



Woodborough Road

Nottingham

The brief

We were commissioned by Nottingham City Council to redevelop the former Oakdene Residential Care Home site on Woodborough Road. The site had stood vacant following demolition and needed a new proposal that balanced deliverability, sustainability and strong architectural presence on a prominent local gateway.

Our brief was to design a high-quality, fully affordable housing scheme that:

- Responds sensitively to surrounding homes
- Creates a clear landmark building at a key corner
- Optimises the site through a balanced mix of houses and apartments
- Delivers energy-efficient, future-ready homes with low running costs
- Provides a safe, attractive and well-overlooked residential environment.

Client:

Nottingham City Council

Tenure:

Affordable homes for rent

Total homes:

24

9x one-bed flats

10x two-bed homes

5 x three-bed homes

Completion date:

Winter 2026

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The design

Homes and layout - The scheme delivers 24 new affordable homes, comprising:

- 9 one-bed, two-person flats (three designed to M4(2) standard)
- 10 two-bed, four-person houses
- 5 three-bed, five-person houses

Flats are located within a distinctive three-storey corner building, emphasising the gateway at St Ann's Way and Woodborough Road. Houses are arranged as perimeter blocks, with active frontages on all sides to enhance safety and natural surveillance.

Character and identity - A striking curved façade and increased building height at the corner creates an identifiable local landmark to support wayfinding. The "saw-tooth" roof profiles of the houses draw inspiration from Nottingham's industrial heritage while enabling optimal solar PV performance.

Sustainability and energy performance -

Woodborough Road is designed to achieve EPC A.

Features include:

- High levels of insulation
- High performance double glazing
- Solar panels
- ASHP or combination of electric heating and air source hot water
- Brise-soleil shading to reduce overheating
- dMEV ventilation.

Design for climate and comfort - Homes are carefully oriented to optimise positive solar gain where beneficial, with living rooms positioned to the south wherever possible. Overheating is minimised through shading devices and high-performance glazing.



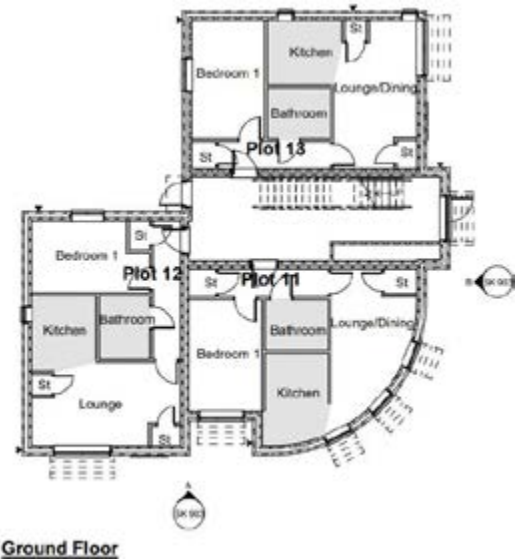
Landscape, access and community

The stepped building forms respond sympathetically to the changing levels across the site.

All homes have level access to both front and rear entrances. Secure cycle storage is provided for every property, including Sheffield hoops for the flats and dedicated sheds for the houses.

Bin stores incorporate green roofs to enhance biodiversity and visually break up parking areas.

A small number of existing trees are retained along the boundary, with additional landscaping proposed to create a welcoming and green residential environment.



Ground Floor

One-bed apartment floor plan

