

Bryce Lodge, New Street, Horsham



Bryce Lodge is being developed by Saxon Weald in collaboration with Geoffrey Osborne Ltd and Miller Hughes Architects.

Funding of £3,145,000 was granted from the Homes and Communities Agency, with a further £296,000 from Horsham District Council.

The scheme will be required to achieve a combination of Code for Sustainable Homes (CSH) Levels 4 and 5, including 12 of the homes achieving Passivhaus accreditation.

Passivhaus:

- is the world's leading standard in energy efficient construction
- uses a specific standard for buildings remaining at a comfortable temperature year round
- achieves exceptionally low running costs, while being comfortable, healthy and sustainable
- dwellings are 90% more energy efficient than the average home



Early 3D design studies

The Code for Sustainable Homes:

- is mandatory for all new homes constructed from April 2009
- aims to reduce carbon emissions and create housing that is more sustainable
- measures overall sustainability performance on a scale of 1-6
- sets minimum standards across a variety of criteria, including both energy and water usage

Bryce Lodge has been designed with an emphasis on producing a low energy development. By following Passivhaus and CSH standards, Bryce Lodge will exceed the current UK building regulations criteria.



Elevation showing supported flats and surrounding buildings (Section C-C)

Key principles of the development include:

- good solar orientation, optimising solar gain to provide free heating
- thick insulation within walls, floors, and roofs
- solar hot water units on the roofs of Passivhaus homes
- photovoltaic roof panels on code 5 homes
- all windows and doors triple glazed
- heat recovery and ventilation units in the most efficient homes
- ample vegetation and planting around the site
- low energy light bulbs fitted throughout
- reduced water consumption
- resident cycle storage and car parking area

Bryce Lodge will be a mix of houses and apartments, all for affordable rent. This will provide a much needed boost to Horsham District Council's target for supplying affordable housing in the district.

The site is in the heart of Horsham, with the station and town centre only a few minutes away.



View of parking square

Out of the 38 units, five will be for adults with learning disabilities, with one apartment for an on-site carer. This will enable individuals with learning difficulties and other needs to live independently in a mixed community.

The remaining properties will be available to individuals and families:

- Units 1-17 will consist of three and four bedroom housing, with 1-5 achieving CSH Level 5 and 6-17 achieving Level 4 and Passivhaus standard.
- The remaining units will be a mix of one and two bedroom apartments, with CSH Level 5.

- Estimated completion date: late 2011