

# St Ann's Well Road Nottingham



**Client** Willmott Dixon Housing Ltd

**Cost** £5.2m

**Services** Affordable Housing

Working for a contractor at pre and post contract stages, this project comprises 45 flats for active elderly persons, a small supermarket and two other shop units. The scheme creates the second half of a new Village Centre for St Ann's in Nottingham, complimenting a Joint Service Centre that the City Council opened in 2013.

The building occupies a sloping rectangular site, with the lower end of the plot facing St Ann's Well Road, the main highway serving the area. The height difference is exploited by having the commercial elements of the building facing the main road, as they require a greater headroom than the residential units, which are positioned on the higher land.

At first and second floor levels the building runs through from the front to the back of the site.

The simple building form is enhanced at the main road end, mirroring the Joint Service Centre with high pressure laminate cladding and bespoke detailing. There is a small Residents' Lounge at second floor level, overlooking a roof terrace amenity space.

The building meets Level 4 of the Code for Sustainable Homes.