CLOVERHILL – ABERDEENSHIRE

Delivering Affordable Housing At Scale

Project: Cloverhill

Location: Aberdeenshire

Company: Deeside Timberframe Limited

Sector: Affordable Housing

Technology: Timber Frame

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Cloverhill is a large mixed-tenure housing development in Aberdeenshire on behalf of Aberdeen City Council. The project includes a wide range of homes, from two-storey terraces and semi-detached houses to cottage flats and three-storey apartment blocks, alongside community facilities, retail units and landscaped green space.

STA member Deeside Timberframe was responsible for the full design, manufacture and erection of the timber frame structures for all 536 homes within the development. Timber frame panels were manufactured offsite and delivered to site for installation, supporting efficient construction across the project. The scale of the development demonstrates how modern timber frame systems can support high-volume housing delivery, with more than 270 homes completed within two years.

The homes were designed to exceed Gold Level Sustainability requirements under Scottish Building Regulations. High-performance building envelopes were achieved through low U-values and strong airtightness performance, supported by the integration of air source heat pumps and mechanical ventilation with heat recovery systems.

The development also includes 81 fully accessible and dementia-friendly homes delivered in line with Housing for Varying Needs guidance. Features such as level thresholds, wet rooms and wider circulation spaces support accessibility and allow homes to be adapted to changing needs over time. Projects such as Cloverhill demonstrate how timber frame construction can support the delivery of large-scale affordable housing while maintaining consistent build quality, strong environmental performance and efficient construction programmes.