

London's first Code Level 5 scheme is complete

For immediate release

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One of the first code for Sustainable Homes Level 5 scheme to be built in London has just been completed and is now occupied.

York Terrace, Gallon Close in Charlton is an exemplar of sustainable, high quality design and excellent partnering. So far no other built and habited project within London has achieved the Code for Sustainable Homes Level 5 rating, making this a pioneering scheme both for the London Borough of Greenwich and the client Family Mosaic.

Designed by architects – bptw partnership, the scheme includes several green solutions to achieve Code Level 5, such as enhanced building fabric, ambitious air leakage targets, a Structural Insulated Panel System (SIPS), rainwater harvesting, photovoltaics, solar water heating, triple glazing, whole house ventilation and a heat recovery system.

Energy generated by the photovoltaic roof tiles is linked to a meter in the living room for residents to monitor energy generated versus energy used within their home. All surplus energy is directed back to the National Grid.

Responding to demand in the London Borough of Greenwich for larger households to address a critical lack of family sized accommodation, the Gallon Close scheme, comprises a terrace of seven 4 bed, 8 person houses for general needs rent. The three storey houses have private rear gardens, one to one car parking and secured communal cycle storage. Part of the site has been designated as a biodiversity area with bird boxes, bug logs and native plants to encourage wildlife.

The scheme is intended to promote excellent sustainable living and having achieved Code for Sustainable Homes Level 5, will reduce the costs of living for the residents who live there, enhance the quality of living and contribute to wider regeneration and sustainability agendas.

Costings were provided for a Code for Sustainable homes level 3 and level 5 scheme. The code 3 scheme cost proposed was £1,309,000.00, which equated to £1,470.01/m². The Code 5 scheme cost proposed was £1,513,000.00, which equated to £1,699.10/m². The difference in costs between the Code 3 and Code 5 scheme could be attributed to the additional insulation levels and renewable 'add ons' required to achieve the mandatory level 5 for the energy

sections and the addition of an underground rainwater holding tank to achieve the mandatory level 5 for the water sections, without which, a Code 5 scheme could not be achieved.

The project, for Family Mosaic, has been funded by the Homes and Communities Agency and the GLA, it was designed by bptw partnership, constructed by Osborne Homes and Calford Seaden was the employer's agent.

David Lunts, London Regional Director at the HCA said:

"We aim to achieve at least Code Level 3 for all homes funded by the HCA, but this project goes much further in achieving Code Level 5. What's more it does so whilst remaining affordable, and proves that sustainability and affordability are not incompatible. It's an excellent example of the value of close partnership between a housing association and the public and private sectors".

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