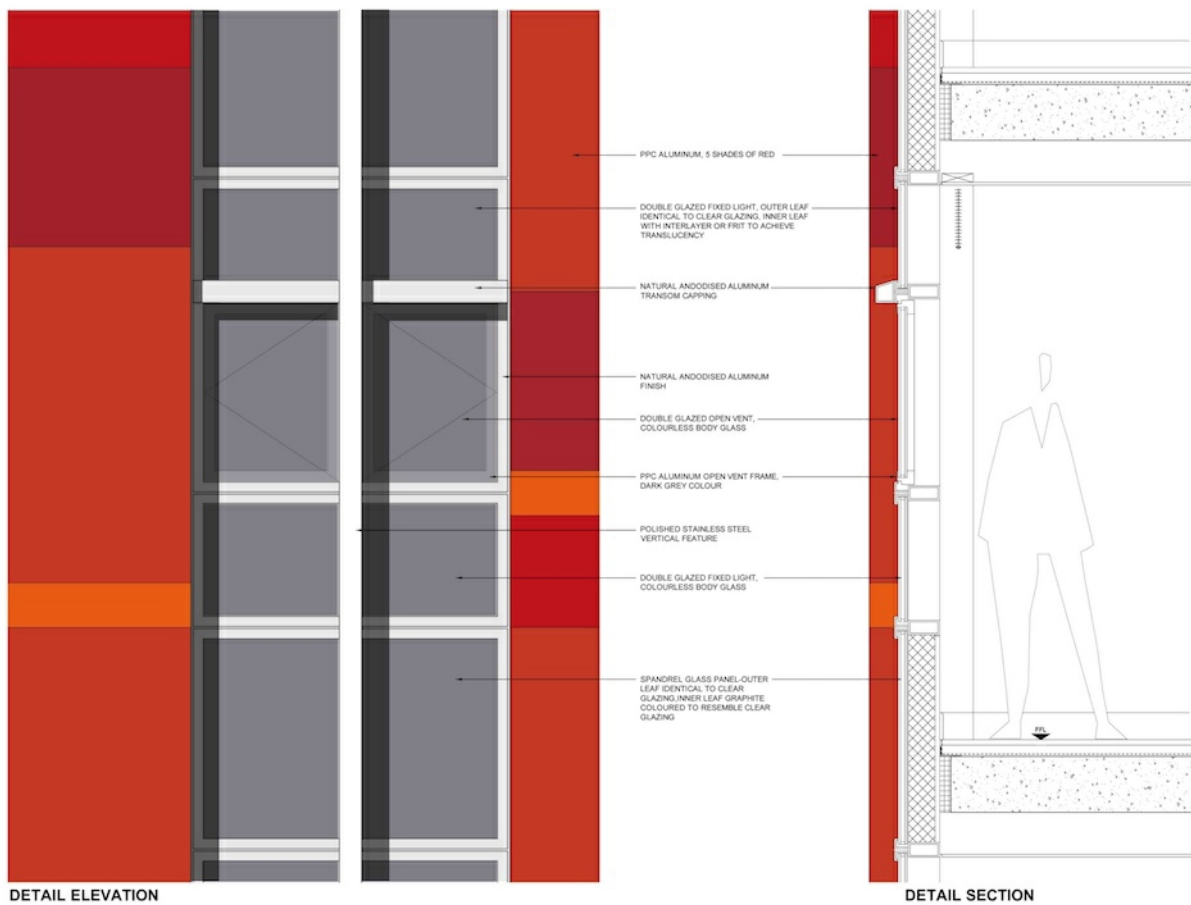
Project Credits

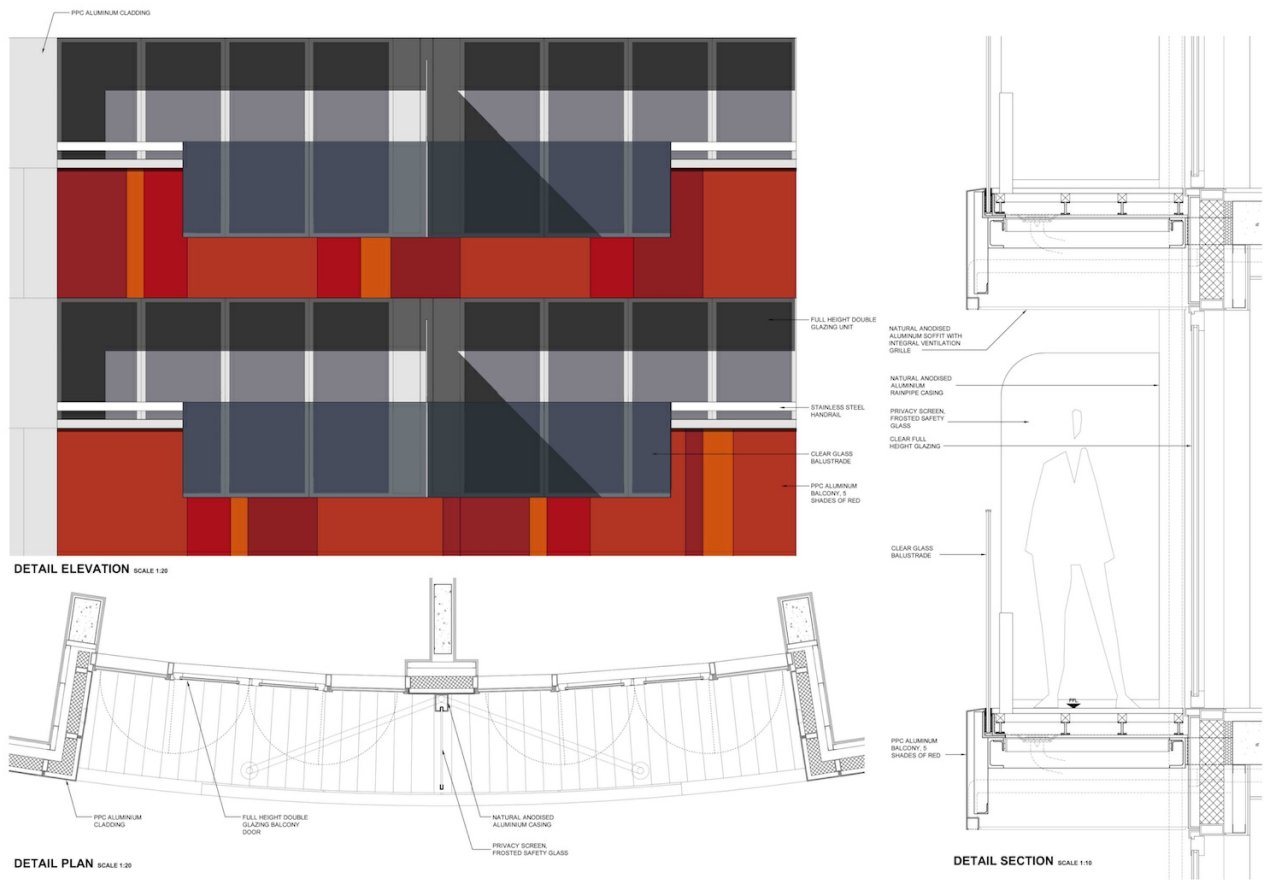
- **Address:** Canning Town
- **Client:** English Cities Fund: a joint venture between English, Partnerships, Legal and General, and Muse Developments
- **Main Contractor:** John Sisk & Sons:
- **Local Authority:** London Borough of Newham
- **Site Area :** 652,500 sq ft
- **Contract Value:** Estimated at £180 million
- **Completion Date:** Expected by 2015

- **Awarded planning permission in:** March 2009
- **Structural & Environmental Engineers:** Ramboll
- **Quantity Surveying:** Rider Levett Bucknall
- **Transport:** Peter Brett Associates
- **Affordable Housing Consultant:** Douglas Birt Consulting
- **CZWG team:** Stephen Rigg, Cristina Lanz-Azcarate, Juamba Carcel Cabanas, Eion Curtis, Rafaelle Damiano, Irene Casajuana, Simon He, Cara Edwards, Andrew : Daws (Former Partner)



Section drawing looking southwest. Image: CZWG





Facade detail drawings. Image: CZWG



Facade detail. Photo: © Tim Crocker



*To the south, a vertical garden wall separates the Vermillion courtyard from an adjacent elevated roadway.
Photo: © Tim Crocker*



Patio and fountain. Photo: © Tim Crocker



Cylindrical towers anchor the two corners of the Vermillion building complex. Photo: © Tim Crocker



Ground-floor entry. Photo: © Tim Crocker



Hallway. Photo: © Tim Crocker



Lobby detail. Photo: © Tim Crocker

Source: Architecture Week People & Places Blog