

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

Following the successful completion of the 'Vision' Masterplan we have continued our partnership with Lovell to provide architectural services for the redevelopment of the Raffles Estate. Alongside this we had a separate commission with Lovell to review and redesign their suite of standard house types to be used through the phases.

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 negative image and creating both desirable and affordable homes. Many overlooking the local Heysham Park with improved flood defences from the Parham Beck.

Providing properties for registered providers demands additional requirements above building regulation standards. Several phases have achieved high sustainability requirements such as Eco Homes, Code for Sustainable Homes Level 3, Lifetime Homes, Housing Quality Indicators and Secure By Design. As part of the review and redesign of Lovell's standard house types Ainsley Gomon were commissioned to design a Code for Sustainable Homes Level 6 house as part of one of the Raffles Phases, Unfortunately this Code 6 house was not built on site due to funding.

Working alongside Lovell to bring the remainder of the sites back into use the Raffles 'Vision' has to date and is continuing to be a successful collaboration between Lovell, Carlisle City Council and local residents.

Value:	Unknown
Completed:	Ongoing
Contract:	JCT Design & Build

