



## The Maples - Phase 1

### Cross Street, Sale

The Maples is Phase 1 of a two-phase residential scheme brought together between the successful collaboration of Whitfield & Brown, Wilkinson Cowan Partnership and Laurus Homes the private sale arm of Trafford Housing Trust.

Phase 1 The Maples is the design and build of five, modern three bedroomed link-detached homes in the busy residential area of Cross Street, Sale. Phase 2 is Maple Court, the design and construction of 34 apartments and commercial floor space in the same residential area.

As part of the design each of the five homes has been sympathetically constructed using the same red brick to match the brick of the existing properties along the street.

Incorporating sustainable drainage was an important driver for this scheme and Sustainable Urban Drainage has been utilised which includes porous paving and cleverly placed soakaways.

Key value engineering provided substantial savings for the client with approved changes to the window and sanitary ware specifications. Savings were also made by the reduction of the drainage and porous paving from reviewing the original structural engineer's recommendations.

The location of the houses proved challenging as the site is at the end of a narrow residential street. Access was restricted to just one way in and out, directly past the occupied homes. We ensured the minimum of interruption for the residents with constant communication and consultation throughout the build.

#### Key Aspects

- ✓ Successful working partnership to provide modern and sustainable housing.
- ✓ Value engineered.
- ✓ Active consultation with surrounding residents.



<b>Client:</b>	Trafford Housing Trust
<b>Architect:</b>	IBI Group
<b>Principal Designer:</b>	Wilkinson Cowan Partnership
<b>Form of Contract:</b>	JCT Design and Build 2011
<b>Contract Period:</b>	38 Weeks
<b>Procurement:</b>	£725,000

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