



Wheelchair-accessible council homes on the outskirts of Plumstead

New residential development comprising two zero carbon bungalows with private gardens, built using Structured Insulated Panels – a sustainable construction method.



Overview

Name: Palmerston Crescent

Client: Royal Borough of Greenwich

Type: New Build

Value: £ 1.02m



Scope

- Demolition of existing structures
- Construction of two net zero single-storey council homes
- Fully adapted for wheelchair users
- Built using Structured Insulated Panels (SIPs)
- Triple glazing
- LED lighting
- High efficiency air source heat pumps
- Private gardens
- 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 council housing in Greenwich
- ✓ Provision of accessible housing
- ✓ Low running costs and minimum maintenance requirements

Wheelchair-accessible council homes

Palmerston Crescent is a new residential development comprising two accessible council homes, each with a garden and parking space. The project is part of the council's Greenwich Builds scheme to provide much-needed new affordable housing in the borough.

The bungalows include two and three bedrooms. They are designed to be wheelchair-friendly, which includes provisions such as:

- **Single-storey properties, with everything on one level**
- **Wide doorways and passages to allow wheelchair users to move around comfortably**
- **Spacious bathrooms with walk-in showers**
- **Adjustable kitchen units and appliances at the right height for easy access**
- **Electrical switches and plug sockets within easy reach.**

Net zero homes, built sustainably

Elkins used a sustainable modern construction method - Structured Insulated Panels (SIPs) - to construct the properties quickly and efficiently. Panels were manufactured off-site in a factory, then transported to site and assembled to create the structure, external walls, roofs, internal walls, and floors. These were then fitted out on site in a reduced programme to provide the finished homes. This controlled process ensures a consistent high quality of workmanship. It also reduced the environmental impact of the construction by using less energy than traditional processes and minimising sound pollution and waste.

The properties utilise the latest energy-saving technologies, including air source heat pumps, LED lighting, mechanical ventilation with heat recovery systems and triple glazing. As a result, these new homes have net zero carbon emissions and the running costs for residents is lower.

Designed for modern lifestyles

The new homes are designed with modern open plan interiors to maximise space and a neutral colour palette, allowing residents a blank canvas to make the homes their own. Large oriel windows, skylights and large double doors leading to private outdoor gardens let in plenty of natural light. The exterior red brick façades ensure the properties complement the existing buildings in the surrounding area - a consideration made with the local residents in mind. The resulting homes provide a contemporary look inside and out, adding architectural interest to the area without it being overbearing.



