



OSBORNE

Rowstock Gardens, London – Mixed Tenure Development

PROJECT

Rowstock Gardens

CUSTOMER

London Borough of Islington

LOCATION

Islington, London

CONTRACT

2 Stage D&B

COMPLETION

2018

VALUE

£6m

Need

The London Borough of Islington is committed to increasing the number of sustainable and accessible social homes. On the Camden Estate, an underused car park and garages was identified for 20 new homes with 65% social housing and remainder for private sale.

Split across two sites, the new Rowstock Gardens development would include 16 flats - 2 for reduced mobility access - and four family homes. The new mixed tenure housing would be designed to Code 4 for Sustainable Homes and create low energy affordable city homes.

Like many developments in central London, the design and methodology had to overcome the constraints of delivering a sustainable solution in a populated residential area of the city.

Solution

The scheme was specified as traditional masonry structure. Through early involvement of our specialist suppliers, we combined our experience in modular

and infill systems to develop the design. A design that simplified the build by considering the construction methodology and the interfaces between trades.

The result gave the appearance of traditional brickwork but used modern methods of construction with off-site manufactured lightweight metal framing and joists, floating composite floor slabs, and brickwork cladding, enabling a faster construction. A 'just in time' delivery schedule for the components brought added benefits by reducing storage in this densely populated location.

Achieving Code 4 for Sustainable Homes would reduce energy costs for residents and support the borough and London's climate commitments. The design incorporated:

- An extensive Green roof system with Photovoltaic Cells on the roof.
- PV cells which yielded 14.25Kwp across the flats and 1.84Kwp for the family homes.
- Communal charging points for mobility scooters
- Reuse of 90% of the material

destined for landfill.

- Tree protection and retention.

Outcome

The completed development at Rowstock Gardens has increased the availability of good quality affordable homes for local people in Islington. The right balance of mixed tenure has made the development possible.

By designing for Code for Sustainable Homes Level 4 the new homes are thermally efficient with low heating costs. This was achieved through collaborative engagement of all parties early in the design process, which enabled correct product selection, modern methods of construction, attention to quality during construction and the inclusion of a green roof with Photovoltaic panels as a low carbon energy source.

The successful outcome of this project was followed by another tranche of affordable homes for the Borough of Islington at Redbrick Estate. A scheme which went on to win an Affordable Housing award in 2019.