



Great Western Park, Didcot

We are delivering an Extra Care affordable development for people over the age of 55 providing 60 rented apartments and 20 apartments for shared ownership.

Contract value £ 11 million
Client Housing 21

Timeframe March 2021 -November 2022
Structural Engineer PEP Civil & Structures Ltd

Contract JCT Design & Build 2016
Architect Quattro Design Architects

This site forms part of the Great Western Park Urban Extension Scheme and was developed by Housing 21 to allow individuals to live as independently as possible, with on-site extra care support.

The scheme on land at Greenwood Way, Didcot, comprises of 70 one-bedroom apartments and 102-bedrooms apartments, communal support facilities, gardens, and parking.

The three-storey building with three linked blocks is arranged around an internal courtyard. The Extra Care accommodation offers self-contained, private accommodation that appeals to people downsizing from family accommodation and is also adaptable to changing needs associated with aging.

The project was secured by Deeley Construction via the Homes England DPP3 (Delivery Partner Panel) framework and is built to BREEAM Very Good standard. We used a traditional construction method using cavity walls and concrete plank floors. To maximize the efficiency of the programme we have used a lean construction method which requires breaking

down the master programme into smaller short-term programmes.

The scheme has incorporated an area of open, green space for residents to utilise for recreation purposes. This green space area acts as central amenity space, accessible to all residents and contributing positively in terms of helping to provide residents with opportunities for social interaction and helping to enhance visual amenities of the site and its surroundings.

Being located in the area of a neighbourhood square, the site is adjacent to residential properties and shops and services including takeaways, Costa Coffee, a dentist, a pharmacy, and Asda supermarket. We therefore placed strict measures on the delivery vehicles entering and leaving site to minimise any risks.