

BuildingFutures
AWARDS
2011

Award Category: Outstanding Commitment to Adapt to a Changing Climate

Project: Temple Court, Baldock

Client: North Hertfordshire Homes

Project Team: Kyle Smart Associates Ltd



Completed in November 2010, the brief for the Temple Court development was simple: to create state of the art Flexi-Care accommodation for older people living in an outdated building, whilst also providing affordable family housing with mixed tenures in the area. In addition, the brief stipulated that the new development had to provide a long term sustainable community, both socially and environmentally, and the design had to be of the highest quality.

In order to achieve this, Kyle Smart Associates Ltd worked in partnership with the existing residents, the local community, planners and other stakeholders. In total, the site now boasts 36 Flexi-Care flats for older people, eight flats and 24 affordable houses – creating a sustainable and balanced community.

All the flats and houses on the site have been designed to Lifetime Homes Standards. Larger structures have room for lifts to be installed at a later date. Knock-out panels allow for additional doors to be hung. The attic spaces of some two bedroom houses have trusses installed, making it easier for a bedroom to be added. All these design features offer greater versatility for present and future occupiers.

Within the Flexi-Care flats complex, communal facilities are designed to encourage interaction within wide spaces, located so people always pass one on their way to their flat. Laundry, internet and hobby rooms, as well as bathing spas on each floor are available for use by all residents. Most public areas such as the dining room, Winter Garden and health and beauty treatment rooms are also open to older people in the wider community. The building is not only at the heart of the development, it also provides a hub for the local community.

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The whole development of 68 flats and houses, achieves Code Level 4 of the Code for Sustainable Homes, meaning it generates at least a 44% saving on CO2 emissions over and above those set out in standard building regulation requirements. The houses and flats are also orientated to the south to maximise the efficiency of the photovoltaic panels, and where possible, large areas of glazing have been provided on south-facing elevations to maximise passive solar gain.

The Flexi-Care flats are powered by a combined heat and power plant (CHP) generating electricity and providing heating and hot water to the flats and communal spaces. Green sedum roofs have been planted on flat roof areas, helping with surface water attenuation as well as encouraging biodiversity. Sustainable drainage systems combined with flow restrictions, aerated taps, dual flush toilets and water butts will ensure that the long term water usage of the development is reduced.

Judges comments:

“Temple Court is a development that has considerable longevity in respect to its social and environmental sustainability. With its use of new sustainable technologies, versatile and future proof design features and innovative positioning of social spaces, this residential scheme is definitely a blueprint for future developments of its kind.”