



## Elkins breathes new life into old garage site in Greenwich with net zero modular homes

Elkins utilised low carbon technologies to create a net zero sustainable development, comprising two high quality family council homes on a former garage site for Royal Borough of Greenwich.



### Overview

**Name:** Bowness Close

**Client:** Royal Borough of Greenwich

**Type:** New Build

**Value:** £0.8m



### Scope

- Demolition of existing garage site
- Construction of two modular family homes
- 100% part M/4/2 compliant
- Landscaping to surrounding area
- Refuse stores and cycle spaces



### Benefits

- ✓ Net zero carbon residential development
- ✓ Sustainable construction methods (MMC)
- ✓ Redevelopment of a previously underutilised site
- ✓ Provision of much-needed council homes in Greenwich
- ✓ Low running costs and minimal maintenance requirements

### The brief

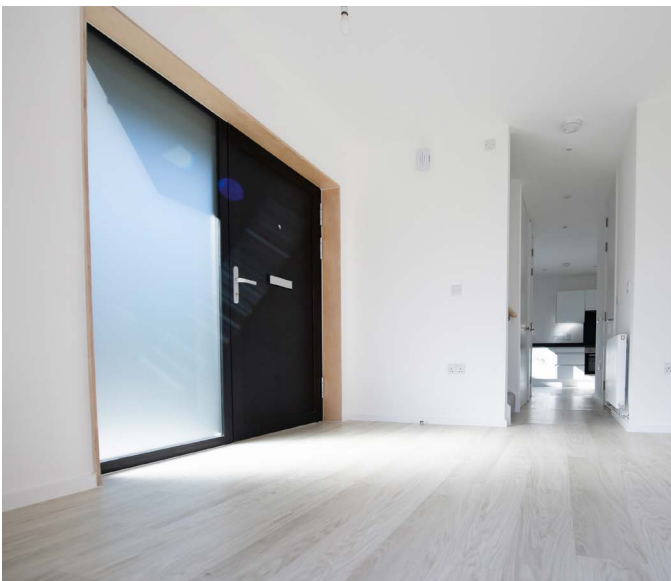
Elkins was engaged by the Royal Borough of Greenwich to redevelop an existing underutilised garage site on Bowness Close into a new sustainable residential development with associated landscaping, refuse stores and cycling spaces.

The location of the site adjoins our other recently completed two modular homes in Strongbow Road. Both developments are part of the *Greenwich Builds* programme, one of the most ambitious council home-building schemes ever seen in the area.

### Sustainable building methods

Following demolition of the existing garage building on the site in Summer 2020, work began on the new two-bedroom family homes. Elkins employed eco-friendly modern construction methods to build modules off-site, which were later transported to the final location and combined to create the finished homes.

A variety of new low carbon technologies have been employed throughout the homes to ensure they meet net zero standards. Heat and electricity is provided by air source heat pumps and solar panels, and each home is fitted with a number of energy-saving features, including mechanical ventilation with heat recovery systems and triple glazing, to help increase efficiency and reduce the cost to residents.



### Contemporary design for modern living

Elkins prides itself in ensuring a high quality standard of design for all its new build projects, and this development is no exception, with modern open plan interiors designed to maximise space and natural light.

Oriel windows have been installed to maintain privacy for residents, with direct views obscured and focused on the new exterior landscaping. Planted screening has also been included along the southern boundary to minimise the possibility of overlooking nearby properties.

When it comes to the exterior design, a restrained colour palette was selected to complement the existing buildings in nearby Strongbow Crescent. The brick façade of the ground level provides a solid base and ties the design of the homes to the associated landscaping. Meanwhile, the light metal material of the upper storeys provides contrasting sharp detail. The result is a contemporary look both inside and out, adding architectural interest to the area while still blending into the existing surroundings.

