

Project Title: Residential Development,, Ballater
Client: Tenants First Housing Co-Operative
Project Value: £1,250,000
Project Status: Construction works completed 2005

Completed in September of 2004, the development consists of five houses within the rural setting of Ballater in the Scottish Highlands. The site was previously identified for affordable rented housing by a private developer and latterly taken on by Tenants First Housing Cooperative.

They were keen to investigate alternative methods of construction in order to achieve quality of off-site construction, speed of construction on site, reduced costs and reduced completion snagging. A Dutch system of prefabricated concrete wall panels and timber sandwich roof panels was adopted to test the system's viability in a Scottish context.

Using this system, the internal and external faces of the wall panels are factory-finished, so that full elevations can be lifted into place before being bolted together. The walls consist of a brick external finish, bonded to polyurethane insulation, and a concrete internal finish as structure for the system. The roof structure is supplied with finish of plywood either side of polyurethane insulation and is hinged at ridge points. Each roof consists of 3 sections and is lifted into place and then 'hinged open' before being fixed rigidly in place.

The project was used as an Egan Demonstration project and a scientific assessment of performance, and tenant reaction to the system, is on-going at present.

