



HEATHY WOOD COPTHORNE



Carbon Negative Home

A little bit of background...

Our Carbon Negative Home is perfectly placed at Heathy Wood, a new community of 500 new homes set in woodlands.

At Heathy Wood, you'll enjoy a modern yet rural way of living. Here, you'll find trees & walking paths, as well as beautiful open green spaces & parks nearby, including Worth Park Gardens and Grattons Park.

Situated in the village of Copthorne, this development is conveniently located close to Gatwick Airport – which is less than five miles away by car. There is also access to local amenities including shops and a golf course, as well as excellent road and rail links to London & Brighton.



What is a Carbon Negative Home?

Carbon Negative Home refers to a German standard of building based on highly airtight building fabric, good insulation and ultra-efficient heat-recovery ventilation.

Boasting a range of energy efficient features, a home like this can help to reduce energy bills by over 65% in comparison to a standard new-build and deliver a 125% reduction in CO2 emissions.

So, how does it work? We've rounded up some of the ways our home is kinder to the planet (and your bills!)

1. Building fabric

The house has been built with high levels of thermal insulation and a very high level of air-tightness. Compared with standard new-builds, this Passivhaus design is around 10 times more air-tight. This, coupled with an ultra-efficient heat-recovery ventilation unit, means very little (if any) heating is needed to keep the house warm and comfortable.

2. Daikin air-source heat pump

Powered by 100% renewable energy, the air source heat pump provides an energy efficient heating process which extracts heat from the outside air to heat the home. This is much more efficient than a traditional gas boiler and means that no fossil fuels are being used.

The homes aim to be both commercially scalable and some of the most energy efficient in the world.



1. **Mixergy smart hot water tank**

Whilst conventional hot water tanks either heat all or none of the water, Mixergy smart hot water tanks will only heat the water that is required. This results in a reduction in energy consumption – it's a win win!

2. **Solar panels**

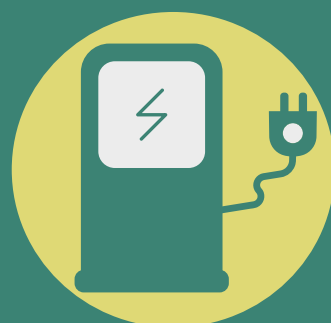
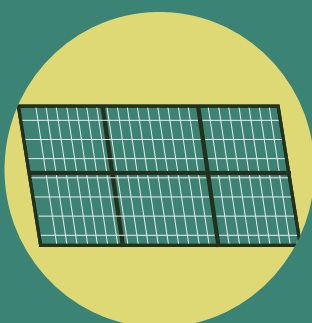
The house has been fitted with a large array of photo-voltaic solar panels that generate electricity from sunlight. The electricity generated powers all the equipment in the house and reduces the need to draw electricity from the grid. At times, when more electricity is being generated than the house needs, it is stored in batteries and used to heat the hot water in the Mixergy tank, rather than being exported to the grid. This further helps reduce the need for grid electricity and reduces bills.

3. **EV charging point**

To further help reduce emissions, we have installed an electric charging point in the home, meaning you can charge your vehicle from your driveway. As a business, we are also transitioning away from using non-renewable sources to power our vehicles, as we aim to be operationally net zero carbon by 2025.

4. **Waste water heat recovery**

The house is fitted with a waste water heat recovery unit that captures the heat from hot water as it goes down the drain as you shower and uses it to pre-heat the incoming cold water supply. This reduces the amount of energy needed to provide hot water.





Carbon Negative Home

3 bedroom home
2 parking spaces



Carbon Negative Home offers a versatile and stylish living space. The open-plan kitchen, dining and living area is perfect for socialising. Floor-to-ceiling windows welcome natural light into the home, providing a warm, calming environment.

With Features we love

- Energy efficient Hive Thermostat
- Ultimate open-plan living
- Master bedroom with en-suite and built-in wardrobe
- EV charging point
- Waste water heat recovery
- Mixergy smart hot water tank
- Solar Panels



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Ground floor	Kitchen	2.49m × 3.58m	8'2" × 11'9"
	Living/Dining Room	4.91m × 3.76m	16'1" × 12'4"

First floor	Bedroom 1	3.49m × 3.12m	11'5" × 10'3"
	Bedroom 2	2.77m × 2.67m(max)	9'1" × 8'9"(max)
	Bedroom 3	3.76m × 2.15m	12'4" × 7'1"
	Bathroom	2.07m × 1.70m	6'10" × 5'7"
	En-suite	1.70m × 1.87m	5'7" × 6'1"

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

