

RAFFLES NEW BUILD HOUSING AND ESTATE REGENERATION, CARLISLE for Lovell Partnership



Following the successful completion of the initial Masterplan 'Vision' we have maintained our partnership with Lovell to provide architectural services for the redevelopment of the Raffles Estate. Alongside this we have carried out a complete review and redesign of their suite of standard house types, for use within the phases of development at Raffles.

Since 2002 we have completed almost over 400 houses across the estate working in collaboration with Lovell and other housing associations such as Riverside and Two Castles, bringing the estate back from its former negative image, and creating both desirable and affordable homes. Many overlook the local Heysham Park and incorporate improved flood defences from the Parham Beck.



Providing properties for registered providers demands additional requirements above building regulation standards. Several early phases have achieved high sustainability requirements such as Eco Homes, Code for Sustainable Homes Level 3 incorporating Lifetime Homes, Housing Quality Indicators and Secured By Design. As part of the review and redesign of the Lovell standard house types we were commissioned to design a Code for Sustainable Homes Level 6 house for use on the redevelopment at Raffles. Unfortunately the Code 6 house was not built due to funding.



We are continuing to work alongside Lovell to bring the remaining sites back into use. The Raffles 'Vision' has continued to be a successful collaboration between Lovell, Carlisle City Council and the local community.

Value: Unknown
Completed: Feb 2020
Contract: JCT Design & Build