

CASE STUDY

Harry Turner Almshouses, Macclesfield



Project Details

BTP was appointed by the Harry Turner Trust as architects on a range of projects including the design of 12 new almshouses and the refurbishment of a further 23.

These were built on vacant land which the Trust owned and provided much needed affordable housing for older people. In addition we have refurbished our client's existing stock to Decent Homes standard.

Essential Case Study Components

Key features

- Establishing a clear Client Brief. This was particularly important as the development incorporates specific needs for the various user groups.
- Designing bungalows compliant with the requirements of all funding stakeholders, for example, HCA, Code for Sustainable Homes, EcoHomes, Lifetime Homes, Building for Life and also to meet the needs of the user group.
- Identifying risks to the project, then innovating and mitigating risks. For example, laying stone on a four inch bed rather than a six inch bed.
- Establishing a pragmatic, sustainable, and solutions focused development, which is easy for the tenants to live in and responds to the needs of residents with issues of fuel poverty.

- Delivering less carbon emissions and less waste.
- Supporting the local authority to provide excellent services for persons with a warden call.
- Providing low maintenance and low life cycle costs.

Successful Outcomes

The new build project received a national award from the Almshouse Charity Patron, Prince Charles and also the Macclesfield Civic Society Award. The project has throughout the construction period been well received by the community. The sustainability goals of the project have been met and a successful landscaped island development has exceeded the original design aspiration.

The bungalows are a safe, secure environment for the residents which give them their own independence.

BTP delivered the service within a tight time frame and limited budget. We successfully valued engineered all aspects of the design with the team to make sure it was always solutions focused. A smarter procurement delivered significant savings and we saved approximately £2,970 through alternative specification for the kitchens and more efficient build programme.

We exceeded the key project principals and objectives set out at the beginning and added value by:

- Exceeding the Ecohomes 'very good' scores.
- Successfully managing risk of the innovative stone work by early engagement with the stone masons.
- Designing excellent places to live which have been delivered on site.
- Delivering low maintenance bungalows with long life cycles for the components.
- Providing homes which address fuel poverty issues and are easy to live in. The residents are enjoying lower fuel bills resulting from achieving high U-values.

Photographs of Scheme

