Woodbank Road

Four affordable homes (2no. 2bed/4p and 2no. 3bed/5p) in the form of terraced houses which replaced the original building which had been demolished due to concerns about its structural safety.

This is a Secured by Design and Lifetime Homes Standard compliant scheme with one of the 3 bedroom unit's adapted to full wheelchair user standard from day one.

Martin Arnold led the technical design and coordination process resulting in the successful completion of the scheme in line with the project's programme and budget, delivered for Phoenix Housing Association by Thomas Sinden Ltd (MA's direct Client) through a Design & Build contract.

Fundamental redesign of the scheme was necessary following its scrutiny against the Lifetime Homes Standard requirements which resulted in an increased building footprint, height, resized openings and internal layout alterations. As a consequence, a Minor Material Amendment was submitted to the Local Authority and approved allowing progression to the technical design stage.

Client
Thomas Sinden Ltd / Phoenix Housing

Contractor
Thomas Sinden Ltd

Contract Value
£1,200,000

Duration
24 months

Address
Woodbank Road, Bromley, BR1 5HA

Woodbank Road

The building was raised on strip foundations, beam and block floor, traditional block/block/cavity wall construction (with rainscreen cladding areas), timber jji-joist floor and trussed roof with concrete roof tiles and photovoltaic panels in order to meet relevant planning conditions.

The key materials used for elevational treatment include Wienerberger's Smoked Yellow Multi Guilt Brick, Marley Eternit Cedral timber effect rain screen cladding, Redland's Mini Stonewold Charcoal Roof Tiles as well as Smart's Alitherm Aluminium windows. Energy efficiency was improved by inclusion of photovoltaic panels located on west facing roofs. An attenuation tank was placed underneath the rear amenity as a part of the delivery of the sustainable drainage strategy.

Added value:

Successful urban gap infill
Four new, sustainable homes to Lifetime Homes Standard
Developed Design and Technical Design expertise

Services Provided

Architecture
Design
Technical Design