



**Beyond standards  
and expectations**

**The Cube Building**  
Hackney, London

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**Hawkins\**  
**Brown**





## Raising the quantity of homes, elevating the quality

# 20%

### more homes

Innovative design creates more space than a conventional scheme.

Creative ambition has the commercial edge at The Cube Building, located by Wenlock Basin within the Regent's Canal conservation area. The development is a towering example of the results innovative design can deliver. The project takes the London Housing Design Guide Standards as the starting point, rather than the end goal, and rethinks the shape of the conventional urban block.

Our twisted design, based on a novel cruciform plan, provides 50 new homes for Hackney over 10 storeys; a 20% increase on the stalled planning application we picked up. There are other gains which attract a premium in the capital. Despite the site having two party walls, every apartment is flooded with natural light, with dual or triple aspects and generous, oversized terraces.

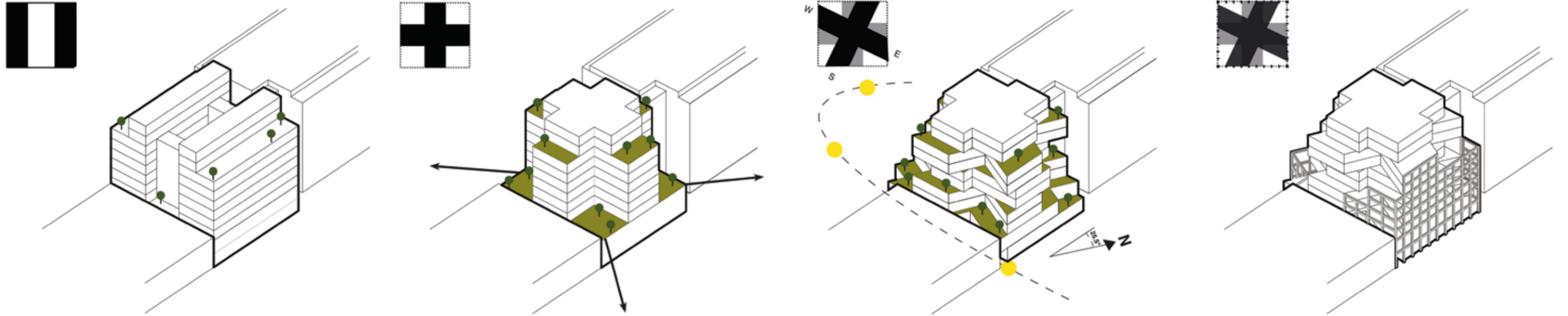
The residential development, with workspace below, is also unique in its construction, which we delivered in partnership with the project's specialist engineers and subcontractors. The Cube is the UK's tallest hybrid cross-laminated timber (CLT) building, with 80% of the structure being timber. This sustainable and efficient solution was inspired by our work in the education sector. Using prefabricated panels, the timber superstructure was built in just 20 weeks.

The Cube Building was a first for Regal Homes. The developer has gone on to use the same construction material and method on an even larger residential site.



# Returning the design investment on every level

Working closely with our client, we produced a series of options to demonstrate the final design's value compared with a traditional approach. By introducing a cross shape, and making use of clever geometries, every resident in the development benefits.



**Project:** The Cube Building, Wenlock Road  
**Location:** Hackney, London  
**Client:** Regal Homes  
**Services:** Architecture  
**Scope:** Regeneration, new build and mixed use  
**Value:** £10.5m  
**Status:** Completed

*Timber buildings have tended to be simple boxes. The introduction of the timber-hybrid model is an exciting approach. It allows architecture to continue to innovate, without being restricted, creating ever more sustainable and ambitious structures*

Alex Smith Associate



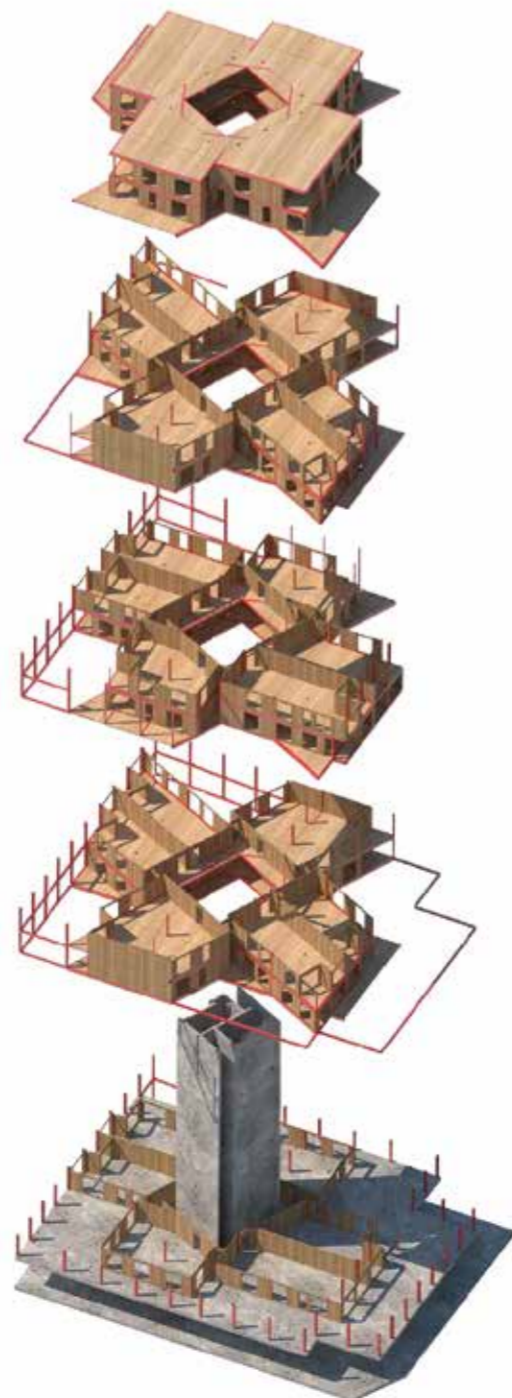
# Building taller in timber

# 80%

timber structure

The Cube Building's twisted form is a fundamental part of the development's design. This, and the building's height, presented several delivery challenges, which were solved with a series of new construction techniques. A hybrid of steel and cross-laminated timber, wrapped around a reinforced concrete core, was developed by timber and steel specialist, B+K Structures.

This proved the most efficient and sustainable way to achieve the unique 10-storey building. The result is an innovative, cost-effective and environmentally efficient development in a constricted part of London that's got the property industry talking.



# 6,750

sq m mixed use development.



**Integrated workspace**  
 1,200 sq m of workspace is integrated into the basement and ground floor.

**Dual and triple aspect**  
 Each apartment can look out over two or three different directions.



### **Making the most of your site**

Hawkins\Brown is a modern British architectural practice with an award-winning approach to design. We put our hearts and minds into realising your project's potential. You'll discover creativity, commitment and a desire to collaborate to reach the best solution.

To find out more about our practice or talk to us about your project, contact:

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