



## 7 DWELLINGS - SPRING CLOSE, THRELKELD

**Client:** Eden Housing Association

**Value:** £965,000

**Completion:** February 2019

**Duration:** 46 weeks

**Contract:** JCT Intermediate



**The project involved the construction of 7 new two storey affordable rented homes on a greenfield site. The development, in the Lake District National Park at the foot of Blencathra, consists of 2No. 3-bedroom houses, 4No. 2-bedroom houses and 1No. 1-bedroom house.**

The houses are traditional masonry blockwork with rendered elevations, slate roof with mock dormers and mock chimneys and feature stone porches to the front elevation. Externally each house has a garden to the rear and parking to the front, there is also some open space around the properties which has been grass seeded, giving the properties a spacious rural aspect.



## ACHIEVEMENTS

- The project was delivered on programme
- The project was delivered with zero reportable Health & Safety incidents.
- The project was delivered with zero environmental incidents.
- 82% of subcontractors used on the project were local to the project site, contributing to the Client's 'local' theme.
- High level of customer and tenant satisfaction, resulting in repeat business with the Client.
- The amount of construction waste sent to landfill was minimal, with over 95% of the total waste being diverted from landfill.
- The homes have been constructed to exceptionally high energy efficiency levels, and with air-source heat pumps providing heating and hot water they are economical to run.

