



Sustainable affordable homes delivered through modern construction methods in Gravesham

An innovative infill development delivering eight net zero carbon homes for local residents, with sensitive integration into an existing residential estate.



Overview

Name: Worcester Close

Client: Gravesham Borough Council

Type: New Build Construction

Duration: Jan 2025 - Aug 2026

Value: £2.3m



Scope

- Construction of 8 net zero carbon council homes
- 4 one bedroom apartments
- 4 two bedroom apartments
- Built using Structural Insulated Panels (SIPs)
- High performance insulation
- Solar photovoltaic panels
- Air source heat pumps
- Associated hard and soft landscaping
- Car parking with EV charge points
- Bicycle storage



Benefits

- Low carbon residential development
- New affordable homes for residents on the housing register
- Sustainable Modern Method of Construction
- Improved thermal efficiency and energy performance
- Reduced material waste through precision offsite manufacture
- Carefully integrated development within an existing residential estate

Project Overview

Elkins Construction delivered eight new affordable homes at Worcester Close for Gravesham Borough Council. The development provides four one-bedroom and four two-bedroom apartments, offered to local residents on the housing register at affordable rent.

The scheme provides much needed new housing within an established residential community, with the design carefully considered to respect the surrounding properties, privacy and existing streetscape.

Innovative Construction Methods

The homes were constructed using Structural Insulated Panels (SIPs), supplied by British Offsite. The panels were manufactured offsite locally, supporting an efficient construction programme and consistent quality.

The use of Modern Methods of Construction also helped reduce material waste and programme risk, while minimising disruption during construction. Close coordination with Gravesham Borough Council, the planning authority and local residents, supported by robust supply chain management, was central to the successful delivery of the scheme.

Designed for Sustainable Living

Worcester Close has been designed to meet net zero carbon standards, incorporating high performance insulation, solar photovoltaic panels and air source heat pumps. Electric vehicle charging points are also provided, supporting lower carbon transport for residents.

Together, these measures improve the energy performance of the homes and help reduce their environmental impact and running costs for the residents.

Working Within an Established Community

Working within an established residential setting required careful planning and coordination throughout the construction process. Elkins worked closely with the council, planning authority and residents to minimise disruption and manage the practical challenges of delivering the scheme.

The completed development includes associated landscaping, car parking and bicycle storage, creating a well considered new residential environment for its future residents.

