



£15M Parkside Retirement Village, Cheam

Client

Viridian Housing
United House
Construction
London Borough of Sutton

Duration

2009-2015

Services

Architect, BIM,
Employer's Agent, Cost
Consultant
Civil & Structural
Engineer, M&E Engineer,
Sustainability Advisor,
Code Assessor, CDMC

Contract

JCT 05 WCD

Funding

HCA Grant

Sustainability

Code Level 4

calfordseaden was initially appointed by the London Borough of Sutton to review design options, work up development costs and financial models and advise on whether the existing sheltered housing site could be redeveloped within current planning constraints and be tendered to RPs.

In 2010 we won the council led competition with our client to develop a new 131 unit scheme including extra care, sheltered and supported housing for young vulnerable adults.

Our design makes best use of the site to provide level access, affordable housing and services for older people and vulnerable adults whilst complementing the local conservation area and conforming to the requirements of the Supplementary Planning Document, 'Cheam Village'.

The planning brief required a critical number of bed spaces and dwellings but had issues over daylighting to surrounding properties. We modelled our proposal and found that lowering part of the building and raising another achieved the same accommodation but with reduced impact on surroundings and negligible cost affect.

We also applied the latest thinking, design standards and trends from the HAPPI Report and Dementia Voice whilst incorporating assistive technologies.

We led detailed consultation with existing residents and the local community in an exhibition held at the local library.

We designed this scheme utilising Building Information Modelling (BIM) in a full multi-disciplinary role using integrated and analytical design tools.

Awards: RICS Design Awards Finalist 2015, Bronze Considerate Constructors Award 2016.

