



## Case Studies

### Nightingale Estate, Hackney, London

**The Millennium Plus project which is being developed by Southern Housing Group and built by Countryside Properties is one of the earliest pioneers of modern methods of construction. It uses the Dutch Tunnel Form of Construction with prefabricated external wall and roof panels.**

The project will provide circa 1,000 new mixed tenure homes over 11 phases. In conjunction with extensive levels of resident participation this development has set new construction standards and methods of procurement. Each home benefits from increased space standards, an “open building” design, “rooms in the roof” and high levels of noise and thermal insulation. There are also significant reductions in water consumption, reduction in CO2 emissions, the use of sustainable and recyclable materials and a focus on reducing defects and waste during construction. These combined benefits have seen significant improvements in resident comfort and reductions in utility bills.

The community have benefited greatly from the regeneration including access to a Community Development Fund which was set up by Southern Housing Foundation, part of Southern Housing Group, and Countryside Properties at the beginning of the project.



#### Partners

- Southern Housing Group
- Countryside Properties

#### Consultants

- Architects: Watkins Grey International
- Employers Agent: Philip Pank Partnership
- Structural/Civil Engineer: Brand Leonard

