

**Woodbourne  
Gardens,  
Wallington, Surrey**



### **Affordable social housing prototype tough on energy consumption (02/05/07)**

Lee Evans Partnership has just completed Woodbourne Gardens in Wallington, Surrey, Bourne Housing Society's latest model for affordable sustainable social housing. The new scheme, comprising of 5 terraced 3-bedroom dwellings, fine-tunes Bourne Housing Society's successful Coniston Court prototype unveiled last year. It delivers 4 star eco-rated accommodation which achieves not only the coveted highest BRE Ecohomes rating of 'excellent' but also meets 'Lifetime Homes' standards offering the building industry a highly feasible blueprint for future social housing. As Chief Executive of Bourne Housing Society, Ed Walters explains, 'This development continues our aim of providing well designed homes that meet high standards of energy efficiency. Residents now and in the future will rely on the Society to ensure that the comfort of their home is better able to withstand whatever happens to energy prices throughout the 21<sup>st</sup>.century.'

Located within an area of predominantly social housing, the scheme also meets Secured by Design standards and has created a safer and more secure environment for existing residents transforming a frequently vandalised area into an attractive, open streetscape. Its design focuses on reducing running costs for tenants and provides low energy use and insulation levels in the region of 15% beyond the requirements of the Building Regulations. The real achievement of the scheme is the successful combination of a challenging eco specification with the exacting 'Lifetime Homes' standards which embrace the need for flexible changing space.

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**Photograph by Robert Greshoff**