

Appendix A – Broomfields Farm Specification Changes

ORIGINAL SCHEME PROPOSED BY MCI / SANCTUARY	UPDATED SCHEME PROPOSED BY BRIERLEY / BROADACRES
60 100% affordable homes	49 100% affordable homes (because of Local Plan Policy)
Future Homes Standard (FHS)	FHS and PassivHaus Standard
Underfloor Heating	No Change
Wondrwall technology - smart home heating system with photovoltaic panels and battery storage per home for the electricity produced	Photovoltaic Panels with the electricity produced stored in a central 'pot' and the surplus going back to the grid
Communal secure cycle storage and 5 bicycles to rent	Secure cycle storage for each home
Community tool shed & allotments	Removed
EV Car Club with four spaces	No Change
Each home EV enabled	Each home will have an EV Charge Point
Community 'Hub' – outdoor space	Wildflower garden with community seating

Future Homes Insulation standards vs Passivhaus standards

FUTURE HOMES STANDARD	PASSIVHAUS STANDARD
75-80% CO2 REDUCTIONS	90% CO2 REDUCTIONS
DOUBLE GLAZED WINDOWS	TRIPLE GLAZED WINDOWS
WALL U VALUE 0.15	WALL U VALUE 0.13
ROOF U VALUE 0.11	ROOF U VALUE 0.10
WINDOW U VALUE 0.8	WINDOW U VALUE 0.8
DOOR U VALUE 1.0	DOOR U VALUE 0.8
AIR PERMEABILITY 5.0M3/(h.m2)	AIR PERMEABILITY 0.6M3/(h.m2)

U-value = the rate of transfer of heat through a structure, divided by the difference in temperature across that structure. The lower the number, the better the insulating performance of the structure.

Air Permeability = a measure of how easily air can pass through a material. The lower the number, the less air will leak per hour from a building.