

RaynerDaviesArchitects



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KENT OFFICE

NORTH WING
QUAYSIDE HOUSE
CHATHAM MARITIME

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INTRODUCTION

Rayner Davies Architects (RDA) have many years experience working with modern methods of construction including modular and volumetric systems.

Chris Goodwin is a Partner at RDA with extensive experience gained from 2004 working initially on timber frame, then panellised timber frame cassettes, then later in the development of a volumetric/modular housing system from 2012, and hybrid timber frame and passivhaus from 2010 and other projects with light gauge steel frame systems for panelised systems.

Samuel Critchlow is currently Lead Architect for a light gauge panelised steel frame system building. He has detailed knowledge of Cross Laminated Timber (CLT) systems, and has constructed dwellings with timber framed cassettes.

Jamie Brown is Lead Architect with experience in light gauge panelised steel frame system building. He has detailed knowledge of Cross Laminated Timber systems and timber frame cassette systems.

YOUR PROJECT

We work with our clients to deliver architecture that unlocks a project's potential. We listen closely to your requirements, responding intelligently to provide the best possible design for the end user. Good design adds value to a project and we believe in letting ideas lead the search for the best architectural result.

OUR DESIGN ETHOS

We are committed to architecture that prioritises people and place, working creatively to develop quality spaces. A comprehensive collective knowledge across our talented team, enables us to deliver inventive solutions to complex problems across a variety of contexts and scales.

RaynerDaviesArchitects

RIBA 
Chartered Practice



ARCHITECTS
REGISTRATION
BOARD

cover image: Housing Beeston Nottingham

SITE AND SYSTEM APPRAISALS

Rayner Davies are currently undertaking a number of site appraisals for Futures Housing Group to ascertain if the sites are feasible for offsite construction. Each site is different in character and not all will be suitable due to differing site constraints.

Some forms of volumetric offsite or modular construction are not suitable for certain conditions, or require additional works to facilitate their usage in accordance with the manufacturers recommendations. For instance Ilke Homes systems cannot be used on sloping sites unless additional terracing is undertaken and have to be arranged as a semi-detached unit, whilst KLEG-Offsite can be installed as a detached unit and can accommodate greater changes in level. Only by understanding the systems proposed can the suitability of volumetric or assembly systems for a specific site be determined.

With Futures Housing Group Rayner Davies have appraised multiple sites for various systems. We are currently building units using the KLEG system, and have just completed four units using the ILKE homes system. (See illustrations)The latter was particularly challenging as it was in a flood plain and required complex enabling works to

enable the system to be used. We worked closely with ILKE homes technical team to ensure that all aspects were coordinated so we have an in depth knowledge of this system. The buildings will shortly be occupied.

Client Futures Housing Group
System ILKE Homes
Date 2018
Sector Housing
Location Beeston, Nottinghamshire
Architect Chris Goodwin



VOLUMETRIC OFFSITE

Rayner Davies assisted in the development of a prototype timber framed volumetric system including technical support and house type designs and fabrication details in support of the founder. This included information to enable accreditation and coverage by the following organizations for the system:

- Build offsite Property Assurance scheme (BOPAS)
- Premier Guarantee Structural Warranty
- Local Authority Building Control System Approval
- Local Authority Building Control System Approval

This was undertaken for Advanced Precision Homes who now trade as KLEG Offsite.

Four prototype houses were constructed and temporarily installed.

We are currently working with an East Midlands Housing Association to install 4 permanent units.

The buildings arrive on site with minimal internal and external finishing works and are completed in 4 weeks or less.

We also assisted with the development of an earlier system created by Insolar Offsite undertaking the same roles and responsibilities as we did for KLEG. We facilitated the construction of 2 prototype units based on the KLEG system were temporarily constructed for Insolar Offsite.

Client	Kleg Offsite
System	Kleg Offsite
Contract Value	Various
Date	2014-2020
Sector	Housing
Location	Various
Architect	Chris Goodwin



ASSEMBLIES

We are currently constructing a 5 storey 92 studio apartment scheme using the Sigmat system in Nottingham city centre. The system is being used for all wall, floor and roof elements. In this system the elements of construction use lightweight gauge steel studs with specialist boards, etc. Attention to detail is critical to enable acoustic and fire performance are not compromised. Significant coordination with the manufacturer was required to achieve programme benefits. This is due for completion in August 2020.

We have also just completed three units using the Siniat system at Edwalton Business Park Nottingham. These rely on a primary steel frame with Siniat system infill. Panelised cassettes were considered but the design was complex and hence too expensive.

<i>Client</i>	Megaclose Student Properties
<i>System</i>	Sigmat
<i>Date</i>	2020
<i>Sector</i>	Student Accommodation
<i>Location</i>	Nottingham
<i>Architect</i>	Sam Critchlow







Client ACC Property 2017 Limited
System Siniat
Date 2020
Sector Offices
Location Nottingham
Architect Chris Goodwin

HYBRID TIMBER FRAME AND TIMBER FRAME

Rayner Davies have undertaken bespoke Hybrid Timber Frame to a passivhaus level for a 300m² luxury home in the East Sussex countryside. This used a breathing wall system. RDA were project architects from inception to completion, and coordinated with the manufacturer to an exceptional degree due to the complex client requirements and high quality standards.

RDA have also undertaken projects using conventional timber frame and panellised timber frame cassettes.

Client
System
Date
Sector
Location
Architect

Private Client
Timber frame by Touchwood Homes
2015
House
East Sussex
Neil Davies



