

EDWARD WILLIAMS ARCHITECTS

Eco Living Award Winner & Innovation in delivery and design

Our final newsletter for 2023 focuses on two significant achievements. Our housing development in East London won the *Evening Standard Eco Building Award*, and it is also featured in the authoritative *Housing London* report on innovation in design and delivery. We look at this in more detail below.

In the meantime, our team has been super busy these last few months with an exciting new later living community project, and several residential projects are completing - just in time for the Christmas holidays! Both Laura and Edward have attended industry conferences and exhibitions, most significantly Edward at IHEEM in Manchester and Laura to the ULI C Conference in Copenhagen.

Evening Standard Eco Living Award Winner



Image from the Evening Standard 4th of September 2023 Issue

"They look beautiful, are run with environmentally friendly efficiency, and are cleverly designed to complement modern lifestyles." So said the judges of The Evening Standard New Homes Awards that

'recognise, celebrate, and commend innovation' the whole team at Edward Williams Architects were very hard to create exceptional and sustainable spaces for people who are looking for better, healthier, and greener lifestyles. The 2023 Eco Living Award is evidence of our success.

This brownfield regeneration of a disused car park delivered much-needed BTR homes in Stratford, East London. The apartments were designed to be innovative and sustainable, and to be built using modern methods of construction. Off-site prefabricated cross-laminated timber construction enabled the project to be built in a remarkably short time, with less noise than traditional construction methods, and with minimal disruption to the residents of the adjacent buildings.

The structure alone uses approximately 400m3 of timber which means that this project has captured and removed 400 tonnes of CO2 from the atmosphere. The edge-to-edge photovoltaic panelled pitched roofs are inclined to allow daylight into the existing ground floors, and with passive north facing panels and active south facing panels, on sunny days the PV panels can power 100 per cent of the communal demand.

The social value of the project was of vital importance for Newham's Sustainable Community Strategy 2010-2030. The development not only provides additional quality homes for the borough but, designed with a variety of tenants and their accessibility in mind, provides all residents with private terraces or balconies and access to shared amenities and garden spaces.

The final result: eco homes where the neighbouring residents come to hang out.

You can download the ES article [here](#).

The image shows a page from the Evening Standard newspaper. The main article is titled 'House-building champions raise the roof at our annual awards'. The text describes the winners of the Eco Living Award 2023, a project in Stratford, East London, which used cross-laminated timber construction. The article mentions that the structure alone uses approximately 400m3 of timber, capturing and removing 400 tonnes of CO2 from the atmosphere. It also notes that the project was of vital importance for Newham's Sustainable Community Strategy 2010-2030. The page includes several photographs of modern apartment interiors with large windows and outdoor spaces. On the right side, there is a 'SITESALES' advertisement with the text 'As headline sponsor we would like to congratulate all of this year's winners.' and contact information for SITESALES.

Page extract from the Evening Standard 4th of September 2023 Issue

Innovation in delivery and design



NLA Innovation in Delivery and Design Report cover

The build-to-rent (BTR) development also featured in the Housing Londoners report published by NLA this September. The report examines what architects are designing that will ‘innovate and enact positive change’ in the capital’s housing sector through the four key elements of affordability, quality of life, sustainability, and local benefit. It feels great to receive this recognition for our efforts!

The NLA report comes up with several interesting suggestions including a ‘citizen dashboard’ that would allow London communities to see what a local development would be delivering, enabling developers, architects, and planners to check that the housing really works for residents. We would have achieved a high score with our New Courtyard Housing in Stratford as local neighbours were very involved in the design process, and the new residents are extremely happy with their apartments. Peter Murray, the co-founder of NLA wrote in the report that “the build-to-rent sector is perhaps the most positive area of growth, although still a small part of the market”, so we are looking forward to designing many similar projects for London's residents.

You can download the report [here](#), see us at page 83.

New Courtyard Housing in Stratford

Chobham Rd, London E15, Newham

Status: **Built**
Completion: **2022**

Client: **Cliveden Land Ltd**
Architect: **Edward Williams Architects**

Landscape Architect: **Meeuwisen Muldoon**
Structural Engineer: **HRW Engineers**

Services Engineer: **DSA Engineers**

Contractor: **KF London**
Acoustic Consultant: **KP Acoustics**

Fire: **JGA Jeremy Gardner Associates**

Planning Consultant: **Michael Borough Associates**
CLT Specialists: **Canducci Group**

Metrics:

Upfront Embodied Carbon (A1-A5): 559 kgCO2/sqm

Life Cycle Embodied Carbon (all modules A-D): 996.7 kgCO2/sqm

Energy Use Intensity (heating, hot water, electricity): 45.7Wh/sqm/year

CO2 Emissions Intensity: 16.64kgCO2/sqm/year

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The new courtyard housing in Stratford, London, is an infill development of nine new flats in elegant, landscaped courtyard buildings. In line with the Sustainable Community Strategy 2010-2030, the development provides additional homes for Newham borough designed for a variety of tenants and their accessibility and needs. The scheme is innovative for:

Under-resourced communities:

Designing bespoke mews-like homes around landscaped courtyards created a haven for the tenants on a previously underused carpark site used for fly-tipping and crime. The courtyards form a secure space for the community's children and adults to play and gather with the addition of substantial landscaping and the reduction of car parking spaces. The creation of safe communal spaces was prioritised to cultivate social interaction and sense of belonging, testifying to how the development went above and beyond in providing good quality of life to under-resourced communities in Newham.

Operational carbon and energy management & circular economy:

Net zero carbon strategies were imbedded from early stages. Building on a brownfield site to provide modern homes and amenities enabled avoiding any demolition or construction on greenfield sites. The housing was designed to be built in cross-laminated timber (CLT) structure

through a DiMA approach and included edge-to-edge PV panelled on the pitched roofs to marry high performance with stunning aesthetic. The whole dry construction is demountable and reusable in case of demolition. The One Click analysis done gave a carbon result very similar to retrofit per sqm during construction. In operation the early strategic decisions resulted alignment with LETI and RIBA Good Practice 2020.

Minimise disruption to communities:

A seamless few weeks on-site assembly followed the decision to use CLT structure. This also addressed the community's significant noise concern. The project is a result of addressing the concerns and aspirations of the community.

"The prefabricated buildings were constructed in a short time with minimal disruption to neighbourhood. By creating intimate landscaped courtyards in the underused carpark, the development contributes to the security and greening of the area."

Laura Carrara-Cagni, Director, EWA



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Page extract from the NLA Innovation in Delivery and Design Report

IHEEM Healthcare Estates conference 2023



View of the IHEEM conference hall

In October Edward attended the Healthcare Estates 2023 conference in Manchester, organised by IHEEM. A highlight of the two days was Governance, Assurance & Compliance of the Healthcare Estate and Infrastructure, a talk which drew attention to the key issues around decarbonisation, the NHS Estate and the challenges involved; such as the high capital investment required (e.g. simply insulating existing buildings is a huge task), the extra electrical infrastructure needed, and revenue funding in order to operate new energy sources. The presentation was delivered jointly by Julie Critchley, Director of NHS

Scotland Assure, Simon Corben, Director and Head of Profession, NHS Estates and Stuart Douglas, Director of NHS Wales Shared Services Partnership who gave a high level insight into the challenges ahead. Architects Wallsz and DIRT gave a talk about their prefabricated wall panel systems which include full services integration. The system's impressive and timesaving modular flexibility makes it of interest for future healthcare projects.

ULI C-Change Summit in Copenhagen



The conference award dinner

As a director of Edward Williams Architects, and an experienced healthcare architect, Laura feels very strongly that community value should be the starting point for all healthcare designs.

On her appointment as co-chair of the Life Science & Healthcare Product Council for ULI Europe she said "New healthcare and life science facilities should be designed as human-centred, both for those who enter the buildings and for those who live in the community. At its best, this requires efficient and elegant forms and material choices for buildings that are open and transparent, and based on clear, simple, ideas, honestly expressed. It ensures sustainable, long-lasting design that supports function for the environment and everyone who encounters the buildings, both inside and out. It creates opportunities for regeneration and transforms thinking about what is possible This is what we do."

In October Laura attended the ULI Europe C Change Summit in Copenhagen to exchange much needed knowledge, champion innovation, and challenge barriers to accelerate property sector decarbonisation for a better future. The conference was followed by an Award Dinner in the elegant Moltke's Palace. The next day Danish architectural firm 3XN kindly invited the Product Council to their beautiful waterside offices where Laura spoke about Hospitals for the Future and Simone Santi from Lendlease, Simon Chinn, the Vice President, Research & Advisory Services of ULI, and Lasse Lind, Head of Sustainability at 3XN delivered very interesting talks.

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