



New Build Homes

Lambeth Borough Council, Hillside Gardens, south west London

Highlights

Axis was contracted to undertake a major new build project with design, engineering and project management consultancy Atkins in partnership with Lambeth Borough Council.

The project was to build four new two bedroom terraced homes on the site of disused garages in Hillside Gardens, an occupied residential estate in Tulse Hill, south west London.

The homes were built using Light Gauge Steel Frame Construction. Light Gauge Steel Frames, which were pre-assembled and delivered, completed, to the site, were bolted to reinforced concrete ground beams on CFA (Continuous Flight Auger) piled foundations.

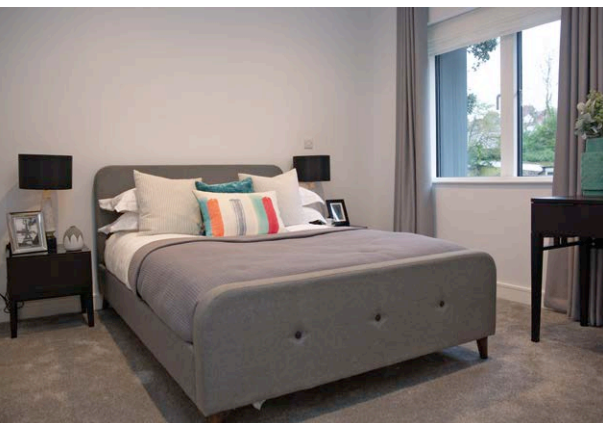
The reduction in onsite resources brings time and cost saving benefits to the client without compromising the performance of the building: the homes cost between 20% to 30% less to build than a traditional house.

Specifications

- New build
- Modern Method of Construction
- Site Preparation
- Foundations
- Utilities Connection
- M & E
- Kitchens and Bathrooms
- Landscaping

£1m value

12 months duration



While the Light Gauge Steel Frames were being constructed in the factory, Axis teams cleared and prepared the site, laid the foundations and established connections with utilities: water, gas, electricity and broadband. Contractor-designed piling was necessary to overcome variable soil conditions and potential heave from the neighbouring trees.

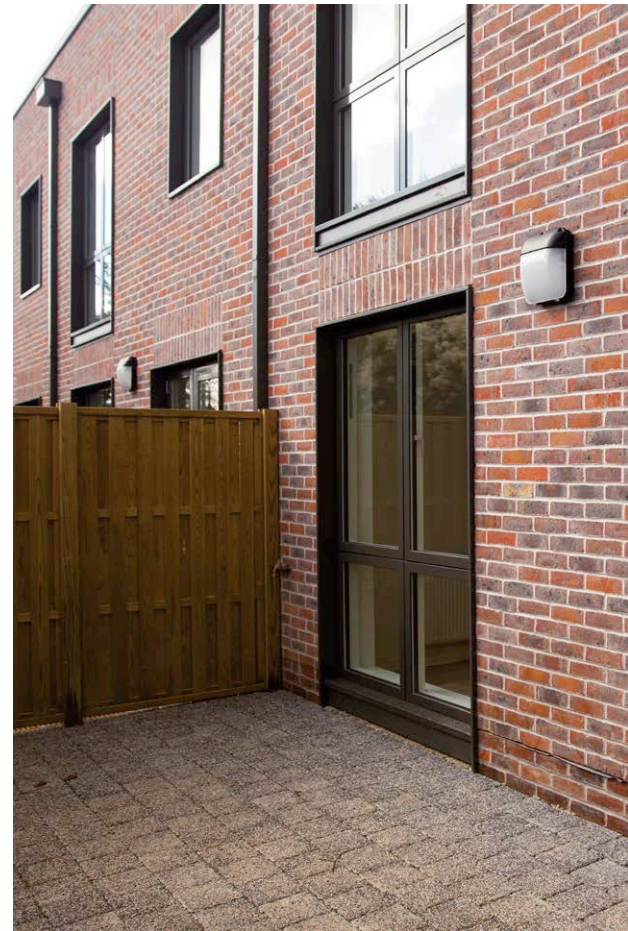
The ground floor is a precast concrete beam & block contractor-designed system supporting the insulation, and sand/cement screed.

The Light Gauge Steel Frames were then installed with the assistance of a small mobile crane and clad with Orientated Strand Board or Stirling Board (OSB) to provide bracing and support for a well-insulated low pitch roof finished with a three layer Bauder warm roof system.

Fastclad brick slip cladding panels were installed to all elevations cut from stock bricks that match the existing apartments and boundary walls, supported on a highly insulated timber substrate. Powder coated aluminium porches and window reveals provide attractive elevational features.

The two-storey, two-bedroom dwellings were then fitted with tiled bathrooms, shower rooms, fully fitted wardrobes and kitchens with appliances.

Heating and hot water from gas fired wall mounted combination condensing boilers and electricity is supplemented by PV panels on the roof. LED lighting is provided throughout together with security, fire and carbon monoxide alarms.



Externally, the homes feature landscaped front and rear gardens finished with porous paving, planting and turf, as well as a cycle store, coated railings and Hedera green screens (pre-planted ivy on wires).

The completed project has transformed the derelict, unused former garage space into housing for the London Borough of Lambeth, accommodating four families.

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