

Russell Timber Technology Case Study

The Greenway, Staines Road, By Catalyst Housing

Hounslow's Flagship Code 6 Sustainable Development (Job No. 21123)

Overview

The Greenway, Staines Road, Hounslow is Catalyst Housing's flagship sustainable development scheme and was designed from the outset to be kind to the environment.

The £5,000,000 zero carbon development was designed by MEPK Architects and built by Willmott Dixon Housing. The site was officially launched in November 2012 providing eighteen new homes as fourteen flats and four houses.



Built upon a former petrol station, the site was transformed into environmentally dwellings considerably enhancing the streetscape of the area. Through carefully planned energy saving and other innovative measures, The Greenway was the first small-scale development in London to simultaneously meet the highest standards in three key sustainability measures:

- The Mayor of London's Housing Design Guidelines
- Code 6 of the Code for Sustainable Homes
- The recently updated Lifetime Homes Standard



Engineering challenges on site were further enhanced by the proximity to the Heathrow Airport flight path, the noise of landing aircraft meaning residents could not be expected to open their windows. As a Willmott Dixon Category A Supply Chain sub-contractor, Russell Timber Tech's Timber Premium Performance Doors and Windows with 48mm triple glazing to achieve Acoustic protection of 38db and U-Values of 0.8, were used to meet the high demands of this project.



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Winter Gardens

Besides the Door and Windows solutions, Russell Timber Technology also designed, supplied and installed the Winter Gardens of The Greenway with products manufactured by Windor.

Awards

The Greenway has been widely recognised for its innovation and won 'Best Sustainable Scheme' at the 2013 National Housing Awards and 'Best Sustainable Smaller New Housing Project (fewer than 25 homes)' at the Sustainable Housing Awards.

It was also highly commended in three separate categories the 2013 Sustainable City Awards, voted 'Best Small Development' by the readers of First Time Buyer magazine and won a silver award at the Green Apple Awards.

Other Environmentally Friendly Technology:

Besides the Thermal and Acoustic performance of the RTT Windows and Doors, the building envelope of The Greenway is airtight and highly insulated to reduce the amount of energy required to heat it. The building incorporates many environmentally friendly features, including:

- Passive cooling systems comprising concrete ceilings cooled at night by embedded water pipes so concrete absorbs heat the next day.
- Photovoltaic panels to generate free electricity.
- Rainwater harvesting for flushing the 27 WCs present in the 18 homes.
- Ventilation from an MVHR system.
- Heating and hot water via a central biomass boiler using wood pellets from sustainable forests.

