



## 32 new homes for social housing with shared and private green spaces

A low carbon sustainable development with net zero carbon residential properties around a communal central courtyard.



### Overview

**Name:** Sam Manners House

**Client:** Royal Borough of Greenwich

**Type:** New build

**Value:** £11m



### Scope

- 32 residential units
- Eight family homes
- 24 flats in two residential blocks
- Two M4(3) compliant apartments for wheelchair users
- Extensive hard and soft landscaping
- Central communal courtyard



### Benefits

- ✓ High quality and characterful residential dwellings
- ✓ Enhanced neighbourhood
- ✓ New streetscapes
- ✓ Communal and private amenity
- ✓ Low carbon sustainable development

### Characterful new council homes

Elkins was contracted by the Royal Borough of Greenwich to build a new residential development with 32 high quality characterful council homes for social rent, with shared and private amenities. The homes comprise eight houses with private gardens, 12 duplexes and 12 apartments with a shared residents garden.

The buildings have been designed to maintain the urban grain of the area and respond to its surroundings, which will help strengthen the quality and character of the development, as well as the streetscapes along the edges of the site.

### Community spaces

The design for the development evolved through a process of pre-planning consultations with the planning authority and public consultation using the online Commonplace portal, as well as in-person meetings before the pandemic.

During consultations, it proved evident that shared and private amenities were an important requirement in the development design. The need for privacy for residents, resulted in the communal inner courtyard of hard and soft landscaped areas, which offers a garden, play area and social space for communal gatherings at the centre of the site. The courtyard is flanked by private gardens, recessed and projecting balconies and terraces, that foster a lively and enriching environment.

### Net zero carbon development

Sam Manners House is a low carbon sustainable development, with the residential element being net zero carbon emissions. As well as employing energy-efficient technologies, such as triple glazing, solar panels and heat pumps, the new homes have been built using a modern method of construction (MMC), where modules are developed in a controlled factory-setting and transported to the site for assembly, reducing the environmental impact of the construction.





