



Daleside Road

Nottingham

The brief

A new affordable housing scheme to replace the unused Virgin Media offices and 200 parking spaces.

The new design required the following;

- A mix of houses and flats
- To retain the technical hub
- Transform a disused brownfield area
- Enhance the local urban landscape
- Ensure the development integrates well with the surrounding urban environment and provides a sense of community.
- Prioritise energy efficiency and high-quality living standards for residents.

Client:

Nottingham Community
Housing Association

Tenure:

Affordable rent and shared ownership

Total homes:

82

40 x one-bed flats

28 x two-bed houses

14 x three-bed houses

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Key things about the site

The site and planning principles

The site lies in a regeneration area with a mix of older and newer commercial buildings. The site is rectangular with no steep gradients.

Site description

The vacant rectangular site was mostly used for employment and occupied by Virgin Media. The offices consisted of two buildings covering a total of 51,615 sq ft with over 200 car parking spaces. The main building was a three-storey office building with a full height feature reception. The second building was a two-storey office building to the rear.

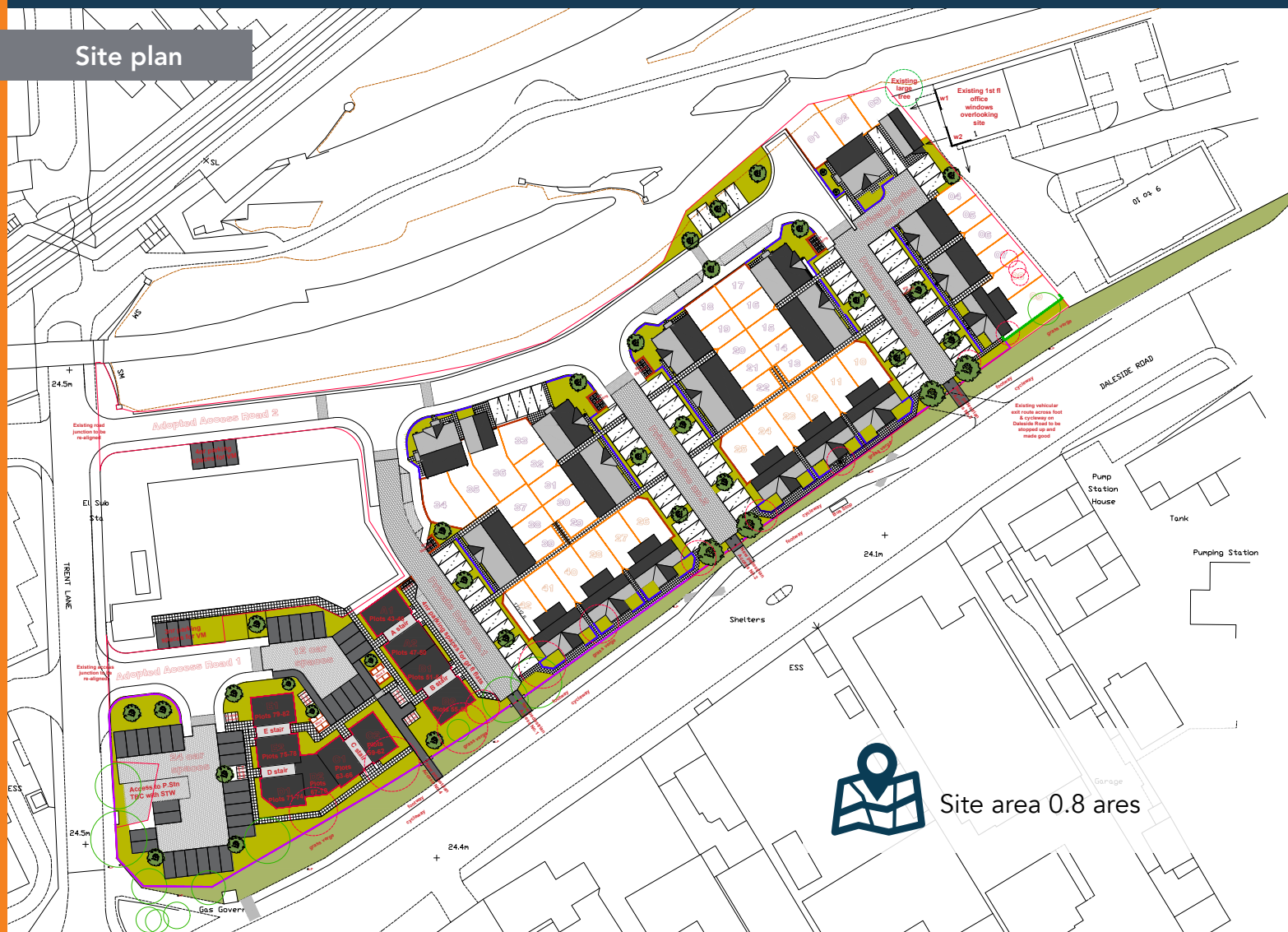
Location

The site is located on the edge of an existing residential area, where a full range of services and amenities are available. It boasts a prominent position on Daleside Road just 1.5 miles south east of Nottingham City Centre. It benefits from good transport links, with easy access to the M1 motorway, Nottingham train station and a major bus route into the city.

Facilities

The offices have been vacant since December 2019, but the technical hub which supplied a large part of the East Midlands with fibre optic broadband services remains active.

Site plan



Site area 0.8 ares

Design ideas and appearance

Sustainability - a key focus of the project was environmental sustainability. Links to the local cycle network, the use of timber framing, coupled with superior insulation and energy efficient windows, aligns with modern eco-friendly building practices.

Energy saving measures - the above features not only lower the environmental footprint but also offer residents the benefit of reduced energy bills, enhancing the affordability of living in these homes.

Well-designed public and private spaces - improving the visual appeal of Daleside Road with modern, well-planned housing that provides a safe, secure public space and encourages community engagement.

Community impact - beyond the individual homes, the development has revitalised a previously underutilised area, fostering a sense of community and belonging among residents.

The strategic location, just minutes from Nottingham city centre, provides residents with convenient access to urban amenities while enjoying the benefits of a thoughtfully designed residential area.

In summary - this development exemplifies how strategic design and sustainable practices can transform a dormant site into a thriving, energy-efficient community, setting a benchmark for future urban housing projects.

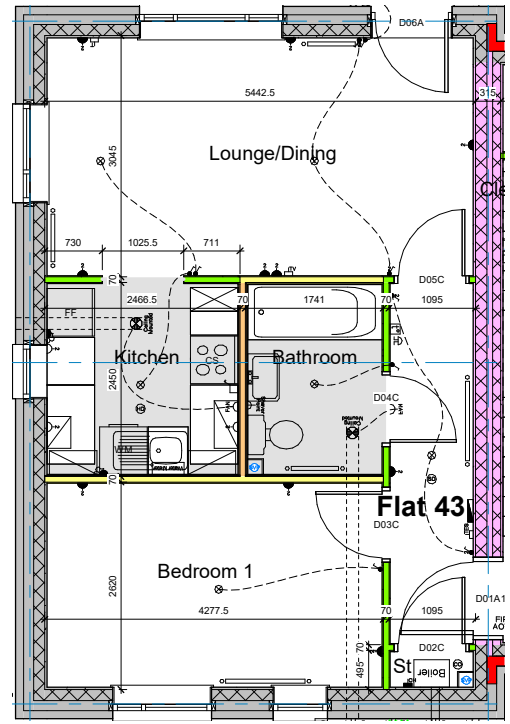


Floor design and layout

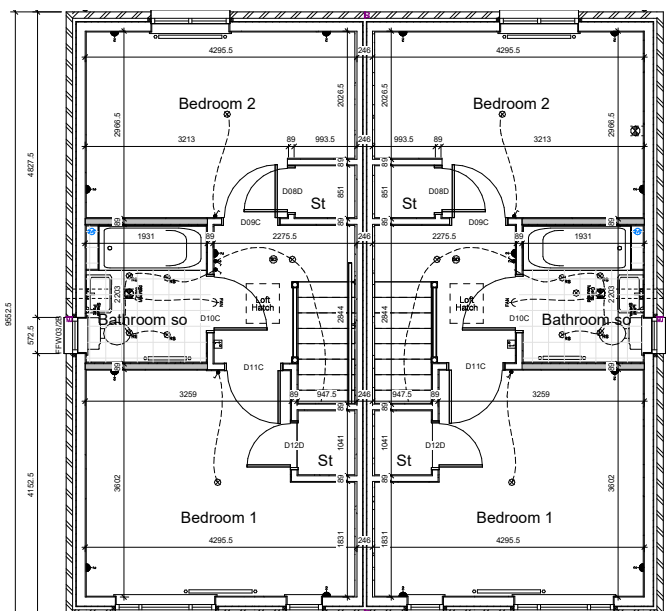
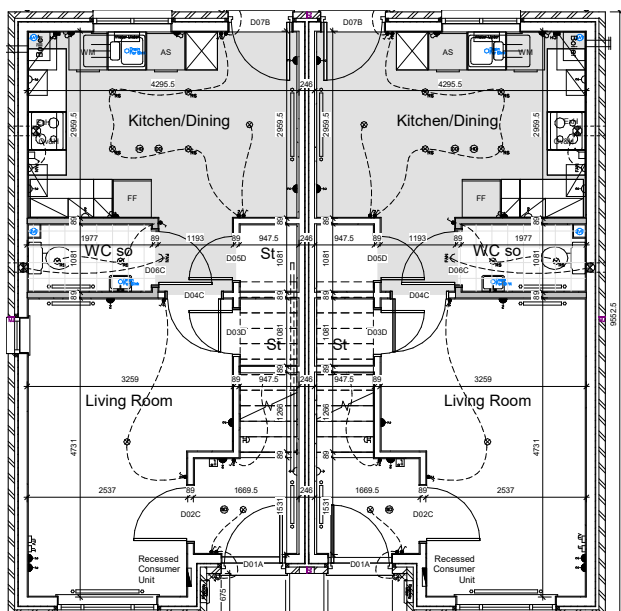
All the new homes are built to the Nationally Described Space Standard (NDSS) which sets out the minimum internal space requirements for new homes in England.

The flats have been designed to minimise anti-social behaviour by having ground floor flats with their own private entrance and upper floor flats restricted to two per floor from a common stair. The plans allow for a through flow of air for good natural ventilation and minimise summer overheating.

Houses are designed to turn corners so that every elevation has windows overlooking the public space, roads and footpaths which increases defensible space and encourages natural surveillance to enhance security.



One-bed apartment floor plan



Two-bedroom semi-detached floor plan