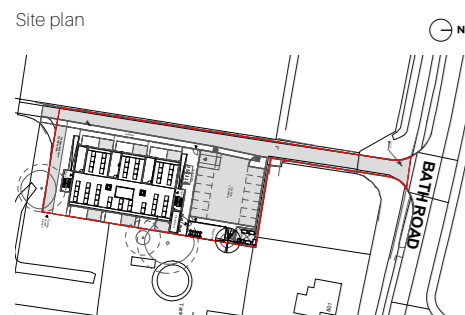


BATH ROAD MODULAR HOMES, BURNHAM



LOCATION: BURNHAM
CLIENT: CHILTERN & SOUTH BUCKS DISTRICT COUNCILS
COMPLETION: 2019
VALUE: £2.4M
SIZE: 12 APARTMENTS
SERVICE: ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE
SECTOR: RESIDENTIAL
CONTRACTOR: KIER
LANDSCAPE: AUSTIN-SMITH: LORD
STRUCTURES: RICHARD JACKSON, ECO MODULAR
SERVICES: AVUS CONSULTING, ECO MODULAR
MODULAR UNITS MANUFACTURER: ECO MODULAR



In response to the Homelessness Reduction Act 2017 and review of costs to provide interim accommodation for the homeless, Chiltern & South Bucks District Councils commissioned the innovative delivery of 12 temporary apartments (nine 2B 4P & three 1B 2P) on a meanwhile site. The key challenges of the brief were speed of delivery and ability to relocate the dwellings to another site after the expiry of the temporary planning permission. These challenges informed the decision to adopt a volumetric modular construction method.



2 BED APARTMENT:



1 BED APARTMENT:



Kier was appointed by Chiltern & South Bucks District Councils through the SCAPE framework to deliver the scheme. Austin-Smith:Lord was subsequently appointed by Kier as the Executive Architect for the delivery phase.

The site is well situated and within walking distance to local amenities, bus stations and Taplow railway station. Placemaking was a key design driver and the proposals will transform a former depot site into a residential community that enhances the urban environment and provides a positive relationship to the existing street. A play area and communal terraces for the upper floor apartments are provided to encourage social interaction. The ground floor apartments are provided with generous private terraces which have a mix of decked areas and soft landscaping.

The design intent was to achieve a high quality design, within a tight budget, that had no semblance to ubiquitous temporary buildings. Generous full height windows are included throughout to provide loads of daylight and sunlight to the habitable spaces to aid health

and wellbeing whilst capturing key views. The apartments are designed to comply with the Nationally Described Space Standards (NDSS) which stipulate 50m² for a 1B 2P apartment and 70m² for a 2B 4P apartment. Furthermore, all apartments are designed to comply with AD M4(2) Category 2 as a minimum.

To keep energy costs down, the fabric is highly insulated with roof mounted PVs incorporated. There are no gas services on the site and sprinklers have been incorporated even though the upper floor is significantly lower than 18m above ground level.

The building sits on an elevated plinth to address local flooding concerns but level access is provided at the entrances. To provide flexibility, the substructure, site wide drainage and infrastructure and fire strategy have been future proofed and designed to accommodate an additional storey of apartments if required by the client.

The interiors, developed in collaboration with the client, transcend the proposed tenure to provide a bold and imaginative design.