



Overy Street, Dartford

New build housing

L & Q Housing Trust developed this site as part of a joint partnership with the YMCA Thames Gateway.

A joint venture development facilitated by Sprunt, Overy Street comprises a mix of optional community and commercial facilities, 17 one- and 7 two-bedroom homes. A deck on the first floor provides shared and private amenity space. Roof terraces on the second, third and fourth floor, roof terraces provide further communal and private amenity space.

Overy Street will also provide flats for rent to the YMCA Clients. The YMCA and local PCT have funded the community space element of this part of the development.

The project also included sensitive landscaping. Planting across the site is designed to be sustainable, based on the ground conditions and microclimate. By using ecological principles, different species are combined to grow compatibly together, providing seasonal interest throughout the year, and enhancing the biodiversity levels.

There is an allocation of 14 car parking spaces. 2 of these spaces will be assigned for car clubs, and 3 for disabled parking. A separate room adjacent to the car park provides one-to-one cycle stands for 45 bicycles.

Sustainability was an integral part of the brief and although we were to meet C+SH Level 3, with some minor adjustments and strategic thinking, our team achieved Code Level 4 very easily.

We designed a super insulated building with an excellent window system achieving maximum air tightness. This also enhanced the energy performance and U-values and gave us a 25% reduction in CO2 emissions which is 25% better than building regulations. In addition to this, we determined that by adding a Biomass plant to provide the energy to both buildings we would reduce carbon emissions by 44%. The additional cost of the introduction of the boiler plant was 0.125% of the total construction cost.

Location: Dartford, Kent

Client:
L & Q Housing Trust

Project:
Accommodation Strategy,
Architecture and Landscape
Architecture

Value: £2.9m

Status: Complete June 2011



“The building is designed to minimise the carbon footprint of the development whilst enhancing the natural environment”