

# Case Study - Twentieth Avenue, Blyth



**THE CODE FOR SUSTAINABLE HOMES**

**INTERIM CERTIFICATE**  
(Issued at the Design Stage)

Certificate Number: BRE-0002096-05-001-00-0001      Score: 64

**What Your Code Star Rating Means**

Combined Score	36-47	48-55	57-67	68-83	84-89	90-100
Stars	1	2	3	4	5	6

The Code for Sustainable Homes considers the effects on the environment caused by the development and occupation of a home. To achieve a star rating, a home must perform better than a new home built to the minimum legal standards, and much better than an average existing home.

**How this home scored**

Category	Percentage of Category Score achieved	What is covered in the category
Energy	55	Energy efficiency and CO <sub>2</sub> saving measures
Water	66	Internal and external water saving measures
Materials	70	The location and environmental impact of materials used to build the home
Surface Water Run-off	100	Measures to reduce the risk of flooding and surface water runoff which can pollute rivers
Waste	85	Measures to increase waste and resource use and to reduce, reuse and recycle construction materials
Pollution	100	The use of hazardous materials and heating systems that do not pollute the air
Health & Wellbeing	41	Provision of good ventilation, sound insulation, thermal quality, accessibility, and daylight
Management	58	A home that meets, or exceeds, requirements for security, and the quality of construction
Ecology	60	Protection and enhancement of the ecology of the site and adjacent and surrounding areas

Further detailed information regarding the Code for Sustainable Homes can be found at [www.commissioning.gov.uk/theCode](http://www.commissioning.gov.uk/theCode)

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When Blyth Valley Borough Council commissioned the design and construction of two dwellings in Twentieth Avenue, the brief to the developer was to start from a clean sheet of paper and design low energy homes to Code Level 3 for the Code for Sustainable Homes (CSH) which would be attractive to the prospective residents. Being an infill site within an existing housing estate, it was also important that the new houses blended with the existing development.

The finished homes not only created a long waiting list of prospective tenants but the performance exceeded CSH Level 3 and would comfortably achieve CSH Level 4 with the addition of a photo voltaic panel.



The developer, South Close Developments Ltd, opted for developing a specification based on a high performance building fabric which would minimise energy losses and maintain reliable performance levels for the life of the building.

Use of **Beco WALLFORM** for the insulated structure, coupled with solid ground and first floors and a warm roof, minimised energy losses and consequently reduced the size of the heating system for each dwelling. Energy loss through the walls using the Wallform 313 system was only 0.19 W/m<sup>2</sup>K and the buildings tested for air tightness at 1.9 m<sup>3</sup>/hr, enabling the roof-mounted solar panels to provide hot water and contribute to the underfloor heating.

Now within the management of the new Homes for Northumberland, the design of these prototype dwellings may be further developed and revised to meet the varying requirements of different locations and communities in the region.