

Modular

North Pole Road, London

Peter Dann were appointed to provide the structural design of the modular housing, foundations, drainage and external hard standings for this key worker housing development.

The site was extremely confined, with the proposed construction filling the entire 12m wide by 100m long site, a mainline railway embankment directly to the rear, busy roads across both ends and a public heath to the front. Modular construction therefore offered the perfect solution to the confined construction space and to the lack of storage for materials. The development also required high levels of sound insulation, which was easily provided with the modular framing solution.

Continuous flight auger piled foundations with suspended ground beams reduced the impact of the development on the railway embankment. The lightweight construction of the modular units afforded a reduction in the size of the piles.

The off-site fabrication and fit out of the modular units, which ran in parallel to the ground works, together with the speed of installation on site, reduced the overall construction programme significantly in comparison to traditional construction methods, and there was a notable reduction in the requirement for on-site trades and the storage of materials.

