



## £173M Packington Estate, Islington

### Client

Hyde Housing Group

### Duration

2006-2019

### Services

M&E

CDM Principal Designer

Building Surveyor

Employer's Agent

Clerk of Works

Project Coordinator

Cost Manager

Sustainability Project

Monitor

Project Manager

### Contract

JCT Design & Build

### Funding

Government Funding

Cross Subsidy

### Sustainability

EcoHomes 'Excellent'

Code Level 4

A major inner city six phase regeneration scheme delivering exemplar affordable and for sale housing. The scheme replaces 540 existing affordable homes and the construction of 300 apartments for private sale, together with the landscaped squares, canal side park, workshops, commercial units, an energy centre and community facilities. Void upgrade works have also been undertaken to facilitate decanting.

The development includes a green roof and community heating system linking to an ESCo. Void upgrade works also undertaken to facilitate the decant process.

All the affordable units are to address all Design & Quality Standards criteria, including Secured by Design, Lifetime Homes, Building for Life and Habinteg Wheelchair Housing and achieve NHBC compliance. Phase 3 units are also being designed to London Housing Design Guide standards.

Working collaboratively with the Client we completely reviewed the energy strategy for the scheme (completed by others), which was originally based on Combined Heat and Power (CHP), biomass boilers and gas condensing boilers in a central energy centre. We were able, using a 'Fabric First' approach (better U values, air tightness and building performance), to remove the Biomass boilers and review the size of the CHP system, whilst at the same time improving the CO2 reductions on the development. Both the Client Hyde Housing and Islington Council were fully engaged in the process and welcomed the changes to the scheme which helped with both, affordability for the residents and greater CO2 reductions for the scheme as a whole.

We have worked closely with all parties throughout each of the phases to undertake a 'lessons learned' approach, which has enabled us to put continued best practice into the development to benefit the residents and the client.

We have used the design and energy information from each of the successfully completed phases to constantly reassess the energy use in the system, the performance of the building fabric and the equipment in use, via a Post Occupancy Study (POS). Therefore continually striving to reduce energy and improve design solutions at each phase as a living project.

### Awards

What House? Gold Award for 'Best Development' 2012, Daily Telegraph British Homes Development of the Year 2012, London Evening Standard 'Best New Homes' 2012, Evening Standard New Home Awards 'Best Regeneration Project' 2012, NHBC House Builder Awards 'Best Regeneration Project' 2012, Housing Association Awards 'Most Innovative Affordable Housing Scheme' 2013, National Housing Awards 'Best Large Development' 2013, National Housing Awards 'Best Regeneration Project' 2013, Winner of the 'Most Innovative Regeneration Scheme' at the 2017 Housing Innovation Awards.

