

## Academy Way, Warrington



## Plank Lane, Wigan



## Hartford College, Northwich

### Development Description

- Academy Way - A staggered five, seven and nine-storey apartment block that houses a total of 144, one and two-bed dwellings plus two new commercial units at ground floor level.
- Plank Lane – An affordable housing scheme which aims to create a 78 dwelling apartment block plus 9 bungalows.
- Hartford college – 108 new houses plus public space creation on Warrington and Vale College's former campus.

### Added Value

- We assisted in the planning application stage at Hartford College to calculate the site wide emissions and demonstrate how to reduce the scheme's CO<sub>2</sub> emissions below that of the original building – this included site-specific measures such as build fabric and M&E specifications.
- In preparation for the forthcoming changes to Building Regulations, we modelled a selection of typical apartments from the Academy Way scheme within SAP 10 Beta Software to inform the team of how their build spec could be adapted to meet emerging standards of Building Regulations (2021).



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**Client:** Lane End Developments Construction Ltd  
**Sector:** Residential and mixed-use  
**Project completion:** Multiple schemes ongoing  
**RIBA stages:** Stages 2-6

### Our Services

- Carbon Balance report** detailing a carbon reduction strategy to reduce the development's CO<sub>2</sub> emissions;
- Dynamic Simulation Thermal Analysis** model to assess the overheating risk of the apartments against CIBSE TM59
- Design stage SAP and SBEM calculations** to demonstrate compliance with Part L1A and L2A (2013) building regulations. **As-built SAP calculations, BRUKL report (SBEM) and EPCs** are to be issued upon completion;
- Interstitial condensation risk analysis report** to assess the risk of moisture in the façade build-ups in accordance with BS EN 13788;
- Acoustic testing** for Part E compliance; and,
- Air Permeability testing** for Part L compliance.