



## 15 net zero council homes in Plumstead for affordable rent

A new residential block of 13 apartments and two townhouses constructed using sustainable construction methods.



### Overview

**Name:** Gilbourne Road

**Client:** Royal Borough of Greenwich

**Type:** New Build

**Value:** £5.97m



### Scope

- 15 new homes
- 13 flats in one residential block
- One wheelchair-accessible flat
- Two two-bedroom townhouses
- Triple glazing
- Solar panels
- LED lighting
- High efficiency air source heat pumps
- 34 cycle spaces and 11 parking spaces (including one blue badge bay)



### Benefits

- ✓ High quality, characterful residential dwellings
- ✓ Net zero carbon residential development
- ✓ Sustainable construction materials (MMC)
- ✓ Provision of much-needed council housing in Greenwich
- ✓ Low running costs and minimum maintenance requirements

### **Affordable council homes**

Elkins was appointed to build 15 new council homes in Plumstead for Royal Borough of Greenwich. The finished development comprises one five-story residential block with 13 apartments – eight one-bedroom, four three-bedroom, and one wheelchair-accessible three-bedroom – as well as two semi-detached two-bedroom houses.

The new properties are available for affordable rent to local people as part of the council's Greenwich Builds scheme, which aims to build more affordable homes in the borough.



### **Sustainable construction**

The properties are designed to meet net zero carbon emissions standards. The construction used a sustainable modern method (MMC), with modules manufactured in a factory and assembled on site to create the finished buildings. This lowers the energy consumption and waste compared to traditional construction.

The units will also employ a number of energy-saving technologies, including solar panels, triple glazing and air-source heat pumps. These have the added benefit of also making the homes more affordable to run for the residents.

### **Exteriors and parking**

The building exteriors are designed to reflect the existing geometry and character of the surrounding area and other nearby apartment blocks. Landscaping on the site will create secure shared outdoor spaces, including play areas. Existing trees have been retained, with additional trees planted and new public seating installed.

The additional parking demand has been accommodated by 11 new parking spaces, including one blue badge parking bay for the wheelchair accessible property. In addition, 26 new cycle spaces have been provided – 23 long stay for residents and two short stay for visitors.



