

Project Management



Bromley by Bow Centre

Location:	Bromley by Bow, London E14
Client:	Bromley by Bow Centre
Architect:	Wyatt MacLaren LLP
Planning Authority:	London Borough of Tower Hamlets
Date of Permission:	26 November 2010

In summer 2009 the Bromley by Bow Centre, with the landowner Bromley by Bow Church in the community, provided Leaside Regeneration with a brief to take a more considered approach to understand the options available to increase the charity's capacity in line with its vision and crucially the needs of the community. Leaside managed a team of consultants including Wyatt MacLaren Architects and cost consultant Mooney Kelly.

Leaside Regeneration facilitated several rounds of consultation with Centre staff, church members, volunteers, Centre users and the local community. The consultation strategy began in 2009 with a series of initial interviews and questionnaires to ascertain the facility requirements to fulfill the charity's aims.

Wyatt MacLaren LLP was commissioned to carry out an initial feasibility study and 6 options for the development of the main site were created. The options ranged in scale and scope from minimal intervention to comprehensive redevelopment of the site.

An application for a feasibility grant was submitted to Community Builders Fund; in April 2010 our application for £75,000 was approved. The funding allowed the team to develop the preferred option for a new community building on the former church hall site. Leaside managed the six month programme which included producing detailed designs, plans and wider public consultation with the Centre's users and stakeholders Thames North Synod of the URC, Poplar HARCA and the Tower Hamlets PCT.

In September 2010 Leaside Regeneration submitted a full planning application to the Local Planning Authority and in November 2010 planning permission was granted for the new building to provide 850 sq m of new contemporary community space. The new facility will provide accessible activity spaces for art workshops, teaching and a dedicated IT suite.