

REGAL & SCEPTRE ROADS SUSTAINABLE HOUSING for Cobalt Housing

The two schemes, built on separate sites in close proximity were let as one contract to the successful contractor, and completed for Cobalt Housing. Both sites were designated brownfield having been cleared of previous development several years ago. The Regal Road site consists of 17 no. new dwellings and Sceptre Road contains 18 no. new dwellings. The scheme contains a mix of houses, bungalows and flats, offering a mix of 2, 3 and 4 bedroom properties.

The sites are surrounded by established post-war housing and nearby woodlands in Croxteth. New roads were introduced within the design layouts, enabling each property to accommodate in-curtilage parking, spacious private gardens for the houses and bungalows, and communal gardens for the flats. The external spaces have new tree and shrub planting. An active frontage is created along all existing roads and the elevations are designed to be contemporary, while at the same time fitting comfortably within the existing context.

The Regal Road site allows the majority of the dwellings to be oriented to take advantage of the sun's path. The properties benefit from very good levels of natural day light and the internal layouts of the dwellings have been located to relate to this. Improved levels of thermal performance in the design of the properties enable the majority of the dwellings to achieve Level 4 of the Code for Sustainable Homes.

The existing residents were keen to support new development on the vacant brownfield sites to provide new residential dwellings in the area.

Value: £3.2m
Completed: Summer 2014
Contract: JCT Design & Build

