



The Architecture Centre

## Seldown Eco Village Poole, Dorset

### Notable design features

- On-site car club reduces the need to own a car on site and provides two electric vehicles
- Lockable storage for 172 bicycles
- Solar water heating
- High standards of insulation reduce heating bills
- Large, south facing windows provide daylight & solar warmth
- Water butts collect rain water for use in the garden



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This affordable housing scheme in the centre of Poole was developed by Western Challenge Housing Association in partnership with the Borough of Poole. Their aim was to encompass both affordable and sustainable housing and provide a model for good practice locally and nationally.

### Project description

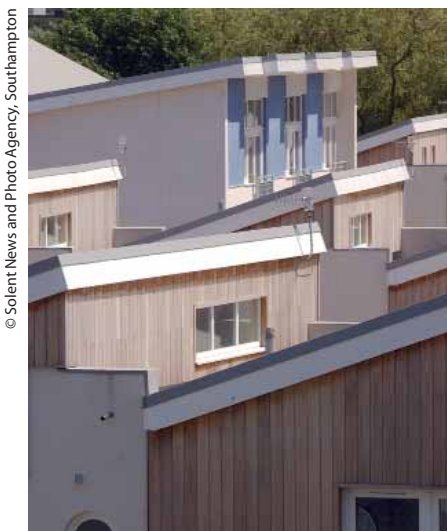
Seldown Eco Village provides 86 new flats and houses on a previously redundant 2.9 acre site. All are affordable. Ten are reserved for key workers. Completed in November 2004, this was the first housing on the south coast to achieve an EcoHomes 'Excellent' rating,

For most of the partners involved, this was their first experience of developing housing to comply with EcoHomes Assessment. They engaged an EcoHomes assessor early on in the process and used the Sustainability Works online software package (developed by the Housing Corporation and others: [www.sustainabilityworks.org.uk](http://www.sustainabilityworks.org.uk)) to inform the process. Due to budgetary constraints some features such as sedum roofs and a Combined Heat and Power system had to be dropped.

As well as stipulating a range of sustainability measures Poole Borough Council required that the design of the development should be both 'contemporary urban' and reflect the character and heritage of the town.

The housing scheme has a pedestrian focus, allowing just 60 car parking spaces for the development. A permit for a parking space is required, with owners of greener vehicles (electric/hybrid) paying half the normal rate. Power points have also been incorporated for owners of electric or hybrid cars and there is a car club in place.

The local community was involved in the design, right from the early concept stage. Monthly meetings were held where local residents put forward their design ideas and discussed the eco-friendly aspects of the build.



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## Seldown Eco Village, Poole, Dorset 2008

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### Comment

“The Borough of Poole originally owned the site and wanted to set the tone and send a message to commercial developers that environmental measures were a necessary and achievable part of any redevelopment. Seldown Park is a true partnership project and this award signifies its importance in ground breaking sustainable development.”

Rob Webber, Managing Director of Western Challenge

### Essential data

Location  
Poole, Dorset

Construction period  
Completed November 2004

Project team  
Developer: Western Challenge Housing Association  
Architect: SMC Charter Architects  
Timber Frame: Southern Timber Frame  
Roofing: Protan  
Water heating: Solartwin

Client  
Spinnaker Housing Group and Poole Borough Council

Cost  
Building cost per sq m: £1,249

Awards  
Poole Pride of Place Awards:  
Sustainability Prize  
National Housing Excellence Awards (2006): Best Affordable Housing Scheme  
RTPI Planning Achievement Awards:  
Commendations

BREEAM rating  
EcoHomes rating 'Excellent'

### Further information

Western Challenge Housing Association:  
[www.spectrumhousing.co.uk/westernchallenge](http://www.spectrumhousing.co.uk/westernchallenge)

Sowartin solar heating systems case study:  
[www.solartwinprojects.com/seldown](http://www.solartwinprojects.com/seldown)

Borough of Poole:  
[www.poole.gov.uk](http://www.poole.gov.uk)



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