

Mr Richard Beevers
Avant Homes
Unit 2 Mariner Court,
Peel Avenue
Durkar,
Wakefield
WF4 3FL

22nd November 2019

Dear Richard,

Lidgett Lane, Pilley – Energy Reduction.

This letter has been prepared by the FES group on behalf of Avant Homes to accompany the planning application for the proposed development known as Lidgett Lane, Pilley. The development proposals will see the construction of 48 new dwellings, consisting of detached dwellings.

This letter reviews the proposed energy and carbon reduction strategy advanced by Avant Homes within the context of local and national planning policy.

The report previously provided had been prepared to accompany the planning application for the proposed development known as Lidgett Lane, Pilley detailed the developments commit to sustainable design and a fabric first approach to energy and carbon reduction. This approach is to be maintained by Avant Homes.

This document has been prepared to detail the fabric first reduction in CO2 emissions and Energy represented by the Avant Homes Construction Specification and House Type range.

Avant Homes Preferred Strategy is proposing to go over and above the requirements of Building Regulations due to the use of improved fabric and services specification. In line with best practice the proposed energy strategy for Lidgett Lane, Pilley will adhere to the principles of the Energy Hierarchy.

- Be Lean – reduce the need for energy.
- Be Clean – supply and use energy in the most efficient manner.
- Be Green – supply energy from renewable sources.

The enhanced specification is confirmed below and shows a far more beneficial specification has been proposed by Avant Homes for this development as opposed to the standard requirements of Part L 2013.

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Table 1 – Enhanced Specification Summary & Comparison

Element	Part L 2013	Enhanced Specification
Wall	0.30W/m ² K	0.22 W/m ² K
Roof	0.20W/m ² K	0.11 W/m ² K
Floor	0.25W/m ² K	0.15 W/m ² K
Glazing & Doors	2.00W/m ² K	1.30 W/m ² K
Air Test	10m ³ /h.m ² at 50Pa	5m ³ /h.m ² at 50Pa

- Avant Homes Yorkshire have adopted the APA Constructive Details. These reduce thermal bridging throughout junctions and penetrations through the building fabric, typically producing a dwelling Y-value of between 0.03 and 0.06, these equal approximately a 60% improvement over the Governments ACD details.
- Efficient independent heating systems will be provided, with time and temperature zone control and delayed start thermostats. These will allow the eventual occupants to exercise maximum control over their heating system and thus reduce energy consumption.
- Energy efficient lamps will be installed in each light fitting.
- Water consumption is now included in the calculation of a property's energy consumption. Thus each property will adhere to the requirements of Approved Document G– maximum internal water consumption of 125 litres per person per day.

The proposed Energy Strategy put forward in reports previously prepared on behalf of Avant Homes shows the proposed fabric and building services specification will permanently reduce emissions by 3/5% and the proposed energy demand by 6/8%.

All faith should be maintained that the preferred energy strategy adheres to the principles and aspirations of sustainable design and construction as advanced by national and local government and the house building industry. We therefore recommend the adoption of the preferred energy strategy from Avant Homes by the local council.

Should you wish to discuss this, or any other matter please don't hesitate to contact me.

Yours Sincerely



Paul Bainbridge
Associate Director

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