



Sustainably built zero-carbon council homes in Eltham

Redevelopment of an under-used site into a new residential development with two three-bedroom properties offered for affordable rent.



Overview

Name: Thanington Court

Client: Royal Borough of Greenwich

Type: New Build



Scope

- Demolition of existing structures
- Construction of two net zero council homes
- Built using Structured Insulated Panels (SIPs)
- 100% part M/4/2 compliant
- Triple glazing
- Solar panels
- LED lighting
- High efficiency air source heat pumps
- Private gardens and parking spaces
- Landscaping to surrounding area



Benefits

- ✓ Low carbon residential development
- ✓ Sustainable construction materials and methods
- ✓ Redevelopment of a previously under-utilised site
- ✓ Provision of much-needed affordable housing in Greenwich
- ✓ Low running costs and minimum maintenance requirements

Affordable new homes for local people

Elkins Construction was tasked with redeveloping an underutilised site in Eltham, into a new residential development, with two semi-detached three-bedroom homes, for Royal Borough of Greenwich.

The scheme is one of a number of projects Elkins has completed as part of Greenwich Builds - an initiative to increase the affordable housing stock in Royal Borough of Greenwich. These new properties will be made available to local people on the housing waiting lists at affordable rents.

Sustainable construction methods

Construction of the properties employed a modern sustainable method- Structured Insulated Panels. The walls, roofs and floors were built in factories under controlled conditions and transported to site, then put together to create the new homes. This method allows construction to take place quickly and precisely, as well as offering environmental benefits such as reduced pollution, superior insulation and energy-efficiency.



Net zero carbon emissions

In addition, each home employs modern energy-saving technologies, including LED lighting, solar panels, triple glazing and high efficiency air source heat pumps. The inclusion of these features ensures the buildings meet net zero carbon emissions standards and reduces the day-to-day running costs for residents - a key consideration in ensuring the homes are truly affordable.

High quality design, inside and out

Elkins strives to achieve a high standard of design in all its new build projects, and this development is no exception. It is important the homes are suited to the lifestyles of residents. With this in mind, the interiors utilise open-plan layouts with large oriel windows and light-coloured walls and floors to maximise space and natural light. Other features include fully fitted kitchens and built-in wardrobes.

The exterior design employs a red brick façade to give a modern appearance, which adds interest to the architecture of the area while also complementing the existing surrounding environment. Each property offers residents their own private outdoor space in the form of a front garden and rear patio, as well as an individual allocated parking space.



