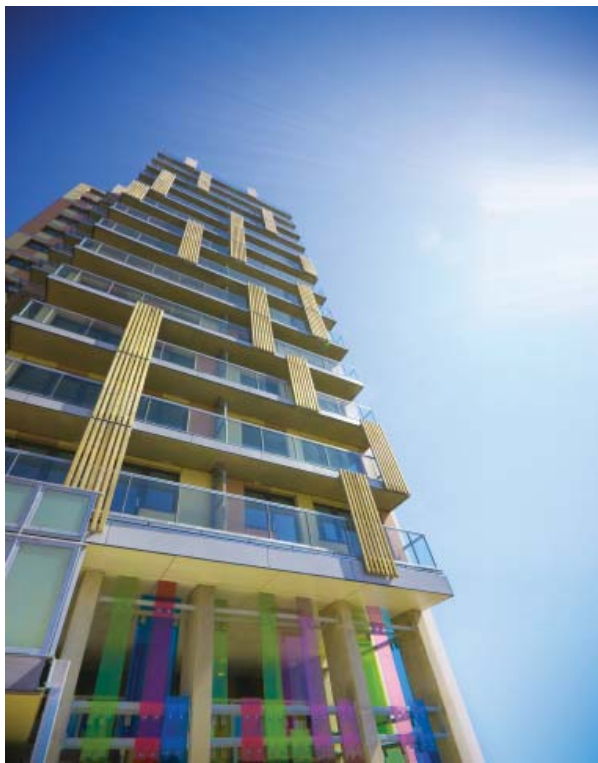

elm grove plumstead



type 119 unit mixed-use scheme
client ASRA Group/ Galliford Try Partnership
contract Design and Build
cost £16m approx.
status Completed 2010
Commended 'Best Housing Project more than 10 units,'
LDSA Building Excellence Awards 2011

The scheme is located on a 0.3 hectare site off Walmer Terrace, opposite Plumstead railway station and features a three-storey and seven-storey podium block with a thirteen-storey tower. The development provides affordable apartments, comprised of one, two, three and four bedroom flats and duplexes, including twelve wheelchair accessible units. A commercial unit is located on the ground floor.



All homes have their own private amenity space, either in the form of an individual balcony for the flats or private gardens for the duplex homes. There is a landscaped courtyard at upper-ground floor level and communal roof terraces on the second, third and fourth floors. Solar shading is provided by timber shutters on the tower while the walkways running around the courtyard provide similar shading to the podium levels.

Ten percent of the site's heat and electricity demands are met by on-site renewable energy sources. This is achieved through the use of a biomass boiler system for a proportion of the residential units' heating and hot water demand. With its use of recycled and sustainable materials as well as water and energy saving measures, the development has achieved an EcoHomes rating of 'Very Good'. The scheme has been awarded Demonstration Project status by Construction Excellence.

