

Tachbrook Royal Leamington Spa



Client Warwick District Council
Contractor Willmott Dixon
Cost £10m
Services Supported Accommodation

The proposal is for 81 new dwellings at the corner of Tachbrook Road and Kingsway, Royal Leamington Spa. There is a mix of 1 and 2 bedroom apartments and 2 and 3 bedroom bungalows. The dwellings are proposed for social or affordable rent and aimed at active elderly residents. The dwellings have been designed in accordance with: Housing Quality Indicators, Lifetime Homes, Secured by Design and Code for Sustainable Homes Level 4.

BM3 worked closely with the client Warwick District Council and contractor Willmott Dixon to bring the different site ownerships into one with the intention to provide a comprehensive and holistic new development at a prominent location.

The development scale is proposed as 1 to 5 storeys dependant on the position of the blocks on site and designed to enhance and reinforce the street scene. The appearance of the elevations produce a high quality building that will compliment the surrounding context whilst simultaneously providing a landmark development. The material choices are intended to achieve a contemporary architecture and reinforce materials already being utilised in the immediate area whilst expressive of Leamington Spa as a whole. This includes the use of: Grey facing bricks, Render, coloured cladding panels, Aluminium windows and glazed balustrade.

The project was designed and developed using Building Information Modelling (BIM), with all construction drawings being produced in Autodesk Revit. BM3 collaborated with the rest of the design team to produce a coordinated design. This enabled us to efficiently manage the design process between all disciplines. Utilising clash detection allowed the team to design out any potential issues at an early stage. Working in this way has ensured that the set of drawings produced are accurate, reliable and coordinated.

Tachbrook was highly commended for an Integration and Collaborative Working Award in the Celebrating Construction Awards 2017.

