

191 WILLESDEN LANE



Delivered under the Brent Social Housing PFI, our 191 Willesden Lane project saw us construct a four-storey, 584m² affordable housing development comprising six two-bedroom units and one three-bedroom social housing unit.

KEY FACTS

NAME: 191 Willesden Lane
CLIENT: London Borough of Brent
DURATION: 19 months
LOCATION: Brent, London
SECTOR: Affordable Housing
AWARDS: Gold Award, RoSPA Occupational Health and Safety Awards 2011
TYPE OF WORK: New Build



The project involved the demolition of the existing building and the construction of the seven new homes over four storeys. Traditional load bearing block work with precast floors was used in the build. New vehicular access was created, along with five car parking spaces to the front of the site, a bicycle store and refuse/recycling store. The building was finished with multi-coloured facade detailing and high quality landscaping.

The constrained site and tight boundaries required road closure for crane installation during the construction period. This meant positive relationships with the local community were essential, particularly with residents in adjoining buildings. We achieved this by providing continuous communication on our progress and with early identification of potential disruption – which was always kept to a minimum.

As with all our projects, sustainability and innovation were at the forefront of our work. The project meets the EcoHomes 'Very Good' standard, and is compliant with and evaluated against Habinteg Housing Wheelchair Housing Design Guide, Scheme Development Standards, National House-Building Council, Lifetime Homes, Housing Quality Indicators and Secure by Design. Construction works were carried out in conjunction with our sister company, Warings, and the project was completed on time in December 2010.

The architects for this project were:
Shepard Epstein Hunter.