

Affordable Housing Laureate Close

Project Objectives:

The design and delivery of affordable housing is a key aspect of Arcus Consulting's work profile. Our Architects work closely with registered social landlords, local authorities, and contractors across the country providing a full range of master planning and design services.

The area identified for development by Housing Hartlepool was an empty brown field site which had become a blight on the area and a source of antisocial behavior. The existing site was enclosed on all sides by the back gardens of the surrounding two storey properties and the streets immediately surrounding the site were a mixture of brick and render faced properties.

The client's ambitious brief for the project clearly expressed their aspirations for a scheme that was of high quality in both design and environmental performance.

The completed scheme fully delivers the client's brief and provides a striking development of 9 new bungalows that deliver contemporary living and includes a fully disabled bungalow unit.

The development has been awarded the Hartlepool Civic Society Award for the best example of a 'New Building' that has helped to boost the local area.

Stephen Bell, Hartlepool Housing comments; "Laureate Close is a success due to its unique design and sustainable credentials. Arcus' collaborative approach during the design and construction phases set the stage for a highly successful development."

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Arcus Solutions:

The bungalows were required to achieve code level 3 under the Code for Sustainable Homes, while the detached bungalow was to be designed to be wheel chair accessible.

To achieve the design objectives we looked towards more modern and sustainable materials to be used together with modern construction techniques.

Externally, the bungalows were constructed using timber frame construction. The façades of the properties are a combination of modern through render system and Western Red Cedar timber cladding. The schemes dual pitch roof design not only creates an aesthetically pleasing design feature but also acts to provide natural light and space. All properties benefit from secure cycle storage and off street car parking.

Internally, the units exceed the minimum Housing Quality Indicator (HQL) standards with well designed and naturally lit spaces. High level self cleaning windows allow additional light into the property without increasing direct sunlight levels. The main aspects of the high ceilings and feature trusses open out the internal spaces in a way that is not possible with traditional roof profiles more commonly associated with this type of property. The kitchen units have been designed with drop down adjustable counters for the disabled and elderly.

Delivering Value:

The scheme has impressive environmental credentials that includes; solar hot water system, high thermal efficiency and charging points for electric vehicles. Sustainability was also top of the agenda. The bungalows are of a timber frame construction and timber cladding has been used for more than 50% of the development.

As part of the Clients continued desire to improve the quality of their homes and to reduce the cost of living for their residents, the properties have been given high levels of modern insulates and are fitted with high efficiency boilers and solar hot water heating systems as standard, and not just as a way of achieving the Code for Sustainable Homes.

As well as Code for Sustainable Homes Level 3 the project also satisfies the requirements of Lifetime Homes, Secure by Design and Building for Life initiatives.

“Arcus Consulting are currently involved in a number of housing development schemes in partnership with Housing Hartlepool. We would have no hesitation in recommending Arcus Consulting to another registered housing provider, local authority, developer or similar. I am more than happy to be contacted personally if that would be of assistance.”

Mark Dutton, Head of Regeneration, Housing Hartlepool

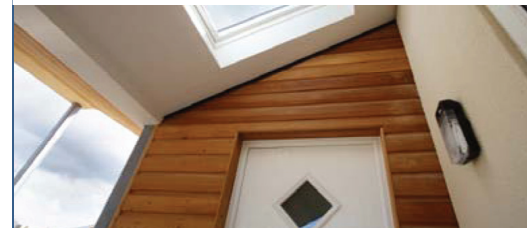
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Project Objectives:

Client: Housing Hartlepool

Services: Architecture

Value: £800k



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