

Notes from HAB Presentation 21 Feb 2017

They follow the ten principles of One Planet Living.

They take a holistic view so we are ecologic and community focussed

The site

Prefer to build on brownfield because “greenfield” farmland doesn’t have much living on it, whereas ‘brownfield’ is rich in ecology.

HAB aims to increase ecology:

- Relocated slow worms during construction period
- Swift nest box – solar panel powered swift screens
- Swift bricks in houses

The Loveden Fields site is 8 hectares of which they are developing two, the rest is doubling the size of Evesley Park; it will be half for football, the other half for allotments, orchard, play space, and a running track all round the edge.

The land will be handed to the parish council, with a deed of dedication with “Fields in Trust” (aka the National Playing Fields Association).

Walking routes to park. On edge of SDNP, so sensitive views, so flat roofed uses.

The housing

Overall approach:

- Fabric first – more than Building Regs
- Code 4
- Triple-glazing
- Good air tightness - Building Regs require 4-5 air permeability, HAB is hitting 2.5 (better).
- MVHR & DVHR (demand controlled ventilation and heat recovery)

They do not aim at Passivhaus because of aesthetics

40% affordable housing (20 houses) – flats and smaller houses – with Radian Housing (RSL), a mix of affordable rent and shared ownership.

They try to engage with the local community and potential purchasers - try to sell early, then people can choose layouts, number of bedrooms, en suites, finishes, colours etc. – a bridge between self-build and buying. And also saves stamp duty – purchasers buy the site and a “golden brick”, then have a contract with HAB to build the home. The 3bedroom homes are aimed at downsizers.

Timber-framed housing; the frame comes to the site in kits. The least work you do on site, the better quality e.g. u-values, tight fitting. They want to move as much as possible to off-site construction methods and modular building.

High ceilings, large windows – no need to have lights on unless it’s dark outside. All windows are triple glazed.

Energy

They aim by 2020 to be “net energy positive” i.e. produces more energy than uses over a year (‘regulated’ energy).

Use GB sol integrated PV panels to deliver 220kw on the site overall. Because it's a sensitive site, they had to be very careful what roofs look like round edge.

They are working towards a community ESCO (Energy Supply Company), owned by the residents of Loveden Fields. This will be a mini-electricity network. The electricity from PV feeds communal battery storage (Tesla batteries). That energy is fed back to residents who choose it as their energy supply. So they don't export to the national electricity grid at midday when people aren't at home but PV is at its highest. This will be backed-up from the grid purchased from Good Energy. So residents can get lower cost electricity and 100% renewable energy and community control.

Micro-grid technology is key to the transition to net energy positive.

They may need communal air-source or ground-sourced heat pumps in other developments, if they can get the tariff.

These notes were taken by WinACC and have not been checked by HAB for accuracy.