

Development case study:

ACADEMY CENTRAL, EAST LONDON

The Academy will provide stylish urban living with a wide range of environmental features.

Taylor Wimpey East London is building 936 houses and apartments on the former site of the University of East London in Barking. All homes are being built to Code for Sustainable Homes level three with 35% affordable homes.

When finished, 20% of total energy use will come from renewable sources. The combination of renewables, insulation and energy efficient building techniques will mean that the site will generate 40% less carbon dioxide than is required under 2006 building regulations.

The development will include a Combined Heat and Power (CHP) district heating system. Homes will have a range of water saving features, all houses will have water butts and the site integrates an extensive sustainable urban drainage system.

All 13 apartment buildings will have either a green or brown roof. These will provide a range of benefits including improved insulation and cooling, reduced stormwater run-off and provision of wildlife habitats. We will also provide bird, bat and invertebrate boxes on the roofs to further encourage wildlife and will be planting a considerable number of new trees. In addition, a series of paths and cycleways will provide 'green links' through the development to adjacent roads and Mayesbrook Park.

All homes will meet the Lifetime Homes standard to provide accessible and adaptable homes that can meet the needs of residents as they grow older or if they become physically impaired.

Our travel plan will encourage residents to walk, cycle and use public transport where possible rather than travel by car. Green transport measures to be introduced on site include providing cycle storage and initiating a car sharing scheme.

We have provided land and financing for a primary school on the site and are providing or funding play areas plus improvements to the local park, swimming pool and public transport facilities. Taylor Wimpey is also providing a bursary to fund further education or training in construction skills. The site is accredited with the Considerate Constructors Scheme.

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Planning Architect: Assael Architecture Limited