



| PDG Architects Ltd | 13 New Build Houses & 13 New Build Flats  
| Social Housing | Heltwate, Bretton, Peterborough

### Brief

The practice was appointed by Cross Keys Homes in June 2007 to look at Heltwate Court. Heltwate Court was a large 1970's three and four-storey block containing bed-sit accommodation, community room and shop. Our brief was to look at the complete redevelopment of the site as the bed-sit accommodation was considered unsuitable for current standards and patterns of living.

### Solution

Working closely with Cross Keys Homes we produced feasibility schemes to explore various densities, layouts and mixes of accommodation type. The solution was further refined and developed by undertaking consultation with the local planning authority and police architectural liaison officer, to ensure that the design met with the principles of Secured By Design.

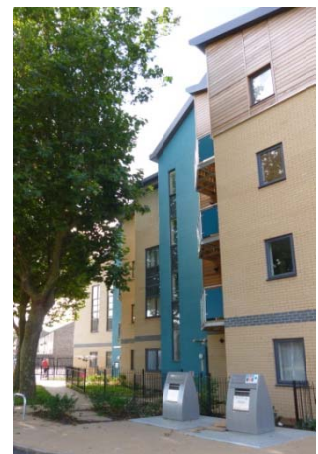
The most prominent part of the site is the north-east corner as you approach the area from Bretton Way. A four and three-storey block of flats at this point produces a striking landmark feature, creating a 'sense of place' for the area. The scale of the development steps down to the new two-storey houses which in turn relate to the scale of the surrounding dwellings. Mature plane trees on the north-east part of the site are a significant retained feature, contributing to the areas character and helping to soften the block of flats. The appearance of the scheme is a strong contemporary identity, using a sharp modern buff facing brick with complimentary western red cedar boarding at higher level. In contrast the communal stair/lift towers to the flats are finished in a greenish blue render to give a bold splash of colour.

The solution is a scheme for a shop, thirteen houses and thirteen flats suitable for all ages and families, which include seventeen Lifetime Homes. Full planning permission was granted in December 2009.

In April 2010 we were appointed by Kier Partnership Homes Ltd who had been awarded the design and build contract. Our appointment was to provide the contractor with a full design service. The development was completed in September 2012 and successfully achieved Code 3 of the Code for Sustainable Homes along with a Secured by Design Award.

### Project details

**Client:** Cross Keys Homes  
Kier Partnership Homes Ltd  
**Address:** Heltwate, Bretton,  
Peterborough  
**Completion:** September 2012  
**Project Cost:** £ 2,750,000



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