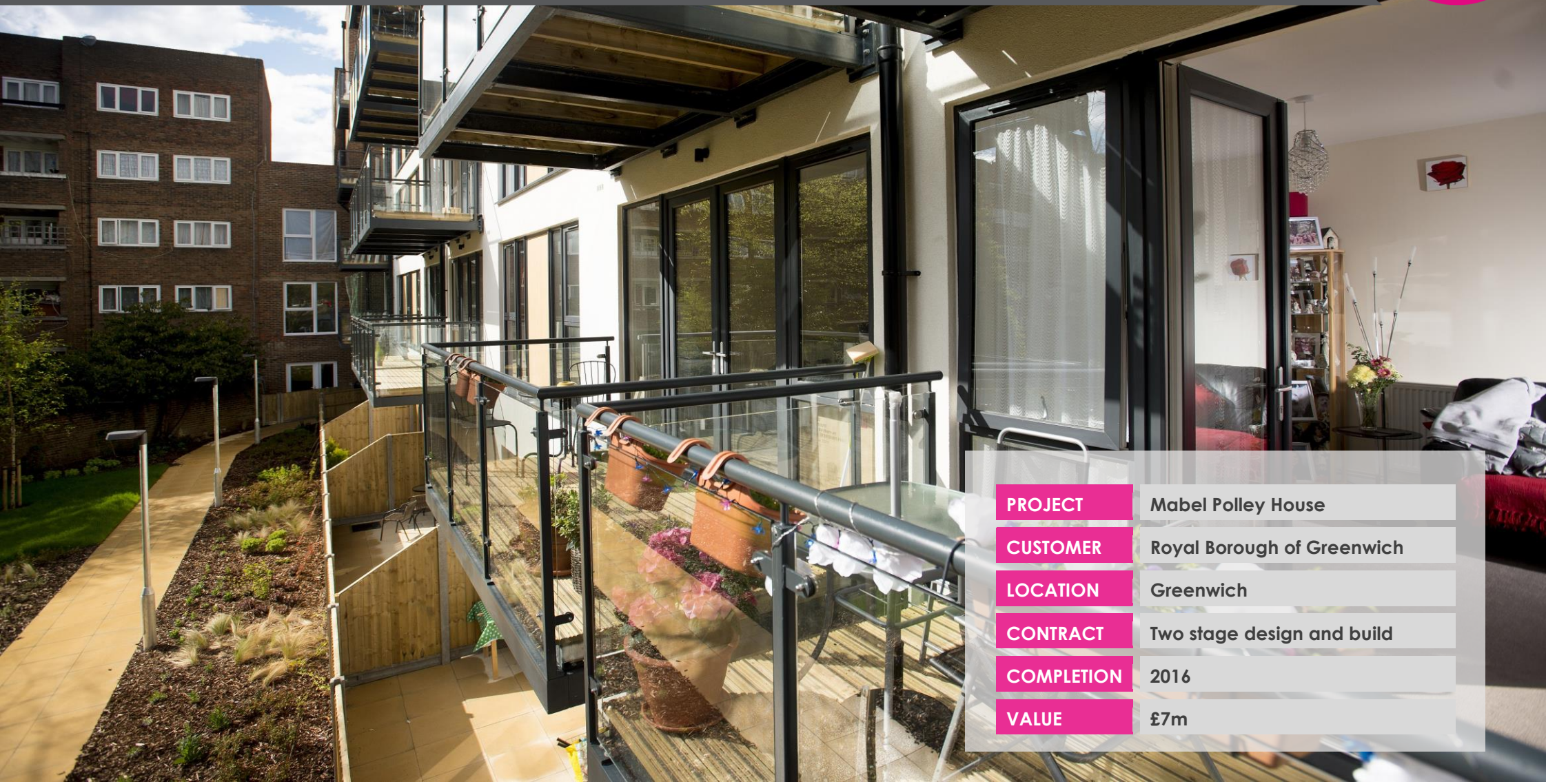
A considered temporary works design within a constrained site



PROJECT	Mabel Polley House
CUSTOMER	Royal Borough of Greenwich
LOCATION	Greenwich
CONTRACT	Two stage design and build
COMPLETION	2016
VALUE	£7m

Issue

The adaptation of an existing sheltered housing property to create 37 self-contained over 60s HAPPI (Housing our Ageing Population: Panel for Innovation) apartments. In addition to meeting the requirements for the Code for Sustainable Homes, there were other key factors that made the project more complex to develop and complete. These included:

- Site topography - restricted access due to the site's location on a slope
- Narrow site access
- Partial demolition and refurbishment

Solution

A carefully considered temporary works design solution was created providing a workaround for the site's limited access, as well as ensuring that costs were kept to a minimum through maximising the efficiencies of existing structures. The completed project also significantly improved the energy efficiency of the building and met sustainability expectations.

- Works to improve the existing facilities were carried out at the same time as the refurbishment to optimise the project's efficiency
- A free electric power source for the building was created using photovoltaic panels
- The existing gas powered central plant was enhanced to provide heating and hot water to all apartments and communal spaces to ensure minimal utility costs for the building's residents
- An acoustic design strategy was used to soundproof the building to reduce noise pollution from the nearby hospital

At the commencement of the project, Osborne developed a close relationship with the local community to agree considerate solutions that would minimise disruption to nearby residents, including retaining the footpaths around the site and enforcing strict working hours and timed site deliveries to accommodate the narrow site access.

Outcome

The project was completed on time and to budget. Close communication accommodated an evolving customer brief as the development progressed. Through enhancing existing space and providing solutions to maximise the building's sustainability, Osborne created significantly more than was originally requested to create improved sheltered housing accommodation.

The end design reflected HAPPI's vision for high-quality accommodation through using elements of existing and seamlessly blending in new to create modern, updated homes. The final building design achieves level 4 of the Code for Sustainable Homes (CfSH).