

## REGENERATION

### SILVERTOWN, LONDON DOCKLANDS

At Silvertown Urban Village on the former Royal Docks in Newham we have provided 140 new homes for Peabody Trust. This included a landmark £3.6million, 5 storey crescent block (comprising 53 units including 20 disabled homes), overlooking the Old Victoria Dock. This highly energy efficient block has triple glazing to the south facing elevation with integral venetian blinds, to combat the building's exposure to solar gain. Also, sound attenuation measures were taken to compensate for the close proximity to the flight path for London City Airport. The block has SAP rating 90, as does the entire development.

The remainder of the Peabody homes consist of 2, 3 and 4 bedroom houses and flats based on a courtyard style, with shared access and parking to give open views. Units face onto courtyards, giving a community feel to the entire scheme. All the parties involved in the development have paid great attention to security and with this in mind, designs have carefully avoided dark alleys and high walls. The project was developed in conjunction with the local Police to obtain the 'Secured by Design Award' stamp of approval.



Client	Peabody Trust East Thames Housing Association
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Value	£13.5 million
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Consultants	Tibbalds Monro Broadway Malyan PRC Engineering
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Duration	144 weeks
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PROFILE

PROFILE (interim)