



Blackwell Farm Road

Sustainability Statement

Our Reference A1004

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1.0 REVISION SHEET

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3.0 INTRODUCTION

3.1 INTRODUCTION TO DEVELOPMENTS

Kench Consultants have been instructed to prepare an Energy Statement for the proposed residential development at **Blackwell Farm Road**, the proposed development comprises of the construction of 10 new residential homes.

The plan of the proposed development can be seen in Figure 1 below.



Figure 1: Proposed Site plan

This statement will demonstrate how different design measures incorporated would affect the sustainability of the new development and make the home adaptable to predicted climate change scenarios in the future.

4.0 PLANNING CONDITION

The development shall be carried out in accordance with the Sustainability Statement submitted as part of the approved planning application ref: DM/20/1333. This report has been written to satisfy condition 18 (following S73 DM/25/16/2 – Previously condition 17 under the original planning approval):

Condition 18:

The development shall be carried out in accordance with the Sustainability Statement submitted as part of the application ref: DM/20/1333. On completion of the development, an independent final report shall be prepared and submitted to the Local Planning Authority to demonstrate that the proposals in the Statement have been implemented.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with the NPPF requirements, Policies DP26 and DP39 of the Mid Sussex District Plan and Policy EG13 of the East Grinstead Neighbourhood Plan.

The Sustainability Statement was included in Section 6 of the Design & Access Statement Revision B, dated January 2020.

The following sustainability related planning policies are applicable to this development:

DP39: Sustainable Design and Construction

Strategic objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change. Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study, Mid Sussex Sustainable Energy Study.

All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience

5.0 METHODOLOGY

The methodology that has been applied in this report is as follows:

1. Prepare baseline energy calculations for the site based on a Part L 2021 compliant construction specification designed for the development.
2. From the baseline energy calculations, the predicted energy demand for the development in kWh/year and the expected CO2 emissions in kgCO2/year for the site can be established.
3. **BE LEAN:** Apply energy-efficient design principles (improved fabric specification) to reduce the site's energy demand and CO2 emissions. Prepare energy calculations using the improved fabric specification.
4. **BE CLEAN:** Explore opportunities to improve the building services and increase the efficiency of energy delivery to the dwelling.
5. **BE GREEN:** Conduct a renewable energy feasibility study to ascertain which LZC technologies would suit the development and verify the impact of introducing different technologies.
6. Establish the sizing of suitable renewable technologies to ensure the CO2 emission reduction target is met.

6.0

6.1 BUILDING FABRIC

The development adopts a fabric-first approach in accordance with the energy hierarchy. All thermal elements have been specified with U-values that exceed the minimum limiting requirements of the Building Regulations Part L applicable at the time of design.

Element	U-Value (W/m ² K)	Part L Limiting U Value 2013	Part L Limiting U Value 2021
Exposed Floor	0.11	0.25	0.18
External Doors	1.20	2.00	1.60
External Glazing	1.20	2.00	1.60
External Walls	0.15	0.30	0.26
Roofs	0.10	0.20	0.16

This enhanced thermal envelope significantly reduces heat loss through the building fabric, lowers space heating demand, and improves year-round comfort for residents. The strong fabric performance provides a robust, future-proof platform that supports the overall 10% carbon reduction target when combined with photovoltaic panels to all plots.

6.2 BACKGROUND & PLANNING CONTEXT

Planning permission for the development was granted on 4 March 2022. The updated Building Regulations Part L 2021, which introduced more demanding fabric standards, revised notional dwelling targets, and a clearer trajectory toward the Future Homes Standard, did not come into force until 15 June 2022.

As a result, the approved layouts, 2.5 m storey heights, and heating strategy were developed to comply with the Part L 2013 requirements that applied at the time of the planning decision. The scheme was originally due to be delivered by a previous contractor who subsequently entered liquidation. By the time Selsdon was appointed, the planning permission was already approaching its expiry date in March 2025.

This created a strong imperative to deliver the much-needed affordable housing (6 × 3-bed and 4 × 2-bed dwellings for the Guinness Partnership) without the risk and delay associated with a new planning application. Whilst meeting the new regulations, we needed to ensure that the approved layouts remained unchanged, in order to meet the new Part L 2021 standards from scratch would have required substantial amendments to the approved plans, including changes to internal layouts, elevations, and window positions. Given the history of the site and the time constraints, this approach carried a significant risk of refusal or further delay, which would have prevented the Council and Guinness from fulfilling their commitments to provide affordable homes in East Grinstead.

Selsdon was appointed in early 2025 to deliver the scheme in accordance with the extant planning permission (DM/20/1333, granted 4 March 2022). At that stage, Following a review of the feasibility of incorporating Air Source Heat Pumps (ASHPs), it was concluded that this was not practicable within the approved layouts and constraints of the extant planning permission. The development will instead be delivered with high-efficiency condensing gas boilers (Vaillant ecoTEC plus VUW 20/26), significantly enhanced building fabric, photovoltaic panels to all plots, Waste Water Heat Recovery, and MVHR systems with integrated cooling modules.

This approach meets the performance requirements of Part L while remaining deliverable within the approved design and affordable housing viability parameters.

This review identified several significant constraints associated with the approved layouts and design:

External Space & Siting Constraints

The approved site layout provides limited external space for the siting of ASHP outdoor units. Several plots have constrained rear gardens or parking arrangements immediately adjacent to boundaries, with limited opportunity to locate units without compromising private amenity space or vehicle manoeuvring. In addition, the proximity of the site to Holtye Road and Blackwell Farm Road, together with neighbouring residential properties and the adjacent cemetery, creates potential noise and visual impact issues that would require careful mitigation.

Impact on Approved Elevations

The introduction of ASHPs would necessitate external refrigerant pipework runs, condensate drainage, and electrical connections. On several plots, these routes would be visible on principal elevations or would require alterations to the approved window and door positions. Any such changes would constitute a material amendment to the approved scheme and would require a formal planning application or non-material amendment.

Internal Layout & Plant Space Limitations

Plots 1 – 6 were designed with 2.5 m storey heights and optimised internal layouts. The introduction of ASHPs, typically requiring larger hot water cylinders (often 200–300 litres) and associated plant, creates challenges in accommodating this equipment without compromising storage, circulation space, or the approved room layouts. Several plots have limited utility or plant space, and reconfiguring these areas would trigger further design changes and potential planning implications.

6.3 AFFORDABLE HOUSING DELIVERY

This 100% affordable housing scheme has been brought forward by the Guinness Partnership in partnership with Mid Sussex District Council to address the local housing need in East Grinstead. Both parties have a clear commitment to delivering these homes without unnecessary delay. The previous contractor's liquidation had already impacted the programme. Any significant redesign to incorporate Air Source Heat Pumps would have required a new planning application and associated technical work, creating further delay and uncertainty at a time when the permission was approaching expiry. In these circumstances, the most responsible approach was to deliver the approved scheme with a robust fabric-first strategy, high-efficiency boilers, and a package of additional sustainability measures, rather than risk non-delivery of the affordable homes.

6.4 PLANNING RISK ASSOCIATED WITH A REVISED HEATING STRATEGY

Following the liquidation of the original contractor, Selsdon was appointed in early 2025 to deliver the scheme in accordance with the extant planning permission (DM/20/1333). A

detailed review was undertaken to assess the feasibility of revising the heating strategy to incorporate Air Source Heat Pumps (ASHPs) in order to align with the updated Part L 2021 requirements. This review identified several significant constraints, as set out below.

The approved house types were designed with 2.5 m storey heights (Plots 1–6) and optimised internal layouts to suit traditional heating systems. The floor zones already accommodate MVHR ductwork within the joist space. Introducing ASHPs would have required additional space for larger hot water cylinders (typically needing a dedicated cupboard of at least 1.5 m x 1.5 m) and, in many cases, additional ductwork or pipework routes.

- On Plots 1–6, the only viable location for the cylinder cupboard was the current downstairs WC, which would have compromised Part M access requirements and required alterations to window positions.
- On Plots 8 and 9, the cylinder would have needed to be accommodated within the existing kitchen store, resulting in a material loss of storage space.
- ASHPs also require significantly larger radiators (up to 80% larger than those currently specified), which would have impacted furniture layouts and usable living space.
- All plots are semi-detached. Any changes to elevations to accommodate external units, pipework routes, or revised window positions would have constituted a material amendment to the approved scheme.

With the planning permission approaching its expiry date in March 2025, this route was not considered deliverable without placing the timely delivery of the affordable homes at significant risk.

The scheme is being delivered as 100% affordable housing for the Guinness Partnership in partnership with Mid Sussex District Council. Complying with the updated Part L 2021 standards on a scheme originally designed under the 2013 regulations has already resulted in a substantial cost uplift. This includes enhanced building fabric, MVHR systems with integrated cooling modules, Waste Water Heat Recovery, deeper window reveals, and glazing with a reduced g-value.

The introduction of ASHPs would have added a further significant cost, including larger cylinders, additional electrical infrastructure, acoustic mitigation, and potential changes to heating emitters. These additional costs would have had a direct impact on scheme viability and the ability to deliver the much-needed affordable homes.

For the reasons set out above, it was concluded that the most appropriate and deliverable solution was to retain high-efficiency condensing gas boilers (Vaillant ecoTEC plus VUW 20/26), while significantly enhancing the building fabric beyond minimum Part L requirements. This approach has allowed the scheme to be delivered in full accordance with the approved planning permission, without compromising internal layouts, storage, or accessibility, while still achieving strong sustainability performance through the following measures:

- Enhanced U-values exceeding Building Regulations backstops
- Photovoltaic panels to all 10 plots

- MVHR systems with integrated cooling modules
- Waste Water Heat Recovery (WWHR)
- 175 mm window reveals and optimised glazing g-values
- High thermal mass construction (brick and block)

This pragmatic strategy ensures the homes remain affordable to build and to run for future occupants, while fully complying with the consented design and relevant planning policies.

6.5 COMMUNAL OR DISTRICT HEATING INFRASTRUCTURE

There is no existing communal or district heating network in the vicinity of the site, nor is there any planned district heating infrastructure within a reasonable connection distance. The development comprises only 10 dwellings on a relatively constrained edge-of-settlement site.

In these circumstances, the provision of a communal heating system (whether centralised plant serving the whole development or connection to an off-site network) is not feasible. The capital cost, complexity of pipework routes across the site, ongoing maintenance liabilities, and heat losses associated with a small-scale communal system would be disproportionate to the size of the development. Furthermore, the absence of any existing or committed district heating network within the local area means there is no realistic opportunity for connection.

For these reasons, a communal heating solution was not considered a viable or deliverable option. The adopted strategy of individual high-efficiency condensing gas boilers, combined with a significantly enhanced fabric-first approach, photovoltaic panels to all plots, Waste Water Heat Recovery, and MVHR systems with cooling modules, represents the most appropriate and practical heating solution for this development while still delivering meaningful sustainability improvements.

Waste Water Heat Recovery systems have been installed to all dwellings. These systems recover heat from shower wastewater and use it to pre-heat the incoming cold water supply to the boiler. This reduces the energy required to heat domestic hot water, lowering both energy consumption and associated carbon emissions. WWHR is a recognised and effective low-carbon technology that complements the enhanced building fabric and high-efficiency condensing boilers. It provides a meaningful reduction in hot water energy demand without requiring significant additional space or complex maintenance, and supports the overall sustainability strategy for the development.

6.6 PASSIVE DESIGN, DAYLIGHT AND OVERHEATING MITIGATION

The buildings have been orientated and designed to maximise natural daylight and beneficial solar gain while managing the risk of overheating. The layout and window positions have been developed to optimise daylight levels within the dwellings, improving occupant comfort and reducing the need for artificial lighting.

To address overheating risk in accordance with CIBSE TM59 and Approved Document O, a package of mitigation measures has been incorporated, including:

- Window reveals of 175 mm depth to provide effective solar shading, particularly to south and west-facing windows.
- Glazing g-values of 0.45, selected to balance daylight, solar gain and overheating control.
- MVHR systems with integrated cooling modules (Nuaire MR-ECO-COOL-V or equivalent) to provide tempered fresh air and active cooling during periods of high external temperature, while maintaining acoustic performance in line with the site's noise constraints.
- Enhanced air permeability of 4.0 m³/h·m² @ 50 Pa, improving the effectiveness of the ventilation and cooling strategy.

In addition, photovoltaic panels have been installed to all 10 plots. The panels have been positioned and orientated to maximise solar generation, taking account of roof orientation and potential shading.

These measures, combined with the enhanced building fabric, provide a robust passive and active strategy to minimise overheating risk while maximising the benefits of the site's orientation and daylight availability.

6.7 AFFORDABLE HOUSING VIABILITY

Complying with the updated Building Regulations Part L 2021 on a scheme that was designed and approved under the 2013 standards has resulted in a substantial cost uplift to the already consented design. This includes the incorporation of enhanced building fabric (U-values significantly better than Part L backstops), MVHR systems with integrated cooling modules, Waste Water Heat Recovery (WWHR), deeper window reveals (175 mm), and glazing with a g-value of 0.45.

These measures have been adopted to deliver meaningful sustainability improvements while remaining within the approved layouts. However, the introduction of Air Source Heat Pumps would have added a further significant cost uplift, including larger hot water cylinders, additional electrical infrastructure, acoustic mitigation, and potential changes to heating emitters.

Given that the scheme is being delivered as 100% affordable housing for the Guinness Partnership, these additional costs would have had a direct impact on scheme viability. In the context of an already challenging affordable housing delivery, this level of cost increase was not considered deliverable without compromising the overall scheme or reducing the affordable housing output. The adopted strategy therefore balances meaningful environmental performance with the need to protect the viability and deliverability of much-needed affordable homes.

6.8 THERMAL MASS

The homes are constructed using traditional brick and block methods, which provide significant thermal mass. This helps to moderate internal temperature fluctuations by absorbing

excess heat during the day and releasing it during cooler periods, particularly at night when the MVHR system can be used in purge mode.

The use of high thermal mass construction complements the other overheating mitigation measures (including window reveals, glazing g-values, and MVHR with cooling modules) and contributes to the scheme's ability to meet CIBSE TM59 and Approved Document O requirements without relying on mechanical cooling as the primary solution.

6.9 FOUL WATER DRAINAGE

Foul water from the development drains into the existing public sewer. This connection utilises the existing infrastructure and avoids the need for on-site foul water treatment (such as septic tanks or package treatment plants), which would introduce additional maintenance liabilities and potential environmental risks.

The foul drainage strategy has been designed in accordance with the requirements of Southern Water and was approved as part of the discharge of Condition 5 of the planning permission.

6.10 SURFACE WATER DRAINAGE AND SUDS

Surface water from the development is managed through a Sustainable Drainage System (SuDS) strategy. This includes the use of permeable paving across parking and hardstanding areas, combined with underground attenuation tanks. The system is designed to accommodate the 1 in 100 year storm event plus an allowance for climate change, with controlled discharge into the existing surface water drainage network at a rate agreed with the Lead Local Flood Authority.

This approach reduces peak runoff rates, improves water quality, and minimises the risk of flooding both on-site and downstream, while avoiding the need for below-ground storage that would otherwise be required with traditional drainage.

6.11 CONSIDERATE CONTRACTORS SCHEME (CCS)

The site is registered with the Considerate Constructors Scheme (CCS) and was first registered on 28 March 2025. The latest Monitor's Report (dated 21 January 2026) awarded the site an overall score of Excellent (40 out of 45), with the following section scores:

- Respect the Community: Excellent (14/15)
- Care for the Environment: Very Good (12/15)
- Value their Workforce: Excellent (14/15)

This strong performance demonstrates the project team's commitment to high standards of site management, minimising impacts on the local community, responsible environmental practices, and looking after the workforce. The site continues to issue progress newsletters, maintain good relations with neighbours, and operate to a high standard of cleanliness and safety.

7.0 DYNAMIC SIMULATION THERMAL MODELLING

Due to the proximity of the site to Holtye Road and Blackwell Farm Road, a closed window approach was required to achieve acceptable internal noise levels in accordance with BS 8233 and ProPG guidance. This approach, while beneficial for acoustic performance, increases the risk of overheating during warmer periods. To mitigate this, the dwellings have been provided with Mechanical Ventilation with Heat Recovery (MVHR) systems incorporating dedicated cooling modules. These systems deliver tempered fresh air and provide active cooling when required, enabling the homes to meet CIBSE TM59 and Approved Document O overheating criteria without the need to open windows.

8.0 OPPORTUNITIES TO DEVELOP SUSTAINABLY

The purpose of this section of the report is to identify further opportunities for the specific development in line with the requirements of policies set out by the Mid Sussex District Council. The following items should be considered as best practice and key for compliance;

Sustainable Drainage Systems (SuDS) analysis and design:

As part of the development's commitment to sustainable water management and flood risk mitigation, a comprehensive Proposed Foul & Surface Water Drainage Layout has been produced for the site. The design integrates Sustainable Drainage System (SuDS) principles to manage runoff safely and mimic natural hydrological processes. The surface water strategy incorporates dedicated storm water attenuation tanks to manage peak flow volumes alongside specified permeable paving and sub-base storage zones. Notably, the design includes a 350mm deep sub-base beneath the flexible access roads to store water during a 1-in-100-year storm event plus an allowance for climate change. This strategy actively reduces local flood risks, filters pollutants at the source, and ensures controlled, sustainable discharge from the site

Dynamic Simulation Thermal Modelling (CIBSE TM59)

To safeguard residents well-being against rising outdoor temperatures, all ten new-build dwellings have been rigorously designed and modelled to ensure optimal thermal comfort and strict compliance with Approved Document O and CIBSE TM59 standards. This compliance is achieved by deploying high-performance passive features, including a highly insulated building envelope, balanced high-performance solar control glazing with an optimized g-value, and increased 175mm window reveals to limit adverse solar gains. Furthermore, to balance structural energy performance with acoustic constraints, the site features advanced mixed-mode whole-house Mechanical Ventilation Heat Recovery (MVHR) systems paired with dedicated cooling modules to pre-condition incoming air, successfully mitigating overheating risk while optimizing SAP fabric energy efficiency targets, as per the results table on page 6 of document '054-KCL-MZ-XX-RP-M-0003'

Materials

Based on the recent Considerate Constructors Scheme (CCS) Monitor's Report for the site, this has earned a "Very Good" rating of 12/15 in the Care for the Environment category. The project strictly adheres to robust environmental controls supported by the company's ISO14001 accreditation and site-specific sustainability plans, with core environmental priorities integrated directly into workforce inductions.

Resource efficiency is actively maintained through comprehensive energy-saving measures and a continuous waste recycling feedback mechanism managed by a dedicated contractor. Furthermore, the site actively engages its supply chain to reduce carbon emissions, enforcing alignment with company policies, utilising electric delivery vehicles, and deploying materials specifically assessed by the architect for lower embodied carbon. Looking forward, management is advancing local biodiversity initiatives—such as installing bird bricks—and continuing professional development with upcoming SEATS training to drive further progress toward long-term carbon reduction targets

Reduction in Water Usage

Preliminary water efficiency calculations have been conducted at this stage, to identify the specification of sanitaryware required to achieve the limit of 110 l/pp/pd. Below are the initial calculations that have been undertaken;

Blackwell Farm Road - Unit 1					
Installation type	Unit of Measure	Capacity/flow rate	Use factor	Fixed use (litres/person/day)	Litres/person/day
WC (single flush)	Flush volume (litres)		4.42	0.00	0.00
WC (dual flush)	Full flush volume (litres)		1.46	0.00	0.00
	Part flush volume (litres)		2.96	0.00	0.00
WCs (multiple fittings)	Average effective flushing volume (litres)	3.06	4.42	0.00	13.53
Taps (excluding kitchen/utility room taps)	Flow rate (litres/minute)	5.00	1.58	1.58	9.48
Bath (where shower also present)	Capacity to overflow (litres)	130.00	0.11	0.00	14.30
Shower (where bath also present)	Flow rate (litres/minute)	8.00	4.37	0.00	34.96
Bath only	Capacity to overflow (litres)		0.50	0.00	0.00
Shower only	Flow rate (litres/minute)		5.60	0.00	0.00
Kitchen/utility room sink taps	Flow rate (litres/minute)		0.44	10.36	10.36
Washing machine	Litres/kg dry load	6.29	2.10	0.00	13.21
Dishwasher	Litres/place setting		3.60	0.00	0.00
Waste disposal unit	Litres/use		3.08	0.00	0.00
Water softener	Litres/person/day		1.00	0.00	0.00
Total calculated use:					95.84
Contribution from greywater (litres/person/day):					0.00
Contribution from rainwater (litres/person/day):					0.00
Normalisation factor:					0.91
Total water consumption:					87.22
External water use:					5.00
Total water consumption:					92.2

These interim calculations have been produced to show a strategy on how the development can exceed the supplementary planning document (SPD) which refers to Mid Sussex District Council's planning guidance on sustainable design and water efficiency, requirements and achieve a water consumption of 92.2 l/pp/pd.

Improving Biodiversity

A preliminary ecological assessment of the site confirmed a low-to-negligible presence of protected or notable species. In line with the commitment to environmental stewardship, the proposed development incorporates a comprehensive landscaping strategy, including the strategic planting of new native tree species. This is designed to deliver a measurable Biodiversity Net Gain (BNG) and enhance local ecological resilience.

In addition, bird and bat boxes will be installed on suitable plots to provide new roosting and nesting opportunities, further supporting local wildlife in accordance with the recommendations of the Preliminary Ecological Appraisal.

Energy use

Based on the application of the energy hierarchy to take a fabric first approach, as well as the use of renewable technologies such as Solar PV, the site achieves a 10% reduction in carbon emissions over the standards set out by Part L. A Copy of the latest BREL reports can be found within the appendix section of this report.

8.1 IMPACTS OF ASHPS ON THE APPROVED PLANNING DRAWINGS

The primary reason for not installing Air Source Heat Pumps (ASHPs) within the current approved planning permission is that the approved layouts and elevations were not originally designed to accommodate the significantly larger space requirements of ASHP systems. Substantial amendments to both internal layouts and external elevations (including window positions) would have been required and a re application for planning would have been required.

The key impacts of incorporating ASHPs into the approved planning drawings are summarised below:

Internal Space Requirements ASHP systems require a hot water cylinder, typically needing a minimum dedicated cupboard size of 1.5m x 1.5m at a minimum This would need to be introduced across all units.

- Plots 1–6: The only viable location for the cylinder cupboard is the current downstairs WC position. This would reduce internal space, compromise Part M access requirements, and necessitate either relocating or removing the WC window — both of which would require a planning amendment. Due to the resulting space constraints, the washing machine (currently located under the stairs) would likely need to be relocated into the kitchen, reducing the kitchen's usable cubic capacity. (Note: A similar adjustment was already required for Plots 1 and 6 during the original boiler installation.)
- Plots 8 & 9: The cylinder would need to be accommodated within the existing kitchen store cupboard, which would require significant enlargement. This would result in a material loss of valuable kitchen storage space.

Heating System Impacts

ASHPs require considerably larger radiators — up to 80% larger than those specified in the current design. This would have a notable impact on internal furniture layouts and the usable living space within the homes.

External Unit Placement

While it is technically possible to locate the external ASHP units further into the rear gardens to reduce noise and visual impact, this would require extensive additional pipework, increasing both installation costs and technical complexity. Given that this is an affordable housing scheme, these additional costs are difficult to justify.

In summary, integrating ASHPs into the already approved designs would have triggered significant redesign work, multiple planning amendments, loss of internal functionality and storage, and increased costs — all of which would have negatively affected the viability and deliverability of this affordable housing project.

The approved house layouts were optimised for traditional heating systems. Retrofitting ASHPs would have required substantial changes to internal room configurations (particularly affecting Plots 1– 6 as detailed previously), larger radiators impacting furniture layouts, and potential loss of storage and accessible spaces. These alterations would have increased costs

and risked planning delays on an affordable housing project where viability and timely delivery are critical.

By retaining high-efficiency condensing gas boilers, we have successfully delivered homes that:

- Fully comply with the approved planning permission without amendments.
- Provide reliable, quick-response heating suitable for family homes.
- Maintain generous internal storage and usable space for residents.
- Incorporate enhanced fabric efficiency measures (insulation, airtightness, and glazing) to minimise overall energy demand and carbon emissions.

This pragmatic approach ensures the homes remain affordable both to build and to run for future occupants, while still achieving strong energy performance within the parameters of the existing consent.