Queenswood, Newport, Shropshire

Client: Keon Homes, Wrekin Housing Group, Bloor Homes
Cost: £15m
Sector: Supported Accommodation – Affordable rent apartments
Services: Architecture 0-7
Completion date: Complete
Awards: Shortlisted at Insider Media Awards 2024

At Queenswood, we have developed a gateway development that includes a 70-apartment extra care facility as part of Bloor's masterplan for 371 homes on the larger site. We worked closely with the design team to coordinate across the site producing 3d-visuals to help secure planning approval. To meet WHG's requirement of 70 apartments, we created a 4-storey solution, proving the design through 3D-modelling in Sketch-up overlaid onto Google Earth to protect important views and show how the proposed massing would work overall with the wider masterplan and existing housing. We have maximised the available space to create a development that not only meets community needs but also integrates eco-friendly features, such as solar panels, resulting in an EPC 'A' energy rating that will lower bills and improve comfort. The scheme adheres to HAPPI principles, BFL 12, and NDG guidelines.

The design of the scheme promotes physical activity, social interaction, and mental stimulation, contributing to the overall well-being and quality of life of the residents. The project aims to foster a sense of community and belonging with the addition of inviting communal spaces. These areas include a restaurant, lounges, and staff rooms, all designed with the well-being of the residents in mind to enjoy a hassle-free retirement.

During the 16 months that Keon Homes will have been on-site by the time of handover, up to 30 jobs and 6 apprentice positions will be created. The scheme involved manufacturing concrete floor plans offsite, using 200mm thick hollow core floor planks throughout the building topped with an acoustic Isorubber layer, which reduced build time by eight weeks.

Client 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