



HERTFORDSHIRE
BUILDING CONTROL



Award Category: Most Sustainable Construction sponsored by Willmott Dixon

Project: Johnson Court, West Dene

Client: Hastoe Housing Association

Architect: DP Architects



1-4 Johnson Court at West Dene is a development of four 2-bed units for Hastoe Housing Association. Constructed to the ultra-low energy PassivHaus Energy Standard, the houses include ultra-insulated walls, high levels of air tightness, triple glazing and solar panels, making energy costs just £200 a year. Each house is fitted with a mechanical Heat and Ventilation Recovery Unit, which filters the air to remove pollution, pollen and mould spores, increasing air purity and reducing instances of hay fever and asthma. Built on a derelict garage site, these high energy

efficient dwellings have transformed the area, offering affordable, contemporary rural housing.

Judges comments:

“Johnson Court is a very well-considered and designed terrace of affordable houses with innovative use of space and minimal environmental impact. It is a good example of how an RSL has adopted the PassivHaus Standard. When it was first introduced into the UK just over 10 years ago, the PassivHaus Standard was viewed by many developers as overly challenging and prohibitively expensive. Hastoe Housing Association has demonstrated that this is not the case and ultra-low energy homes can be built at an affordable price, to provide minimal energy bills for the tenants.”