



## 18 new sustainable council homes for Greenwich residents

One of three sites along Rochester Way in Kidbrooke making up The Brooks project – a scheme to build 80 new sustainable homes using modern methods of construction (MMC).



### Overview

**Name:** Halsbrook Road

**Client:** Royal Borough of Greenwich

**Type:** New build



### Scope

- 18 new homes with private gardens
- Two-to-three-bedroom properties
- Seven new on-street parking bays
- Two EV charging points and provision for five more
- 38 new cycle spaces
- Extensive hard and soft landscaping
- Improved recreational spaces, communal parks and play areas
- Planting of 200 new trees across this site, Ridgebrook Road and Bournbrook Road



### Benefits

- ✓ Low carbon residential development
- ✓ Sustainable construction methods (MMC)
- ✓ Provision of much-needed council homes in Greenwich
- ✓ Low running costs and minimum maintenance requirements
- ✓ Major improvements to open spaces
- ✓ Improved biodiversity
- ✓ New pedestrian routes with improved safety

### Sustainable new homes

Halsbrook Road is one of three new sites in Kidbrooke making up **The Brooks**, a project providing 80 new council homes for local residents as part of Royal Borough of Greenwich's 'Greenwich Builds' initiative. The 18 new properties at this site comprise of eight two-bedroom homes with private gardens and ten three-bedroom homes with private gardens and terraces on the second storey.

The development also includes seven on-street parking bays, and 38 new cycle spaces, to encourage residents to use environmentally friendly methods of transport. There are two active EV charging points, with provision for five more to be added at a later date if required. The location, close to Kidbrooke station, offers good rail links into London Victoria and Charing Cross stations.

The homes have been built using a sustainable modern method of construction (MMC), where modules are manufactured in a factory and transported to the site for assembly, reducing noise pollution, energy consumption and carbon emissions. They are also designed to meet net zero standards and include sustainable technologies, such as air source heat pumps and solar panels, which will reduce the day-to-day running costs for residents.



### Improved community spaces

The Brooks project includes £750,000 for major enhancements to existing open spaces in the surrounding area, including parks and playgrounds. The works include a new pocket park, south-facing terraced public gardens and a sunny podium garden.

200 new trees will be planted around the three sites, with no existing trees being removed during the construction work. New planting areas, bat and bird boxes and green walls will be introduced to attract wildlife and improve biodiversity.

In addition to the new green spaces, improvements will be made for pedestrians, including new well-lit pedestrian routes across all three sites and an enhanced pedestrian crossing on Rochester Way, which will improve safety.



