

# CASE STUDY

## KING'S MEADOW VIEW: CONFIDENCE IN RESIDENTIAL DELIVERY THROUGH MMC

### PROJECT OVERVIEW

The viability of residential development in the UK is increasingly complex and there is now more interest than ever by local councils to drive innovation and productivity growth through the use of modernised construction techniques.

Kings Meadow View is a mixed-use, residential-led redevelopment, located on the site of the existing Forbury Retail Park site in Reading.

As part of the outline planning application for the construction of up to 820 residential apartment units and 5,000m<sup>2</sup> commercial uses, abrdn Investments wanted to provide Reading Borough Council with confidence around the future construction strategy. By adopting Modern Methods of Construction, the outline planning application would present a multitude of potential benefits that could be realised at a project, industry and societal level.

### WHAT WE DID

We initially assembled a Modern Methods of Construction strategy that responded to key value drivers for both the council and abrdn's sustainable investment policies. This included a design evaluation to determine next steps to design for future manufacture and assembly (DfMA).

We evaluated the potential of several options for successful deployment of MMC across the development, which included options for both the buildings' superstructure and fit-out through MMC Categories 1-6.

Our strategy also included an initial assessment of pre-manufactured value across the development, in addition to programme evaluation to support construction logistics and impact on labour movements and site access.

### THE IMPACT

- Confidence and clarity over the potential future delivery strategy for both abrdn and Reading Borough Council
- A visible and defined structure behind any future adoption of MMC, capable of communication to the project team and stakeholders
- A clear suite of options from which to evaluate specifics around their suitability, and how they work to achieve value drivers for the development
- Clear identification of the value benefits the adoption of MMC would bring



### GET IN TOUCH

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