



## £8M Century Court, Hackney, London

### Client

Newlon Housing Association

### Duration

2008-2011

### Value

£8M

### Services

M&E Design Engineer  
Rights to Light Surveyor  
Party Wall Surveyor  
Code Assessor  
CDMC

### Contract

JCT 98

### Funding

Internal

### Sustainability

Code Level 3, BREEAM  
'Very Good'

calfordseaden worked with Newlon Housing Association and Mansells to complete this new build extra care facility. 86 Mount Pleasant comprises of 40 one and two bedroom extra care flats designed and completed to Code Level 3, BREEAM 'Very Good' and the London Plan 2009.

calfordseaden's M&E and Sustainability team undertook the following services:

1. Energy and Sustainability for the development.
2. M&E Design from stages D – L.
3. Code for Sustainable Homes Assessments.
4. SAP Assessments.

calfordseaden was engaged from the early stages to review the Energy and M&E strategy for the scheme. An options appraisal was developed for a range of solutions including Photovoltaic Panels (PV), Biomass heating and hot water, Air Source Heat Pumps (ASHP) and a communal heating and hot water system.

The options appraisal was fully reviewed with the Design and Client Team and submitted at an early stage for planning consideration. This coordinated approach eliminated areas not acceptable to either the planners or the client at the early stage, and provided a robust strategy at the application phase.

Throughout the scheme calfordseaden worked with the Constructor and Client to ensure the project ran smoothly through the construction process, giving design information to the M&E Sub-contractor when required. We also worked continuously with the Client to help with the set-up of the FiTs tariff (feed in tariff) for the PV panels.

Throughout the scheme value for money and on-going maintenance was key to the design. The use of a communal system and low maintenance PV was the most effective solution for the scheme.

