

# Camberwell New Road, London

## Wandle Housing Association

OSBORNE



### Project overview

At the heart of every housing project is an opportunity to make a considerable difference to life in the local community, meeting the needs of future tenants. Working in partnership with The Wandle Housing Association has permitted the regeneration of the Elephant & Castle community. Our work saw 103 flats constructed for affordable and intermediate rent over a previous brownfield site, and also facilitated the build of three commercial units. This was an important strategic site for Southwark Council, as it was one of the first of sixteen sites aiming to re-house the Haygate Estate residents, which is part of the Elephant & Castle Regeneration programme.



Working closely with the Wandle Housing Association has helped reduce costs in a difficult economic climate, which enabled us to increase the number of affordable homes available for rent. Furthermore, this scheme reflects the need to develop sustainable homes that meet the needs of their tenants through their lifetime.

### Eco-friendly and sustainable living

We were involved with the design of this scheme from a very early stage, ensuring our work linked in with Southwark Council's sustainability agenda. The flats are built to CfSH Level 3, and all of the units are designed to meet Lifetime Homes standards. Furthermore, 10% of the scheme permits wheelchair accessibility.



In addition to this, our work at Camberwell aimed to be as eco-friendly as possible. The scheme saw a 20% reduction in carbon emissions through a central boiler plant with lead biomass, also facilitating a 10% renewable energy requirement. There is also extensive bicycle storage to encourage environmentally-friendly living, as well as the inclusion of wintergardens, an enclosed balcony with glazing.

TOP: New housing development block at Camberwell New Road

MIDDLE: Landscaped gardens

BOTTOM: Regeneration of Elephant & Castle