Fir Tree Road, Guildford

17 affordable housing units for Crown Simmons Housing.

LOCATION
Guildford, GU1

STATUS
Completed

USE
Affordable Housing

CLIENT
Crown Simmons Housing

PHOTOGRAPHY
Jefferson Smith

©2013-2026 Haines Phillips Architects

©2013-2026 Haines Phillips Architects

©2013-2026 Haines Phillips Architects

©2013-2026 Haines Phillips Architects

Contemporary affordable housing units

Rosemary Simmons Memorial Housing Association (now Crown Simmons Housing) approached Haines Phillips for the redevelopment of their site containing 16 bedsit units on the Bellfields Estate in Guildford.

The site is an open setting on the edge of the estate, bounded by roads on 3 sides and facing towards a large public open green space with a lake opposite.

Our design provided 3 new houses and 14 flats for social rent, with associated parking and communal facilities.

©2013-2026 Haines Phillips Architects

Design to maximise the use and views of the green setting

The site layout was designed to make a positive response to the edge condition of the estate, with a strong demarcation of public and private spaces created by the continuous building enclosure.

The corner conditions, which had been 'dead' spaces between blank gable walls, are treated much more positively as points of entry into the communal parts of the blocks.

Our design allows every unit to take full advantage of this setting, with corner windows allowing all units to have views towards the green.

©2013-2026 Haines Phillips Architects

Internally each flat has a through kitchen-living-dining space with patios and balconies providing private open space and with views both towards the green and the south-facing communal garden.

The building form was fragmented and articulated to adjust to the scale of the surroundings.

External materials were selected with sustainability in mind to ensure long-life and low-maintenance, with no requirement for external redecorations. Aluminium-clad timber composite windows provide enhanced U-values and acoustic performance.

©2013-2026 Haines Phillips Architects

Sustainable design & off site construction

All of the units were designed to Code for Sustainable Homes Level 4 and to Lifetime Homes Standards, including one wheelchair accessible house with an internal lift.

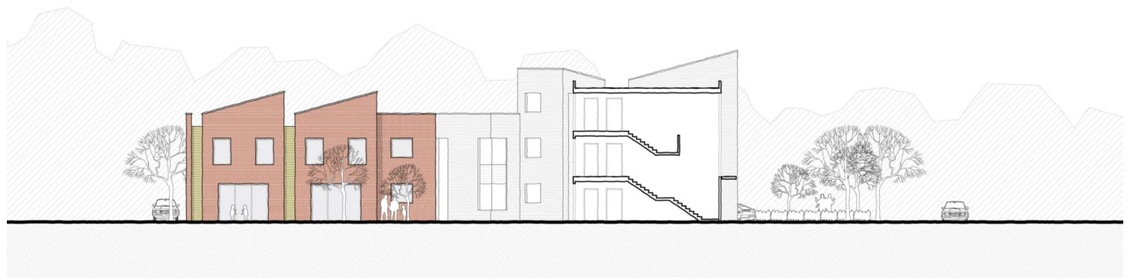
The Local Authority requirement for 10% renewable energy provision is met by roof-mounted photo-voltaic panels providing a landlord's electrical supply, with solar-thermal panels supplementing domestic heating and hot water for the houses.

The scheme was constructed using a SIPS (Structural Insulated Panel) system, pre-fabricated off-site. This allowed a reduced on-site construction programme and achieved enhanced fabric performance in terms of U-values and air-tightness standards. Mechanical Ventilation with Heat Recovery (MVHR) was provided to all units.

©2013-2026 Haines Phillips Architects

The development is located in the South East of England in Guildford, Surrey.

©2013-2026 Haines Phillips Architects



©2013-2026 Haines Phillips Architects

©2013-2026 Haines Phillips Architects