



80 new low carbon homes for Greenwich residents

The scheme will provide an efficient low carbon sustainable development with the residential element being net zero carbon emissions. The development represents high quality architecture and has been designed following detailed pre-application discussions with Council Officers and was the subject of a Design Review Panel.



Overview

Name: The Brooks

Client: Royal Borough of Greenwich

Type: New Build

Duration: 30 months

Value: £32m



Scope

- 80 residential units
- 58 family homes
- 22 flats in two residential blocks
- One retail unit
- One podium car park
- Extensive hard and soft landscaping
- Communal parks and play
- Planting 200 new trees



Benefits

- ✓ High quality architecture
- ✓ Major improvements to open spaces
- ✓ New pocket park, public gardens and allotment spaces
- ✓ Improved biodiversity
- ✓ New pedestrian routes with improved safety
- ✓ Off street parking and EV charge points
- ✓ Low carbon sustainable development

Project details

The scheme will provide an efficient low carbon sustainable development with the residential element being net zero carbon emissions. The development represents high quality architecture and has been designed following detailed pre-application discussions with Council Officers and was the subject of a Design Review Panel. The key headlines in terms of what the project brings to the Brooks neighbourhood is as follows:

- Major enhancements to existing open spaces and play areas with a £750,000 budget. This is being brought forward via a series of community engagement initiatives with the landscape architect, following on from the public consultation in July 2020;
- A new pocket park, south-facing terraced public gardens and a sunny podium garden, allotment growing areas
- 200 new trees with no existing trees being removed, along with areas of new planting designed to attract wildlife and add seasonal interest, bird and bat boxes and green walls to provide a hugely improved level of biodiversity when compared with the close-mown grass spaces currently on the sites
- Extensive new and improved well-lit and well-overlooked pedestrian routes across all three sites with an enhanced crossing to Rochester Way that will greatly improve pedestrian safety.

Off-street car parking, Blue Badge parking, and Electric Vehicle (EV) charge point parking spaces are being provided under the proposals in accordance with the Council's policy requirements and the predicted car ownership levels of future occupiers of the new dwellings. The parking demand arising from the proposed development will be accommodated by the provision of new formal parking spaces, the new podium Car Park and partly in the large observed reserve kerb side parking capacity on the local roads. Long-stay cycle parking will be provided for each house within the curtilage of each property and cycle stores will be provided for the flats and the retail unit. Short-stay cycle parking spaces for visitors will also be provided. The planned cycle parking provision is also in accordance with the Council's policy requirements.



