

## APPLYING THE CODE FOR SUSTAINABLE HOMES ON THE BRE INNOVATION PARK

### Lessons learnt about building fabric

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This Information Paper is the first in a four-part series that looks at the lessons learnt from the BRE Innovation Park concerning compliance with the Code for Sustainable Homes published in November 2006.

- Part 1 deals with building fabric
- Part 2 covers energy sources, overheating and ventilation
- Part 3 deals with water use, harvesting, recycling and drainage
- Part 4 covers architecture, construction and sourcing

The Code for Sustainable Homes was published in November 2006 and between then and the opening of the BRE Offsite07 exhibition in June 2007, four companies (Ecotech<sup>[1]</sup>, Hanson<sup>[2]</sup>, Stewart Milne<sup>[3]</sup> and Kingspan<sup>[4]</sup>) put their reputations on the line to design and build a Code-compliant house on the BRE Innovation Park (Figure 1).

Since May 2008 all new houses in England have been assessed against the Code (or issued with a statement of non-assessment). The Housing Corporation and English Partnerships are specifying achievement of Code Level 3. In 2010 all new homes in England must achieve the Code's energy use as laid out for Level 3. From 2013 Level 4 will apply and from 2016 Level 6.

In Wales, all new social housing should comply with Code Level 4 'as soon as possible' and all dwellings must be Code Level 5 by 2011.

Photography by Peter White, BRE



Figure 1: The four Code-compliant houses built on the BRE Innovation Park in 2007 for the Offsite07 exhibition

- ① Ecotech Organics™ house
- ② Hanson Ecohouse™
- ③ Stewart Milne Sigma™ house
- ④ Kingspan Lighthouse™

See page 8 for a detailed key to the four houses and *Further sources of information* on page 7 for manufacturer website details<sup>[1]-[4]</sup>



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