

Offsite manufacturing led to design, time and cost efficiencies



A photograph of a modern, multi-story residential building with a mix of brick and light-colored panels. It features several balconies with glass railings. The building is set against a backdrop of green trees and bushes under a clear sky.

"An open, collaborative relationship allowed for all relevant matters to be discussed as the project progressed- this approach led to an efficient use of time, enabling speedy solutions when needed"

David Starr, Team Leader, Sussex Building Control

| | |
|------------|----------------------------|
| PROJECT | Brunel Place |
| CUSTOMER | Crawley Borough Council |
| LOCATION | Crawley |
| CONTRACT | Two stage design and build |
| COMPLETION | 2015 |
| VALUE | £2.9m |

Issue

The construction of 22 flats of 100% affordable housing over six storeys and the project brief required Osborne to:

- Meet specific requirements for the Code for Sustainable Homes (CfSH) Level 4 and the Lifetime Homes criteria through using efficient and economical construction techniques
- Deliver environmentally-friendly accommodation to enable sustainable living patterns and reduce running costs for residents
- Support the local community

Solution

The final development saw the inclusion of several technical and environmentally friendly solutions to deliver energy efficient, economical affordable housing:

- **Energy efficient features:** high-quality flat roofs with photovoltaic panels and

time and temperature-controlled smart meters fitted into all flats to record energy monitoring data.

- **A cost-effective manufacturing process:** the use of offsite manufacturing allowed for a fifth floor to be added to the development. This took the original plan of 15 flats up to a total of 22, which in turn maximised returns for the local council.
- The use of **offsite methods** for the building's main insulation also kept project costs down and ensured that the building programme could be kept on track efficiently, with the insulated panels being erected in just six weeks.
- **A considerate community partnership:** Osborne signed up to the Crawley Developer and Partner Charter at the beginning of the project. Forming an effective partnership represented a commitment to the best interests of the local community and a willingness to work with the council to generate sustainable employment and local supplier opportunities.

Outcome

The project was a finalist for Best High Volume New Housing Development at the Local Authority Building Control's Excellence Awards in 2016 and successfully realised the customer's requirements for the project to meet the Code for Sustainable Homes (Level 4) and Lifetime Homes criteria.

The successful partnership between Osborne, the local community, and local council ensured generation of sustainable employment for local residents and provided local suppliers with opportunities to contribute to the project.

