



£11M Digby Road, Hackney

Client

Archer Hoblin and
Network Housing

Duration

2009 - 2012

Value

£11M

Services

M&E Engineer
Code Assessor
SAP Assessor

Contract

Design & Build

Funding

HCA Grant

Sustainability

Code Level 3

Phased regeneration project on a constrained infill site delivering 97 high quality affordable flats in a mix of 1, 2 and 3 bedrooms across 5-13 storeys, with a high level of ecology including communal gardens, green roofs and the UK's highest Green Wall installation.

Our early appointment allowed us to work collaboratively with the Registered Provider and Contractor to review the Energy and M&E Strategy for the scheme. By adopting a coordinated approach from the outset we were able to eliminate areas that would be unacceptable to the Planners and the Client early on. We developed an options appraisal based on a strong resident first approach that, explored a range of solutions including biomass heating and hot water, air source heat pumps (ASHP) and a communal heating and hot water system linked with photovoltaic panels. This appraisal was fully reviewed with the Design and Client Team and provided a robust strategy for early submission for Planning consideration.

The final design incorporated a communal heating and hot water system delivered by a central biomass boiler fuelled with pellets from an adjacent store. This option was selected as there was insufficient roof space to accommodate a meaningful PV option and also to address the Planners' requirement for a communal approach to the energy strategy.

We assisted our Client to procure a Contract Energy Management Company to oversee metering and billing and manage site energy use and maintenance of the biomass system. We worked closely with stakeholders to engender an understanding of the requirements for running a biomass system and organised site visits to review systems in-situ, allowing an informed decision to be made on the most effective method to deliver all-round benefits.

Our involvement also assisted the RP to prepare for the Renewable Heat Incentive to ensure maximum benefit would be achieved and to create revenue to help off-set biomass maintenance bills and running costs for residents.

