

Queenswood, Newport, Shropshire



Client: Keon Homes, Wrekin Housing Group, Bloor Homes

Cost: £15m

Sector: Supported Accommodation – Affordable rent apartments

Services: Architecture 0-7

Status: Built (70 homes for the elderly)

Awards: Shortlisted at Insider Media Awards 2024

Making the most of space. With limited space available for the properties, we collaborated closely with Keon Homes to 3D model the site and overlay our sketch-up designs onto Google Earth. This approach allowed us to achieve the desired scale while maintaining design quality and ensuring the preservation of landscaping.

Construction Challenges. Due to challenging ground conditions, – after much technical deliberation and modelling – 337 steel piles were installed up to 9 meters deep for stability. Modern Methods of Construction. Offsite-manufactured concrete floor plans and 200mm thick hollow core floor planks, topped with an acoustic Isorubber layer, reduced build time and resulted in an EPC 'A' energy rating.

The scheme adheres to **HAPPI principles**, BFL 12, and NDG guidelines.

Innovative Technology: To enhance accessibility, the building includes assistive technology such as IP-based systems, warden call systems, fall alarms, wandering alarms, and door access controls. The interior design accommodates those with dementia and sensory impairments. Energy savings are achieved with an all-electric hot water system and 44 kW of solar panels, leading to a 7% annual cost reduction compared to a gas system. A fabric-first approach further improves efficiency by 11%. Additionally, 12 EV charging points support renewable energy.

Engaging with local businesses. The project created nearly 30 jobs and 6 apprenticeships. Over 95% of construction waste was recycled, minimising landfill impact. Positive feedback so far highlights the modern design, amenities, and location. Completed six months ahead of schedule, it received an NHBC Pride in the Job Seal of Excellence Award.

Testimonial: “BM3 are a pleasure to work with and always provide clear and detailed designs for both planning documentation and working drawing packages. We have worked with them on a 70-bed extra care residential block which has been challenging due to the constrained nature of the site but has been received well by Planners and the end Client. We hope to collaborate on many more schemes in the future.” Jim Woodsford, Architectural & Planning Coordinator, Keon Homes

