

# Old Bill Court (Peel Place) – Shooters Hill

## Background

Old Bill Court (Peel Place) is a stylish new 35-home development at the old Shooters Hill police station site on the corner of Well Hall Road and Shooters Hill, in the London Borough of Greenwich.

The development is located at a key point in the Woolwich Common Conservation Area and the original Edwardian police station building is locally listed. The development has replaced the more recent additions, such as garages and former dog kennels, with three high-quality modern buildings.

The £8.5 million development has been designed by Alan Camp Architects to create four three-bedroom houses, and 31 one, two and three-bedroom apartments. This mixed tenure scheme has been designed to preserve the police station buildings -- an important original landmark -- while enhancing the environment around them.



## Features

Old Bill Court is a conversion of the two original Police Station buildings with the addition of three new buildings. The two dominant materials are the yellow stock and the red stock brickwork to the former police station buildings. Yellow brickwork is continued along Shooters Hill Road and the town houses compliment the existing Edwardian Police Station.

A further block is reminiscent of the red brickwork of the original Police Station, with a dark grey slate mansard roof between the feature bays. The new railings formed in

black metal compliment the existing cast iron features and are both functional and aesthetically pleasing.



In the residential conversion the original single glazed windows were retained either through refurbishment or replacement with like-for-like. A total of 128 secondary glazing panes were produced in a number of styles, including sliding and hinged, to provide improved thermal insulation and protection against outdoor noise. High ceilings are also

retained within the conversion and are continued into the additional new buildings adding to the ambience of the historic site.

Residents benefit from on site gated parking with the majority having the additional advantage of using fully independent parking stacker units. A cycle store is located on the development to encourage residents to use greener modes of transport.



Wheelchair accessible flats are located alongside the parking to ensure level access to the property. The wheelchair apartments conform to the Greenwich Wheelchair Standards. These flats are provided with level front and rear gardens and generally overlook Eltham Common to the South East and private gardens to the North.

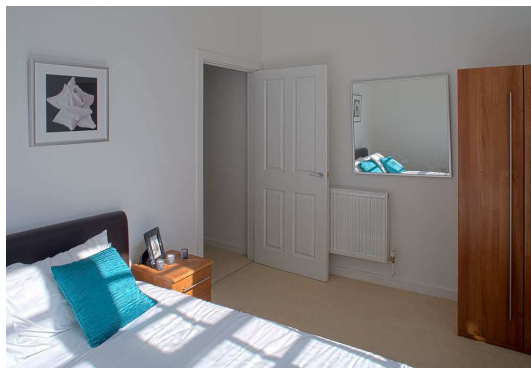
The courtyard ensures natural surveillance of the site. The use of secure entrances and well lit communal areas around the building perimeter ensure the safety of the residents. The scheme design incorporates:

- Secure site entrance gates
- Comprehensive external lighting
- Coded entry to block entrances

- Secure brickwork and fenced wall to boundaries
- Natural passive surveillance of the site layout with ‘courtyard’ building configuration.
- Communal gardens, incorporating mature trees that exist on the site, and hard landscaping.

Each flat in the new buildings benefits from outdoor space overlooking Eltham Common, and efforts were made to provide roof terraces where possible. This is in addition to the courtyard space located between the existing and new buildings.

The development also gains from increased thermal insulation throughout and as a result has scored an average Energy Efficiency Rating of 80. Photovoltaic Panels are also being added to the development to supplement the electricity used by the residents and to reduce the overall carbon footprint of Old Bill Court.



## **Result**

A full 100% of the General Needs accommodation was occupied within the first week from handover, with 95% of all NBHB apartments occupied within the first two months and all Outright Sale units occupied within six months of the handover date. This proved that with the right product and marketing, success can be achieved even in today’s challenging market.