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Press Release

Chancery Court, 5th Avenue, Manor Park, London E12 6DA

Constructed using solid laminated timber structural panels this project is the first in the UK, as far as we are aware, to be bought by a Registered Social Landlord that uses this highly sustainable prefabricated Modern Method of Construction (MMC)

Architects Quay 2c have just completed Chancery Court a development of 10 flats for the Lint Group in East London. Swan Housing Association purchased the flats in May 2007 for both affordable rental and shared ownership with key workers being one of the main target groups.

Background

The brownfield site was bombed during the last war destroying Sir John Herron School to the south. The site had supported a series of small time second hand car repair business's which being at the end of a truncated terrace of two storey residential properties was not a particularly happy relationship. With the recent rebuilding of the school it seemed appropriate for the site to be redeveloped for residential use.

Planning

Quay 2c worked with Newham Planning Department to secure planning for; 5 no. - 1 bed flats, 1 no. - 3 bed flat and 4 no. - 2 bed maisonette flats to the top two floors of the building. Parking for 7 cars to the rear along with a communal garden and good sized balconies to all the flats were other key features of the permission granted.

Solid Timber Structure

As with Fairmule House <http://www.quay2c.com/built/builtwatsrn.html> a previous Quay 2c project for 11 flats and 7 business units in Shoreditch, Chancery Court uses solid laminated timber panels. Large panels up to 13 meters long and 3.1 meters wide were craned onto site and simply screwed together. The floor panels were 200mm thick, walls between 85 and 115mm and roof 85mm.

The advantages of the Solid Timber Structure system are: -

- 1) Speed of erection. 3 week contract period.
- 2) Carbon neutral sustainability.
- 3) Super tolerances on highly engineered panels.
- 4) A solid feel and good on acoustics.
- 5) Very good on heat losses through relatively thin walls.
- 6) Government "Modern Methods of Construction" (MMC) agenda well served.

Other Sustainable Features

Walls; With the building guarantor Zurich Insurance approval, wood fibre insulation was fixed to the outside of the solid laminated timber walls to receive a natural render finish. With simple plasterboard and no foil back on the inside the wall construction has a healthy breathing quality.

Roof; The roof is a green blanket of sedum with insulation below sitting on the solid timber structural panels.

Windows; The windows are double glazed with super low "e" glass from Denmark. They are a composite hybrid of low maintenance recycled aluminium to the outside and warm laminated softwood to the inside.

Heating System; All the flats have underfloor heating throughout. Instead of using the usual concrete screed a German system has been used that combine wood fibre insulation, metal plate and ceramic tiles to radiate heat from the hot water pipes within the system.

Eco Homes Rating

Without particularly being designed around the criteria of the Eco homes rating for Housing Associations, Chancery Court has been able to secure a healthy "very good" rating with the building fabric elements scoring particularly strongly.

What's in a Name?

Sir John Herron who gives his name to the adjoining school was in fact the local landowner and Chancellor to King Henry VIII in the early 1500's, hence our name Chancery Court. This theme has inspired the thinking on materials and textures in the building while the signage to the front is in Gill Sans font as is the recently refurbished Treasury building in Whitehall.

Area

The building has 653m² of enclosed space on a site that has an area of 0.0715 hectares. The mix gives 26 habitable rooms at a density of 275 habitable rooms /hectare.

Cost

The overall cost is estimated to be around £1,060,000. This gives an overall m² cost of around £ 1620m² including fees and landscaping. Solid timber structure with its 3 week build time on site was viewed by the client to be competitive with a steel or concrete structure as it saves on construction times.

Team

Client; Lint Group, London.

Architects & Designers; Quay 2c, London. www.quay2c.com

Structural Engineer; Anders Associates, Sutton, Surrey.

Mechanical & Electrical Eng.; Brinson Staniland Partnership, Bromley, Kent. www.bspce.com

Planning Supervision Health & Safety; Safetrack Associates, Bristol.

Groundworks Contractor; SGP, London.

Solid Timber Structure Design and Build Contractor; Eurban, London. www.solidtimber.co.uk

Main Contractor Fit Out Works; L.I. Construction, Ilford, Essex.

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