

# Russell Timber Technology Case Study

## Blue Anchor Lane, by Hexagon Housing Association

Innovative Social Housing in Bermondsey, London (Job No. 16766)

### Overview

Located on the site of a former warehouse adjacent to a railway viaduct in Bermondsey, London, the Blue Anchor Lane development was designed by Alan Camp Architects for Hexagon Housing Association and built by Willmott Dixon to a £3.1m budget in 2010 / 2011.



From the outset issues of constrained space and noise pollution were of paramount significance. As a Willmott Dixon Category A Supply Chain member, Russell Timber Technology's Timber Alu-Clad Premium Performance Doors and Windows were used to address the issue of rail traffic sound with a minimum Acoustic protection of 44db and U-Values of 1.2.

Combinations of Top Hung, Fully Reversible, and Tilt / Turn Windows with Double or Single Door Sets and Sides Lights, powder coated grey

externally but painted white on the inside, provided residents with maximum light and easy cleaning but minimal noise disturbance when closed.

### Challenges

The main challenges for RTT were creating stacked windows 6m high by 9m wide to completely cover the façade of the 5th & 6th elevations, plus the 90° full height corner windows and coupling posts that spanned three levels. The scheme was innovatively designed to maximise the site footprint and provide sixteen 1 to 4 bedroom flats and maisonettes and five 3 bedroom terraced town houses each with balconies. The Flats were constructed in a combination of three and six storey elements on a podium deck, which incorporated a landscaped courtyard, with a ground level car park below. External elevations in brick and zinc, and powder coated frames created an industrial-like structure belying the internal comfort and green landscaping which, combined with the environmentally conscientious design, met all the standards under **The Code For Sustainable Homes** and **Lifetime Homes**.

