



Description

- ◆ £3.5m sheltered accommodation development for the homeless
- ◆ The accommodation comprises 46 bedrooms including a disabled provision, containing en-suite bathrooms, arranged in clusters of 6-9 units, each with a kitchen where residents can make refreshments and prepare meals
- ◆ The development has been designed to allow reversion to student accommodation featuring clusters of rooms and kitchens
- ◆ Reception space, restaurant, activity spaces and a landscaped courtyard. The building incorporated 65 CCTV cameras, room infra-red panic alarm systems and security access control to each room
- ◆ It also contains an IT suite, a multi-purpose training room, laundry and drying room as well as a training kitchen, and communal dining area
- ◆ The scheme features renewable energy by means of photo voltaic, solar hot water, air source heat pumps, high insulation.

Involvement

- ◆ SDS were appointed to undertake the detailed M&E design
- ◆ VRV cooling to all bedrooms, kitchen ventilation with DX cooling, laundry facilities, heating, general and emergency lighting, small power and ancillary services inclusive of access control.

Benefits Delivered

- ◆ An L1 level fire alarm system was incorporated in order to satisfy the Building Regulations and negate the need to incorporate expensive smoke damper systems on the ventilation system an estimated saving of £15k.



St George's House was winner of The Large Schemes, Development of the Year Award at the national UK Housing Awards