

Coronation Square Leyton, London



Client Taylor Wimpey East London
Cost c. £200m
Services Lead Designer, Architecture 3-7, Principal Designer (BR-HRB) for Phase 2
Status Phase 1 of 437 housing units has been built; Phase 2 has been submitted to BSR

Located opposite Leyton Orient FC's stadium, Coronation Square is a landmark regeneration project for both Taylor Wimpey East London and the London Borough of Waltham Forest. This major development will transform the area by delivering high-quality homes, community facilities, and public spaces that promote long-term growth and local wellbeing.

The scheme provides 798 new homes in total, with Phase 1 comprising 437 residential dwellings. It re-provides the indoor sports and leisure facility and nursery that are set to be demolished to make way for Phase 2. Alongside the homes, the development includes an NHS hub and pharmacy, retail space, a district heating plant room serving the wider site, and a new public square. The site is divided into 5 blocks, with buildings ranging in height from 13 to 18 storeys. The 18-storey exoskeleton tower provides a distinctive landmark feature within the development.

BM3 has been appointed as Lead Designer on this large and complex scheme. Our experience of working on large multi construction projects, including RC frame, was instrumental in BM3 working on this prestigious scheme. Delivering a project of this scale presents significant technical challenges. BM3 has worked proactively to address key design considerations, such as bridging over three large sewers, creating a 30-metre clear-span structure for the sports hall capable of supporting the additional weight of a blue roof, and developing a comprehensive fire strategy for 798 dwellings and extensive non-residential space.

In addition to our post-planning work, BM3 successfully supported the client in achieving a Section 73 consent when it was discovered that an access road would not come forward as part of the development. We proposed a series of modifications, including reconfigured internal layouts, revised elevations, and a coordinated site layout to accommodate new waste collection and fire tender routes – ensuring the scheme remained viable and deliverable.

As Principal Designer (BR-HRB) for Phase 2, we proactively coordinated complex design elements in line with ISO 9001 standards, ensuring timely and cost-effective delivery. To support Taylor Wimpey, we produced all standardised documentation for the Building Safety Regulator (Gateway 2), including the new Building Regulations Compliance Statement, which clearly demonstrates project compliance and sets a template for future submissions.

Sustainability is at the heart of the project. We helped the scheme achieve BREEAM certification, improve energy efficiency, reduce water use, and maximise the use of locally sourced materials. Working closely with Energist UK to ensure compliance, we achieved a 35% reduction in regulated CO₂ emissions and met zero-carbon home standards through carbon offsetting.

