

Sustainability Consultants



Client	Flakt Woods Property
Project	Axial Way, Colchester
Type of Work	Sustainability Assessment
The Challenge	The project involved a sustainability assessment as part of the Environmental Impact Assessment for an outline planning application. The aim of the report was to review the existing design and make recommendations to improve the EcoHomes rating.
Phlorum's Contribution	<p>Experience of similar projects allowed us to review various energy demand scenarios, and energy targets were set and agreed with the council. The report recommended several ways in which the energy target for the development could be met. These recommendations included the degree of insulation and other measures to improve the thermal performance of the building, as well as enhancing the solar gain of the buildings through changes in their orientation. A renewable energy feasibility study was undertaken and it was decided that, due to location and demand patterns, solar panels should be incorporated into the scheme, generating 10% of the annual energy demand of the building.</p> <p>The site was located close to several local transport nodes, including rail and bus stations and the town centre, and therefore new footpaths/cycle paths were recommended to encourage reduced reliance on vehicles, as well as bike storage facilities. The location of the proposed buildings were also designed to reduce the need to fell mature trees, and also allowing the retention of what will be developed into a communal meadow area, which will also reduce surface run-off. Recommendations were made to ensure an EcoHomes 'Excellent' rating was achieved.</p>