

**REGENERATION
TEAM**

Victoria Road Housing Scheme – Solarise Project

With Thanks To Our Funders



Climate & Biodiversity Emergency

- ▶ Brighton & Hove City Council declared a Climate and Biodiversity Emergency in 2018
- ▶ Brighton & Hove Sustainability Policy and Net Zero Carbon by 2030
- ▶ Renewable Technology and Sustainable Construction at the forefront of Council development projects



**Highly
sustainable
homes**



The site

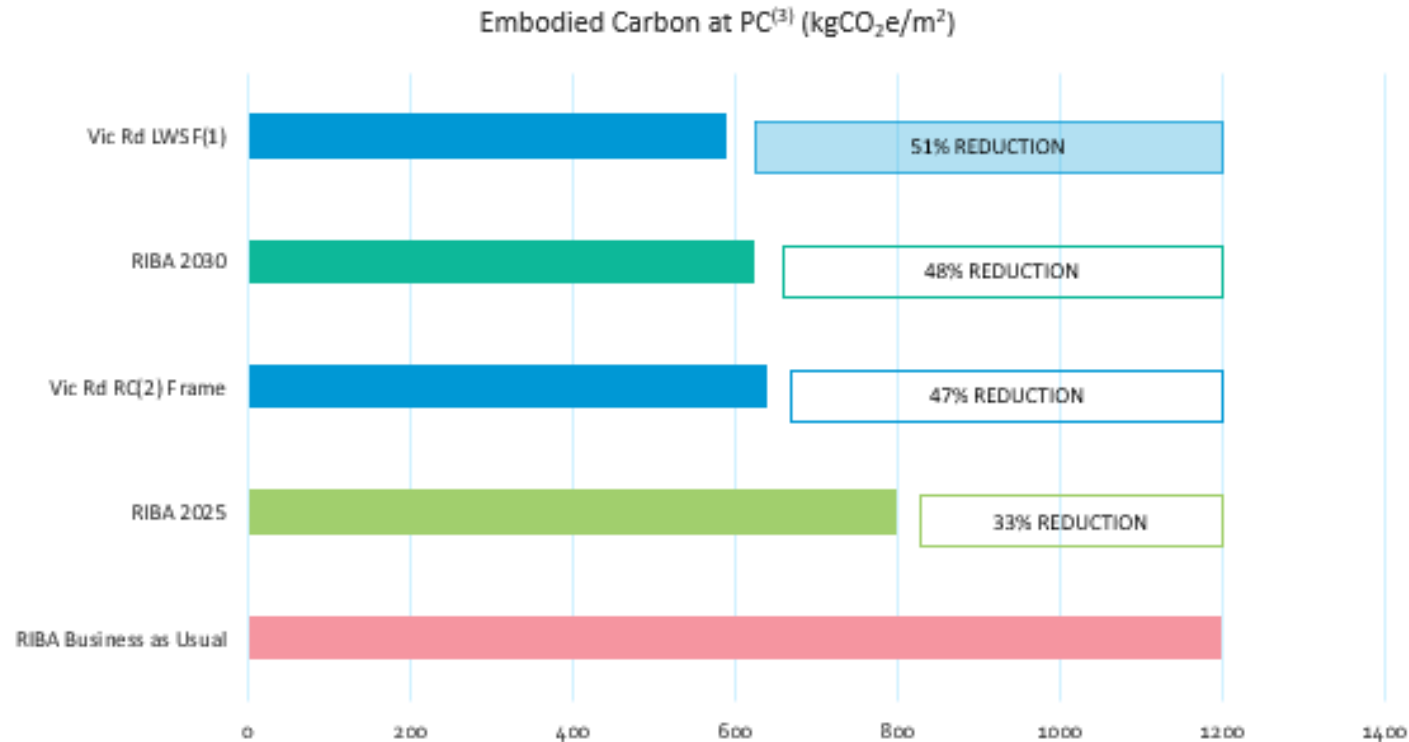
- The Project is being developed on brownfield land on the site of the Former Housing Office and is council owned.
- Victoria Road Housing Scheme consists of two residential blocks: Perching Court and Jay Court.
- The development is located to the west of Portslade Town Hall.



The scheme

- 42 new council homes arranged in two blocks of flats.
- 14 x 1 bed, 18 x 2 bed and 10 x 3 bed units.
- 10% of units are suitable for people with disabilities.
- **Generous space standards:**
 - 1 bed 2 persons 51.5 sqm
 - 2 bed 4 persons 70.5 sqm
 - 3 bed 5 persons 86.5 sqm

Embodied Carbon



LTSF⁽¹⁾ vs RC⁽²⁾ Frame—177t CO₂ (8% saving)

Achieves RIBA⁽⁴⁾ 2030 target

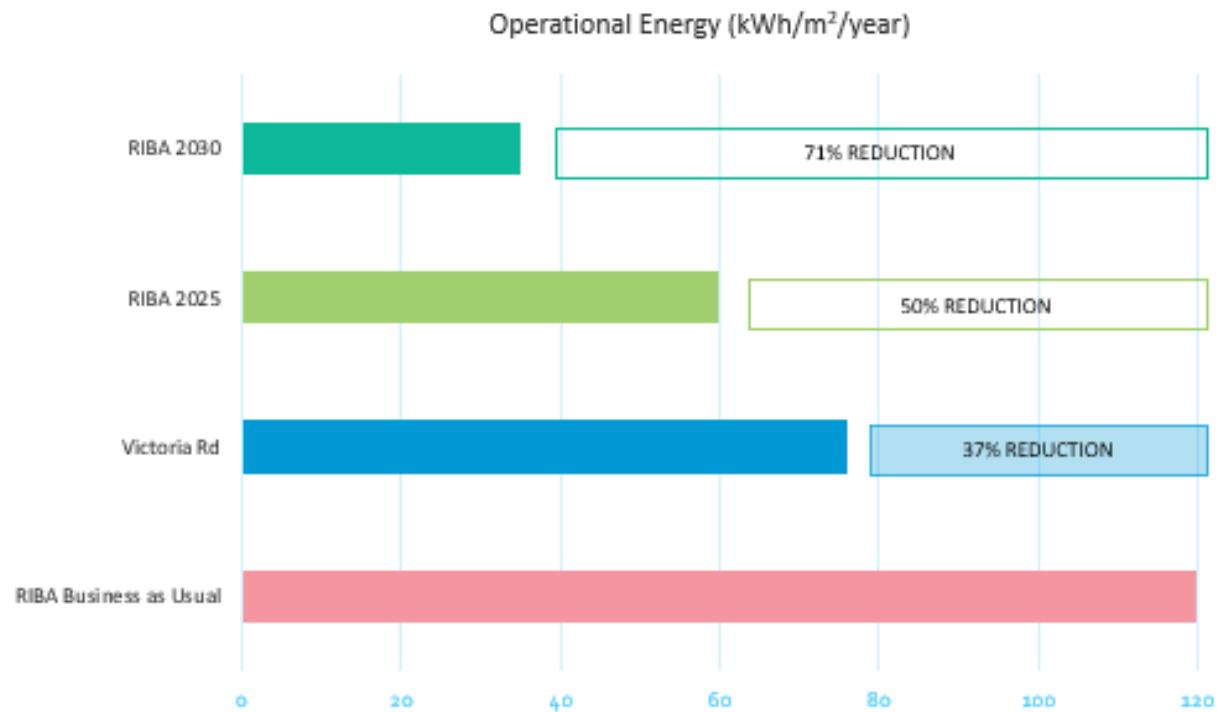
(1) LTSF – Lightweight Steel Frame

(2) RC – Reinforced Concrete

(3) PC – Practical Completion

(4) Source "RIBA 2030 Climate Challenge for Domestic / residential"

Operational Energy



37% reduction from RIBA⁽¹⁾ 'Business as Usual'

Sustainable measures

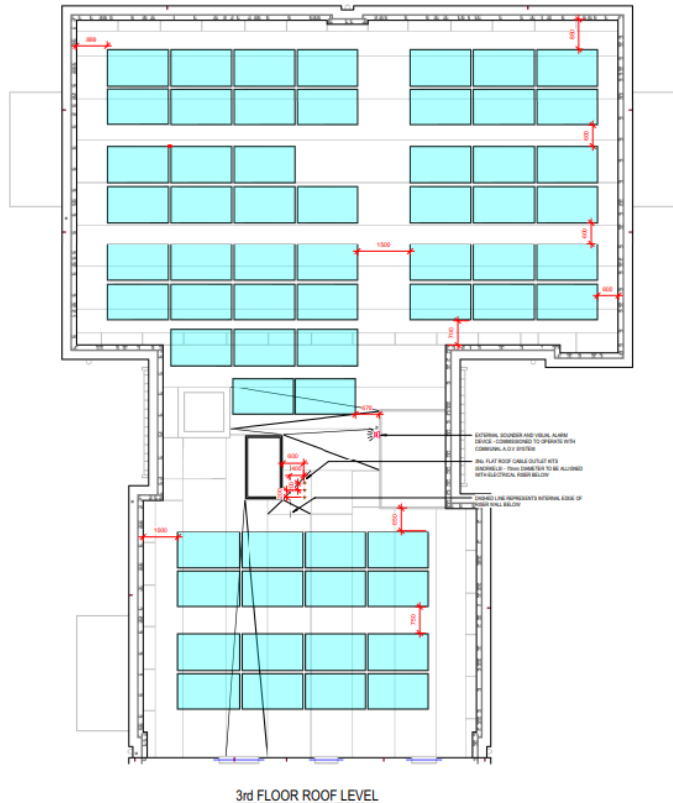
- ▶ Photovoltaic System with future vision to create a private network
- ▶ Ground Source Heat Pumps; Decentralised heat pump systems in individual flats supplied from a low ambient temperature loop.
- ▶ Living walls on 8 elevations fed by rainwater harvesting supplying irrigation.
- ▶ Living walls will also provide shading and a reduction in overheating.
- ▶ Permeable landscape design which integrates Sustainable Urban Drainage Systems
- ▶ Landscape design includes a small communal orchard for food growing and areas for socialising i.e. BBQ area.
- ▶ 8 No. Electric Vehicle Charging Points

Focus on Photovoltaic System

Benefits include:

- ▶ 63,500kW of Solar Energy
- ▶ Expected to save 14 Tonnes of CO₂ per year
- ▶ Decreased overhead costs
- ▶ Council exploring potential to establish its own electricity supply network
- ▶ Council supply network could save tenants 10% on electricity bills compared with the Big Six Energy providers.

Photovoltaic System



- We have installed a total of 63,500kW of solar at Victoria Road consisting of 168 solar panels spread over the 3 roofs
- We have specified SolarEdge Inverters and optimisers for this project
- These systems have a 25-year optimiser warranty and a 12-year inverter warranty

Drone Footage

With Thanks To Our Partners

**MORGAN
SINDALL**

CONSTRUCTION

AJTaylor 
ELECTRICAL CONTRACTORS LTD