



# IMBER CROSS, THAMES DITTON

After consultation with the residents, twelve stunning new eco-homes have replaced the six old bungalows at Imber Cross in Thames Ditton.

Completed in June, the 2 x three bedroom and 10 x two bedroom apartments all offer en-suite bathrooms and outdoor space, set in landscaped grounds in an attractive residential location, close to local shops and main line station. All twelve homes are let on social rents, which are based at around 40% of current market rents for the area.

Three of our residents, who lived in the old bungalows, have now moved back into their new homes, which have been adapted to be more suitable for them and easier to live in. Additional bespoke elements have been installed in every ground floor apartment, according to each resident's individual needs.

## Quick Facts

Rosemary Simmons in partnership with Elmbridge Borough Council

**Scheme:** 12 apartments for social rent

**Cost:** £2.3million (£300,000 funding provided by Elmbridge Borough Council)

**Architects:** Haines Phillips

**Contractor:** W Stirling Ltd

### **Design features:**

- Code for Sustainable Homes (CfSH) Level 4
- Air Source Heat Pumps absorb heat from the outside air to use in homes
- Solar Thermal Heating from roof panels supplies hot water
- Mechanical Ventilation Systems with Heat Recovery uses warm air from bathrooms and kitchens to heat fresh air to other rooms
- Highly Insulated External Fabric ensure air tightness levels reduce CO<sub>2</sub> emissions and energy costs.



## FUTURE-PROOFED INDEPENDENCE

### Residents' story: The Sewell family

The Sewell family had been looking to exchange their beloved house in Surbiton after the progression of their son's Muscular Dystrophy meant that he was no longer able to climb the stairs. It is a condition that leads to an increasing level of disability, so it was vital that the family found somewhere that could be adapted to Harry's needs as he gets older.

Rosemary Simmons offered them a three bedroom ground floor apartment at Imber Cross. It could not have been more suitable; offering the family the space and accessibility that Harry needs, while allowing him and his sister, Angel, to remain in the same area, near their friends and school.

Clare Sewell, Harry's mother, said: "The home is perfect for when Harry's condition progresses. It even includes a wetroom that he can use on his own without having to rely on our help, and has remote controlled windows and electric doors that he will be able to open and close himself." She has been overjoyed by the service she has received from Rosemary Simmons, "I am so, so grateful. I just think everyone at Rosemary Simmons are lovely; I think they're amazing. They are definitely the nicest housing association I've ever dealt with."



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