



## Site Visit to One Brighton, Crest Nicholson BioRegional Quintain ("CNBQ") and Spring Fields, Chalk Hill Contemporary Homes

**30 September 2008, 13.00 - 17.30**

Meet Brighton Station 12.45, return to Guildford Station 17.30



*One Brighton, under construction (left), Springfields, Ifold, Artists Impression (right)*

### Background

This event is one of three site visits planned for GHA members in September and October 08. On 30<sup>th</sup> September we will visit One Brighton, developed in association with Crest Nicholson BioRegional Quintain (CNBQ) – and then on to Spring Fields in Ifold, West Sussex, developed by Chalk Hill Contemporary Homes.

One Brighton comprises two blocks of 11 and 9 storeys with 172 homes (eco-studios, 1-bed, 2-bed and 3-bed units), around 1,000 m<sup>2</sup> of community space, and approximately 1,200m<sup>2</sup> of commercial/office space. It has been designed, specified, and is being built under the One Planet Living<sup>®</sup> principles; and has achieved an EcoHomes (version 2005) 'Excellent' rating.

We also will visit a project developed by Chalk Hill, which was founded in 2004 for one reason: to offer families a genuinely different choice of homes where environmental concerns are a priority from the offset. With triple glazing, MVHR, underfloor zoned heating and GSH pump, the homes offer quality low carbon living.

First and foremost the event will provide an opportunity to visit sustainable homes that are under construction or were recently completed. The combination of presentations and site tours will explore:

- How have alternative building systems and materials been used?
- How has this affected skills and methods of contracting on site?
- What lessons have been learned from procurement and site practice?
- What impact has this had on waste, money and building performance?

At this GHA event we'll be investigating how the developers have adapted their construction processes to deliver sustainable housing. The event will also include short presentations on the use of new building systems and materials, how these can be insured and incorporated into developments, and the approaches being adopted to monitor performance.

To book a place at this event please email Lilja:  
[info@goodhomes.org.uk](mailto:info@goodhomes.org.uk)

Free for GHA members, £58.75 (inc VAT) for non members

## Programme

- 12.45 Meet Brighton Station – walk to site.
- 13:00 Arrival and lunch at CNBQ site office, One Brighton, Brighton
- 13.30 Presentation: about the One Brighton development  
*CNBQ representative, Daniel Viliesid, Sustainability Integrator*

The development has been designed to be Zero Carbon through a combination of good thermal design and on- and off-site renewable generation technologies; including a central biomass boiler to provide space heating and hot water, on-site photovoltaic panels and electricity from new capacity REGO-certified sources. The energy demand has also been reduced with a very highly thermally efficient building envelope, energy efficient lights, fittings and appliances.

The impact of the entire build has been minimised: The lean concrete frame uses high recycled steel reinforcement, 50% cement replacement [Ground Granulated Blastfurnace Slag – GGBS] and 100% recycled or secondary aggregate. This material is a by-product of the china clay industry and was previously part of the waste stream.

**Daniel will discuss the design and construction issues at this busy site. The targets are Zero Carbon Targets:**

- + Net zero carbon development in use
- + Space heating demands < 30 kWh/m2/annum
- + Hot water < 45 kWh/m2/annum
- + Electrical consumption < 45 kWh/m2/annum
- + U values 40% above building regulations
- + Walls U - Value 0.21 W/m2k
- + Windows Overall U - Value 0.14 W/m2k
- + Target Air tightness 5m3/hour/m2 @50pa
- + Low energy lighting and appliances, drying spaces and good daylighting
- + Monitoring through an ESCO – energy services company

- 14.00 Tour of site

- 15.00 Bus to Spring Fields, Ifold, Chalk Hill

6 individual homes which should all achieve at least CSH Level 3. Zoned underfloor heating is supplied by ground source heat pumps operating at up to 380 per cent efficiency, with no onsite carbon emissions and no fuel-deliveries required. Triple-glazed, argon-filled, timber windows, high levels of insulation and air-tightness ensure minimum necessity for heating, while Mechanical Heat Recovery Ventilation ensures healthy air quality throughout. Low energy lighting and appliances, fittings to reduce water consumption and rainwater collection further reduce water and energy requirements.

- 16.00 Presentation: about the Chalk Hill development  
**Chris Agace, Director, Chalk-Hill Contemporary Homes**

- 17.30 Transport provided back to Guildford Railway Station

## Who should attend?

GHA members, developers and housebuilders, who are interested in seeing how the planning, procurement and design of sustainable homes affects aspects of building systems and construction on site. The event will also be of interest to those in the region with an interesting in seeing different examples of sustainable housing delivered in practice.

The information will be shared through presentations and informally. This will include the developers and their teams explaining how sustainable homes have become the core focus for their business. For this event we particularly welcome other developers who are interested in joining the Good Homes Alliance.

## Other forthcoming GHA Events in 2008

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|---------------------------------------------|--------------------------------------------------------------------|
| 16 <sup>th</sup> Sept 2008                  | Site Visit 1 – Swan Country Homes: Restormel, St Austell, Cornwall |
| 18 <sup>th</sup> Sept 2008                  | Site visit 2 – Ecos Homes: Great Bow Yard and Stawell, Somerset.   |
| 16 <sup>th</sup> &17 <sup>th</sup> Oct 2008 | 2 day Masterclass for developers, Oxford                           |