

ULI - Passivhaus roundtable – Our experience

November 2017



Bridges Sustainable Property Fund Providing Care homes for the elderly





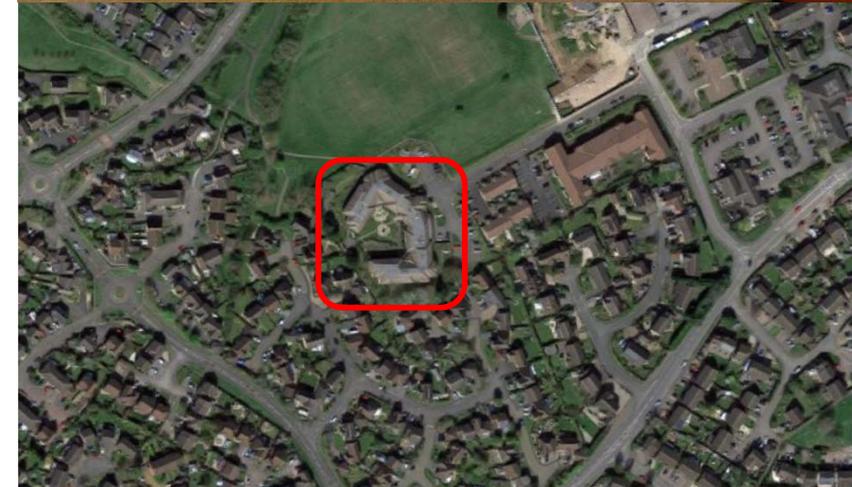
Design aims – Juniper House, Brackley, Northamptonshire

- Provide a high quality care home accommodation
- Deliver a comfortable internal environment
- Achieve high levels of energy efficiency and reduction in CO₂ emissions
- Use materials with low environmental impact
- Employ best practice in metering, commissioning and hand-over



Specific requirements and outcomes

- Indoor comfort requirements for elderly people
- Variable occupancy in communal spaces
- Staff trained to operate the building and services
- Energy Performance Certificate rating: A
- Achieved passivhaus certification with cost uplift of c.6%



Performance monitoring - results

- Humidity / dry air in winter
- Difficult to predict overheating using PHPP
- Ventilation / CO₂ concentration
- Performance gap PHPP vs energy in use
- Residents satisfied



PMV calculation

Cat 1 <6% people discomfort ← Residents

Cat 2 <10% people discomfort ← Staff

Cat 3 <15% people discomfort

Bridges Sustainable Property Fund
Picture House Court, Bristol



Design aims

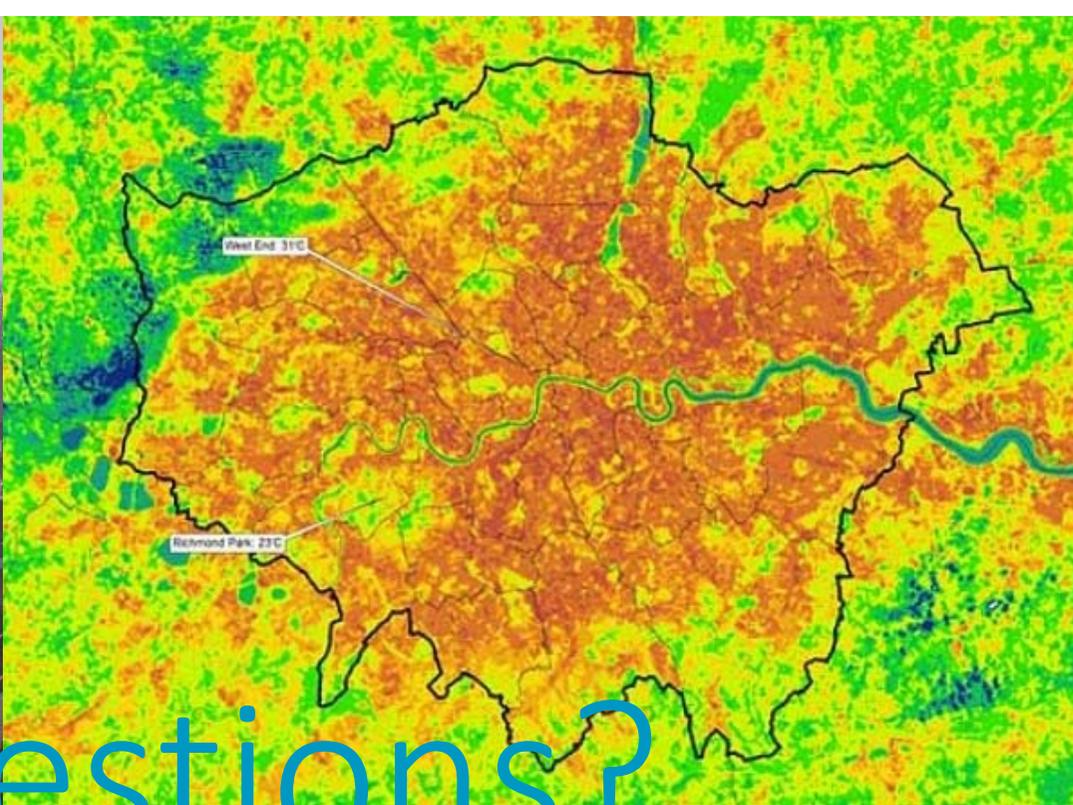
- Develop super energy efficient dwellings using renewable energy to minimise energy consumption and CO₂ emissions
- Apply lessons learned and reduce overheating
- Use timber frame in residential block and masonry cavity wall in houses
- Develop specific and user friendly guidance to occupants



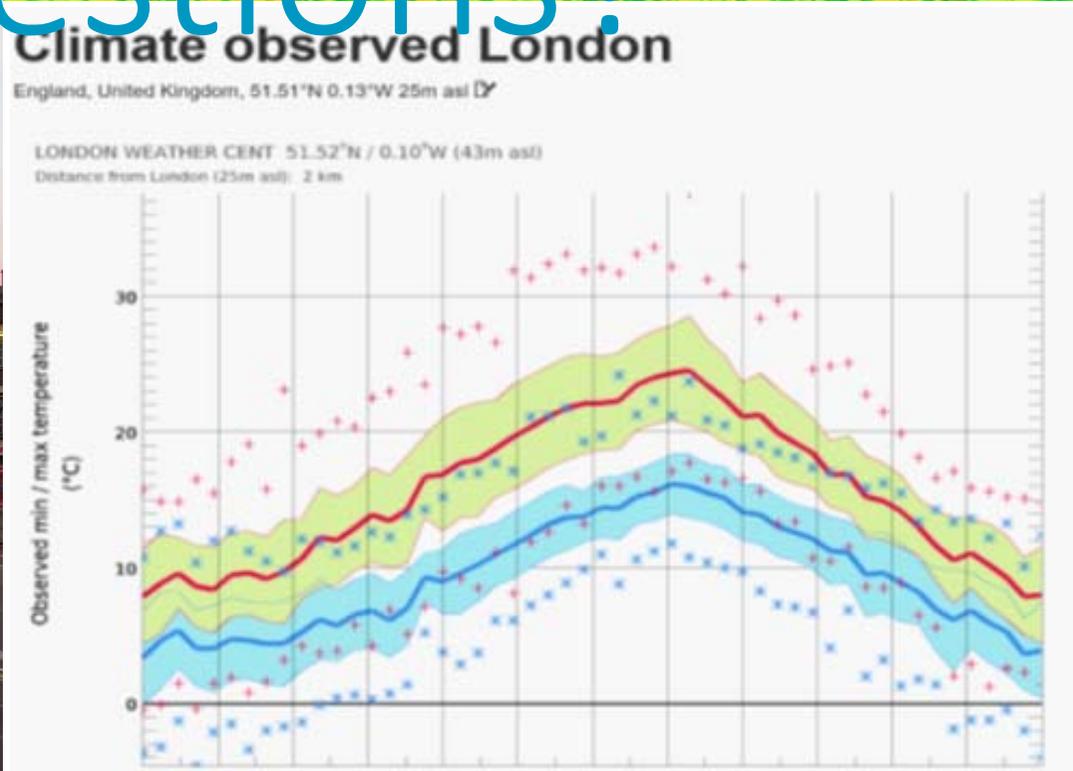
Most challenging aspects

- Relative few Passivhaus projects of this scale using masonry construction
- Contractor find difficult to price the risk
- Using appropriate solutions and products
- Passivhaus compliance / buildability / junctions modelled (thermal bridging)
- Checking quality of workmanship





Any questions?





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