



The logo for the BuildingFutures Awards 2011. It features a silhouette of a city skyline at the top. Below it, the words "BuildingFutures" are written in a sans-serif font, with "Building" in green and "Futures" in grey. Underneath that, the word "AWARDS" is written in large, bold, green capital letters. At the bottom, the year "2011" is written in large, bold, grey capital letters.

- Award Category:** Design Excellence
- Project:** Cotney Croft and Peartree Way, Stevenage
- Client:** Home Group Ltd
- Project Team:** Baily Garner LLP



In 2007, Stevenage Borough Council launched a project to transform two derelict sites, Cotney Croft and Peartree Way, to create distinctive and contemporary low carbon housing for social rent. Designed by Home Group Ltd and architects Baily Garner, the main aim was to develop eight houses to enable residents to lead sustainable lifestyles and benefit from reduced fuel bills, whilst also creating a blueprint for other homes in the

future.

The houses have been designed to the highest principles of sustainable construction and performance - not only to help the economic stability of the residents, but also to create awareness amongst the residents of their impact on the environment. The project has been immensely successful with one of the homes being among the first in the country to achieve the coveted Code Level 6 of the Code for Sustainable Homes. All the other houses have achieved an impressive Code Level 5.

Completed in March 2011 each house has a monopitch roof tilted towards the south with integrated solar photovoltaic (PV) roof tiles. The electricity generated by the photovoltaics will meet most of the residents' energy demands. Each house has touch screen monitors enabling residents to monitor energy generation and consumption within their homes.

The homes comply with Lifetime Homes Standards and are highly airtight. They also feature a high efficiency whole house mechanical ventilation with heat recovery system (MVHR), whereby the fresh incoming air recoups the heat from the extracted air.

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The properties have a Sustainable Drainage System (SUDS) with underground rainwater harvesting tanks to flush WCs and all materials were responsibly sourced and wherever possible, were recycled during construction.

These houses enable families to lead sustainable lifestyles, whilst providing a body of research on energy production and use from the photovoltaic tiles.

Judges comments:

“This development is hugely impressive. It was clear from the entry that when it came to environmental impact and creating houses for the future, no detail was overlooked. The on-going monitoring of energy use and production from the photovoltaic tiles and occupant interaction with the technologies is particularly impressive. The design and build of these houses should be taken as a masterclass in the future of social housing and how our industry adapts to the Government imposed carbon reduction targets.”

“The judges were impressed with the development’s ability to balance dual considerations; to provide cheaper energy for residents whilst providing the means for people to live sustainably. These residential homes have proved to be very successful and will provide a template for similar developments in the future.”