



Client: Thames Valley Housing / Willmott Dixon

Project: 557 low cost housing units

EOS: Load Bearing Frame

St Georges Grove is a 557 unit, 4 block of flats project ranging between 2 and 4 stories. The scheme will provide rented and shared ownership accommodation for key workers that are fully furnished, with gas, water and electricity bills inclusive.

The EOS system enabled for a short programme and the cost constraints applied to the project were achieved. The repeating floor plans; relatively short spans; central corridors and use of pre-fabricated bathroom pods all suggested a panelised construction. Stipulations in the programme and occupancy of NHS staff imposed a zero defects philosophy.

The main contractor was not comfortable using a timber frame solution due to the

well recognised snagging problems and potential winter delays. A light gauge steel construction was chosen and the off-site manufacture allowed programme acceleration while retaining quality.

The project height was well within the capabilities of the EOS system and by value engineering the frame, the speed of construction was further improved. The panelised construction was supplied as part of the build allowing first fit services to follow tightly behind. As the floors are fully boarded cassettes, there is no need for netting or crash bag safety systems.

External wall frames were delivered to site with the cavity insulation and brick tie channels pre-fitted, window openings had been lined and the required DPC was fitted.

The build was completed ahead of programme and under budget that was one of the main priorities.

* Due to client confidentiality, we are not at liberty to disclose contract values.