



PRESS RELEASE
29 May 2009

GREEN LIGHT GIVEN FOR UK'S FIRST ENERGY EFFICIENT ESTATE

The UK's first 'green' development of luxury homes will be built in Cumbria after plans were passed today (29 May 2009). In a meeting of the Carlisle City Council's Planning Committee, Cumbria based independent house builder ndhomes was given the go ahead to build 42 bespoke luxury homes on the edge of Carlisle City Racecourse. ndhomes is the first house builder to be recognised by the Government appointed body BRE to have designed a collection of homes to reach Level 4 of the Code for Sustainable Homes and to be doing so four years before the Government's target of 2013. The Code demands a 44 per cent reduction in carbon emissions on Part L of the 2006 Building Regulations by 2013. Currently 27 per cent of Britain's carbon dioxide (CO₂) emissions which add directly to global warming comes from homes (Carbon Trust 2007).

The application by ndhomes received praise from council officers referring to it as the "most comprehensive compendium of details supplied with any planning application received in recent times" enabling them to have a complete understanding of the proposals and the in-depth consideration given. The council's urban design officer positively acknowledged the responses to the challenges of the site giving commendation and whole hearted recommendation.

Detailed consultations have produced a proposal of the highest standards, from designing the first homes in Carlisle to specifically accommodate all of the waste and recycling streams, to a community safety viewpoint of providing "the most comprehensive", Secured by Design Statement, "Cumbria Constabulary has ever encountered".

Road safety issues on Durdar Road were noted and it was confirmed that junction works will "bring wider safety benefits".

'The Paddock' will be a mixture of quality new build, semi-detached homes, town houses and apartments as well as sympathetic conversions of former stables to produce unique homes. All will be super-insulated and feature triple glazed windows, as well as featuring air source heat pumps widely used in Scandinavia. All houses will be south-facing and incorporate solar thermal panels which will produce approximately 60 per cent of the homes' hot water throughout the year, as well as contributing to their heating. The dwellings will also have high thermal mass, helping to keep them cooler in the summer months. ndhomes anticipates that the heat energy consumption of its homes could be up to 80 per cent less than for the average home which according to Government data (BERR Energy Trends, September 2008) is 16,742kWh per annum in typical conditions. This not only will mean minimal emissions but will offer the real added benefit of minimal energy bills.

Sustainable and where possible local materials will be used and the homes will incorporate modern eco standards such as recycling bins, bike storage areas, natural drying spaces and water saving fixtures including rainwater or grey water harvesting. In addition, the building of the homes will take place under the Considerate Constructor Scheme.

Martyn Boak, Managing Director for ndhomes, said: "Our team at ndhomes has worked extremely hard for many years on this Project I am delighted for them that this hard work has been recognised today and to be given the go ahead to put our plans into place and build the first development of its kind to reach the UK's new energy efficiency targets. Whilst the homes will be environmentally and energy efficiently ground breaking, they will also be of a luxury and high-spec standard; offering the discerning home-buyer beautiful and contemporary living in a unique and stunning location. We are convinced that these proposals, to use the councils own words "represent an exemplar scheme of development" for which the City & County should be proud. It is pleasing to note that the scheme received praise in its own design merits, but more so that Cumbria can be seen to be leading nationally with the first housing development which meets level 4 of the Code for Sustainable Homes, 4 years ahead of government targets, using specifications which will generate true energy savings for the home owners."

A virtual reality tour of The Paddock is now available on the ndhomes website (www.ndhomes.co.uk).

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Notes to Editors:

1. Issued by Lindsay Woodcock. For more information, contact on 07766 338600 or email woodcockl@tiscali.co.uk
2. For further information on ndhomes, please visit www.ndhomes.co.uk
3. The Code for Sustainable Homes demands that all new homes in Britain will have to be zero carbon by 2016. The code has six levels with six being zero carbon. The target is for all new homes to reach level three, a reduction of 25 per cent by 2010; level four by 2013, which is a 44 per cent reduction and zero carbon by 2016.