

Location: Russell Walk, North Berwick

# Off-site Construction of New Homes

East Lothian Council - April 2016 - February 2018



## Expanding affordable housing provision

In 2016, Hart Builders, a subsidiary of the Cruden Group, was appointed to build 13 two storey houses, a wheelchair bungalow, and four flats on Russell Walk, North Berwick, to help expand the provision of affordable housing in North Berwick.

Hart was appointed to the £2.17 million contract through the SPA's Offsite Construction of New Homes (NH1) Framework. They put forward a timber kit solution that could support a quick start, overcome the challenge of constricted site access and reduce the impact of construction on neighbours. Hart's detailed understanding of the site and the Council's needs, ensured project efficiencies were achieved.

## Seamless design and build

Russell Walk was a windfall site which East Lothian Council secured through a S75 agreement with CALA Homes. CALA were responsible for obtaining planning consent, road construction consent and Scottish Water technical consent for the masterplan, including the 18 affordable units. This approach supported tenure blind design, with affordable housing blending seamlessly into executive housing for sale.

Hart worked closely with Timber Kit Manufacturers, Walker Timber, to ensure the timber kits were fully aligned with the overarching masterplan. The design of the affordable housing and shared palette of materials has successfully deliver a tenure blind development, which was a key aim of the project.

## Timescale benefits

East Lothian Council was keen to achieve a quick start on site to assist with spending commitments. Hart's partnership with Walker Timber on the design and manufacture of the timber kit, reduced the lead time from procurement to the factory made kit of parts being delivered to site.

## Location benefits

Russell Walk affordable housing was the last phase of a larger development for sale and had to be built on a constricted site with neighbours already in situ. The use of timber kit construction enabled efficient erection, minimising the impact of site noise, traffic and dust on neighbours.



Hart has significant experience of timber kit construction. We work in close collaboration with manufacturing partners, to select an appropriate level of pre-fabricate, which facilitates work in a highly constricted environment and minimises disruption to surrounding neighbours.”

**Gill Henry**

Hart Business Development Director

## About the NH1 Framework

SPA's framework for offsite construction of new homes includes volumetric and panelised systems. It can be used for low, medium and high-rise homes. The NH1 Framework enables a full turnkey solution with site installation available as a service.

**LIKE ALL SPA FRAMEWORKS,  
NH1 IS FULLY OJEU COMPLIANT.**

**18**

**new homes in total  
built at Russell Walk**

**1** wheelchair  
accessible  
bungalow



**4** flats

**13** two  
storey  
houses

