

### Renewable energy to all common parts areas using 207 roof mounted Photo Voltaic cells



Additional storey added



Additional 3rd & 2nd floor extension



New entrance and lounge extension, planting to follow



Roof mounted photovoltaic cells provide 10% renewable energy for common area lighting

### Selection for remodelling

Richard Neve House was one of a number of existing sheltered housing schemes in the Borough reviewed for their potential to be remodelled for Extra-care Housing provision. Following a detailed feasibility study carried out by PRP Architects / Project Services on behalf of Greenwich Council in 2005/2006, this was selected as the most suitable and cost effective property for remodelling and the Council were successful in their bid to the Department of Health for a substantial Grant Funding contribution to the overall costs.

### The original building

The original 4-storey building, dating from the early 1980s, is of masonry construction. The envelope and basic structure, were in need of maintenance and the opportunity to improve the thermal performance was identified. The potential to extend the building upwards and outwards was explored and the building floor area was increased by approximately 12%. The Bedsit flat units were no longer acceptable to the Borough and the internal arrangement was re-configured to provide self contained one and two bed room flats.

### Improvements necessary to the building fabric

Existing windows were single glazed vertical sliders with powder coated metal frames. Over time these had become difficult for elderly residents to operate and have been replaced, within existing structural openings, with uPVC double glazed and fully reversible units. Windows were reconfigured, allowing residents to operate them with ease and providing improved thermal and sound insulation.

The main roof was constructed of concrete, with an asphalt finish that had deteriorated around the periphery. This was replaced as part of the works. Roofs over lower parts of the building were removed and additional flat accommodation was provided at high level prior to the roof covering being replaced using salvaged tiles

The original lifts were nearing the end of their useful life and the opportunity was taken to replace these, within the constraints of the existing shaft, while the building was out of use. The new lift cars comply with current standards. In addition the lift operating gear was relocated to create additional bed spaces on upper floors.

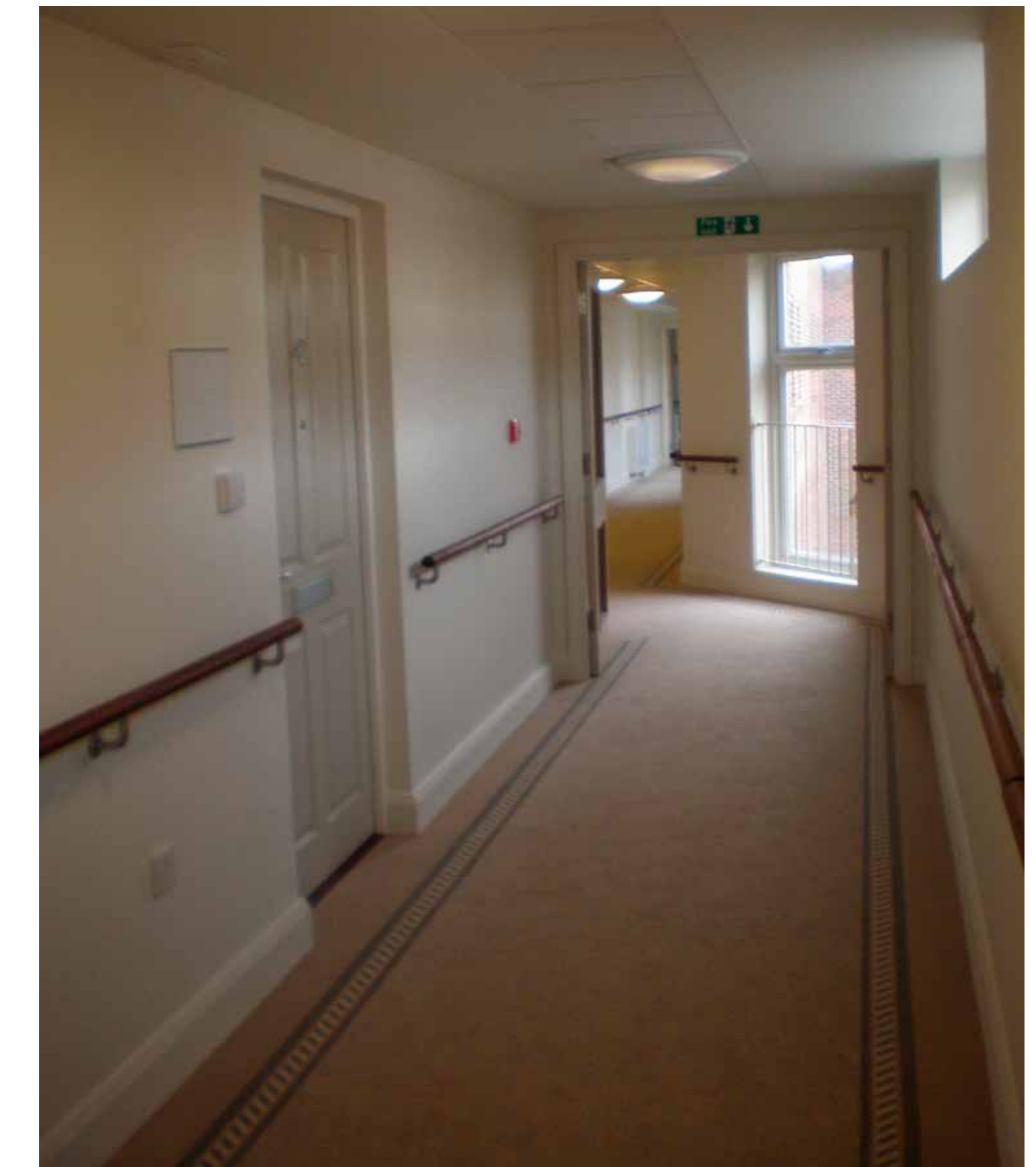
### Internal remodelling

The original layout of the building provided a total of 53no.sheltered flats and bedsits but many were very small and the internal arrangements not well suited to the developing needs of elderly residents. The internal spaces have therefore been significantly remodelled to provide 43no.self contained and fully wheelchair accessible flats, a mix of 23no.1-bed units and 20no.2-bed units, suitable for Extra-care use. All have level access showers and modern kitchens with built-in appliances.

### Improved communal facilities

The communal areas of the block have also been extended and remodelled to provide the following:

- Communal lounge
- Residents Lounge
- Managers Office
- Care Office
- Catering kitchen
- Dining room
- Spa bathrooms
- Guest suite
- Treatment Room
- Hairdressing Room
- Laundry with external drying area



Common circulation areas improved





All dwelling kitchens renewed



Spa bathroom



All dwellings have new wet rooms



Hair Dressing Salon



Catering kitchen



New lounge extension

### Communication systems

The building is equipped with a sophisticated Warden Call System for communication between residents and staff and a two-stage video entryphone system for controlled access to the building. The perimeter and ground floor corridors are monitored by CCTV. All office areas and individual flats have broadband as well as telephone connections, plus an integrated TV reception system.

### Renewable energy

In line with the Council's Green Agenda, it was Planning requirement that a minimum of 10% of the energy requirements of the building be met from a renewable resource. An installation of 200+ photovoltaic modules exceeds this requirement, with further potential for export of surplus electricity to the grid.

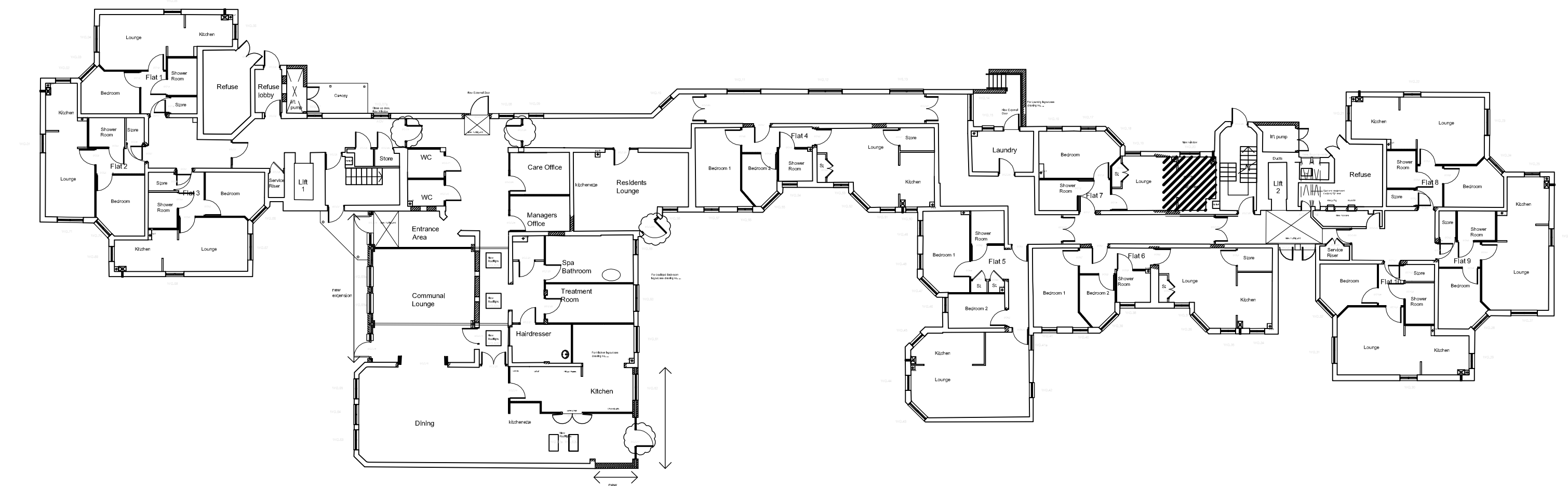
### External features

The main pedestrian and vehicle access routes to the building have been retained but with alterations to improve perimeter security and improved landscaping to provide a more suitable environment for elderly residents. Particular features include an extended patio area, petanque court and sensory garden.

Parking arrangements have been improved and a covered cycle store provided. There is provision within the building for the parking and recharging of mobility scooters.

### Recycling of materials

Wherever possible materials have been recycled on site, e.g regrading of levels externally was achieved without export and with minimum import of materials. Redundant perimeter fencing has been refurbished and erected in new boundary positions. Salvaged roof tiles were reused to extend over new accommodation



Floor Plan

### Accreditation

The scheme has achieved Secure by Design Accreditation, and has been submitted for bespoke assessment under BREEAM, for which it is expected to achieve a rating of 'Very Good'. In addition it has also achieved a Certificate of Merit in the NHIC 2009 Awards for outstanding development using recycled buildings.

### Procurement

The works were completed by Greenwich Council under a PPC2000 Partnering Contract.

### Summary

This is a flagship scheme and will contribute significantly to the Council's current overall target of 250 Extra-care Sheltered Housing Units. The remodelling has achieved an excellent end result and at a unit cost of construction which is significantly less than typical costs of new build Extra-care provision elsewhere.

The property benefits from a prominent location on a busy High Street and the external improvements have had a positive impact on the streetscape. Boundary alterations have improved security not only for Richard Neve House but also for the adjacent General Needs Housing.

The area has a substantial elderly population with strong local connections and demand for the accommodation from vulnerable and elderly residents is high. The remodelled flats and improved community facilities developed here will provide much needed accommodation and potentially a significant hub for the local community in an established building.