



Description

- ◆ A £2.2m new build mixed use development for Signpost Housing Association consisting of a public library, 21 one and two bedroom flats, 8 one bedroom supported living flats for the partially sighted and associated ancillary accommodation
- ◆ The Library incorporates a coffee shop and IT space
The building has high levels of insulation and has been designed where possible to be naturally ventilated
- ◆ In lieu of land payment this second largest library in Devon at over 600m² was constructed. The scheme was assessed and supported by the South West Design panel

Involvement

- ◆ Design and specification of the M&E Services
- ◆ Full thermal modeling was undertaken to establish requirements for natural ventilation. The project team established options for the library to be naturally ventilated, however the costs were high due to the acoustic attenuation required and a VRV heat recovery system was introduced which provided better performance, low running costs and reduced capital cost
- ◆ Value engineering resulted in point of use electric heaters and local electric heating to small ancillary spaces
- ◆ The residential flats incorporate exhaust air heat pumps

Benefits Delivered

- ◆ Project was presented to the South West Design Review Panel
- ◆ Design achieved a "Very Good" certificate under Eco Homes Certification scheme
- ◆ Project was awarded "Best Contribution to Neighbourhood and Communities" in National Affordable Homes Ownership Awards



The scheme successfully reinforces the street scene and delivers a housing mix that responds to local needs. Good access to local facilities and public transport