

Development case study:

# LEYBOURNE GRANGE, NEAR MAIDSTONE, KENT

## Leybourne Grange is an eco-friendly regeneration of a former hospital site in West Malling, Kent.

The development is part of the Homes and Communities Agency (HCA) Hospital Sites Programme, which is designed to bring redundant hospital sites back into productive use.

We will build 702 new homes on site in total. Construction began in 2009 on phase one of the homes, all of which will be built to EcoHomes Excellent standard with the 30% affordable homes also achieving Code for Sustainable Homes level three. The final phase of the development will include an Ecovillage built to significantly higher environmental standards.

The site will provide 10% of energy from renewable sources with a percentage of homes having solar powered water heating.

Given the pressure on water resources in South East England, we have committed to homes using no more than 32 cubic metres of water per bedspace per year. All properties will have low water use fittings and appliances and around half the homes will have a greywater system. This device will clean and recycle waste water from baths, showers and washing machines for use in flushing toilets. All homes will have water butts and the site will have an extensive sustainable urban drainage system including a lake that will provide stormwater attenuation.

Just under half of the 94 hectare site will be redeveloped while the rest of the land will remain as park or woodland. Conservation measures are in place for the protection of bats, water voles, dormice, reptiles and slowworms on site as well as the preservation of around 20 hectares of ancient woodland.

We have also committed to using a range of construction materials with low embodied energy and toxicity. In addition, 30% of materials by value will come from reclaimed or recycled sources while 40% of materials by weight will be sourced from within 30 miles of the development.

All homes will be built to Secured by Design, Lifetime Homes, Inclusive Design and Building for Life standards. The site is also registered with the Considerate Constructors Scheme. There will also be a small town centre with retail outlets and a doctor's surgery and all homes will be within 500 metres of public transport.



Planning Architect: Terence O'Rourke Ltd

Over  
**50%**

of the 94 hectare site will remain as park or woodland.