

Technical Brochure

Mossfield

JUBILEE ROAD, BALLYCLARE

We're building greener homes.

But what does that mean for you? Let us explain.



Efficient
Air Source
Heat Pump



Insulated
Energy Saving
Windows



Solar + Battery
Storage Upgrade
Option



Car Charging
Upgrade
Option

1. Warmflow Air Source Heat Pump

We've partnered with local company Warmflow who have been keeping families warm with their range of innovative, award winning home heating products for over 50 years. For more info: www.warmflow.co.uk



What is it?

Air Source Heat Pumps are a sustainable alternative to fossil fuel heating systems. They work in a similar way to your household fridge. The Heat Pump absorbs heat from the air outside and transfers this heat to your home and hot water system. Air Source Heat Pumps can still extract heat when air temperatures are as low as -18°C, outside, although this does affect the heat pumps efficiency.

Heat Pumps are powered by electricity, but because they are extracting renewable heat from the environment, the heat output is greater than the electricity input. This makes them an energy efficient method of heating your home. However, like with all heating systems you will see an increase in energy consumption in the winter months.

What are the benefits?

A well-designed Air Source Heat Pump system transfers around three to four times more energy into a property as heat than it uses to extract it. As a result, Heat Pumps are very efficient and also have the potential to lower fuel bills.

From the outset of designing the Heat Pump, it was conceived to be one of the most efficient appliances in its class. Under the new energy efficiency labelling, the Warmflow Zeno Air Source Heat Pump will have a Seasonal Coefficient of Performance rating of A++.

The great thing about the Zeno Air Source Heat Pump is it combines your heating & electric into one single bill.

FAQs

Where will it be installed?

It will be located in an open area of the garden or outside space where it's easily accessible for maintenance.

How do I maintain the unit?

Make sure there is no clutter around your Air Source Heat Pump. The heat pump pulls energy from the air so a clear air flow is essential to allow the Heat Pump to absorb more air and run as efficiently as possible. In the winter clear snow, in autumn leaves etc.

How and when do I service the unit?

Regular, annual servicing of your heat pump will not only validate your warranty but will help maintain the high performance of your appliance and avoid any future breakdowns by resolving any issues before they develop into something more serious.

2. Underfloor Heating – Ground Floor

H&A Group are a family run company who have a strong personal stake in every project they undertake. They have been delivering renewable technologies in both the domestic and commercial markets for several years. www.thehagroup.com



What is it?

Underfloor heating is a method of heating the ground floor of your new home by installing heating elements beneath the floor. The concept is based on the principle of thermal radiation, where heat rises from a warm surface to heat the surrounding space.

What are the benefits?

Even Heat Distribution: Underfloor heating provides more uniform heat distribution compared to traditional heating systems, as the entire floor surface acts as a radiator.

Energy Efficiency: Because the system can operate at lower temperatures than traditional radiators, it can be more energy-efficient.

Comfort: The warmth from underfloor heating is often perceived as more comfortable, as it radiates from the floor up, creating a cosy environment.

Space Saving: Since underfloor heating is hidden beneath the floor, it doesn't require wall space like radiators, making it aesthetically appealing and saving space.

FAQs

What type of floor covering can I have with underfloor heating?

In your new home at Mossfield we have included a tiled floor in the kitchen, hall, utility, sun lounge and WC. The front lounge will be fitted with carpet but you can choose to upgrade to a laminate floor. All suitable for use with your underfloor heating.

Are there any maintenance requirements for underfloor heating?

Underfloor heating systems typically require minimal maintenance. Regular checks of the system and any controls are advisable.

3. Smart Heating Controls

H&A Group are a family run company who have a strong personal stake in every project they undertake. They have been delivering renewable technologies in both the domestic and commercial markets for several years. **www.thehagroup.com**



What is it?

Smart Heating Controls allow you set up and control your heating schedule from your smart phone. You control when your heating comes on and turns off, as well as setting the room temperature. This allows rooms to heat up to the set temperature then switch off again when the temperature is reached therefore saving energy and money. The Smart Heating Controls are connected to your home's internet which in turn connects to your smart phone allowing you to completely control the heating system remotely.

What are the benefits?

Smart Heating Controls help you to save money on energy bills by allowing you to remotely control your heating and hot water on and off switches.

If you're running late getting home, or coming home earlier than planned you can remotely control your heating system and room temperatures to suit your arrival time direct from your smart phone.

Super easy and convenient.

FAQs

- Where will the controller be installed?**
The controller will be installed in hall way
- How is the unit maintained and serviced?**
The unit does not need annual servicing and maintenance. When the engineer services your heating appliance he will also complete a simple check on the heating controller.
- Does the controller work from the Smart Phone only?**
No, the controller in your new home also works manually just like an ordinary heating controller. Having smart phone access is an extra feature available to those who want to use it.

4. Ring Doorbell

See, hear and speak to visitors from anywhere with the new and improved Video Doorbell. Get instant notifications on your phone and tablet, customise your motion settings and conveniently stay connected to home, no matter where you are.: **https://en-uk.ring.com**



What is it?

Never miss a visitor, or a package.

With the Ring doorbell you can see what's happening at your front door, get alerts when packages are left on your doorstep and set automatic responses for when you can't answer the door.

See, hear and speak to anyone at your front door from your phone or tablet in crisp 1080p HD. With improved image sensors and sharp contrast, you'll never miss a detail – even in the dark.

What are the benefits?

- The Ring app unlocks all the features your devices have to offer so you can protect your home, your way.
- Real-time notifications**
Get notifications in real-time when visitors press your doorbell or trigger the built-in motion sensors.
- Package Alerts**
Receive alerts whenever a package is detected within your specified zone, an exclusive Ring Protect subscription feature.
- Quick Replies**
If you're too busy to answer the door or just don't feel like answering, save time and use Quick Replies to respond with your choice of six preset messages.

FAQs

- How does Video Doorbell stay powered?**
Video Doorbell is powered by a rechargeable, built-in battery or can be hardwired to existing doorbell wiring for continuous charging.
- Do I need Ring Protect to use Video Doorbell?**
No. You can still use Video Doorbell to watch over your home and answer the door from anywhere, even without a subscription to Ring Protect. Without Ring Protect, you'll still receive instant notifications when anyone comes to your door, and you can answer the notification to see, hear and speak to visitors in real time right from your mobile device.

5. Insulated Energy Saving Windows

Munster Joinery’s Passiv window ranges have been used in a wide variety of Passiv certified projects in Ireland, Northern Ireland and UK. Many of these exemplary buildings have won awards for excellence. www.munsterjoinery.co.uk



What is it?

The most advanced insulated PVC double glazed windows currently available. The double glazed window is suitable for use in energy excellent projects and A rated properties. The window meets the most stringent energy efficiency requirements without compromising on the inherent advantages and performance of a uPVC window. The frames are ‘Future Proofed’ and the windows are now performing to a certified Passiv standard.

What are the benefits?

Reduced energy costs and more comfortable, energy efficient living. Improving your new home’s energy efficiency, saving you £000s over the lifetime of the building.

FAQs

Are there drafts around windows?

As the windows frames are insulated this cuts down any drafts around your window.

Are these windows secure?

These windows provide a high level of security. They are fitted with the most advanced security hardware on the market.

6. Highly Insulated Homes

What is it?

Ballygood Estates Ltd is excited to present you with energy-efficient well-insulated new homes at Mossfield.

With running costs and your comfort in mind, our well-insulated houses retain a desired temperature in your new home all year round. The highest quality insulation is used throughout the roof, walls and floors.

Designed to the highest statutory specifications to meet the requirements of the latest energy-focused Building Regulations, you will be able to enjoy a more constant temperature to keep you comfortable and cosy, even during the cooler winter months.

What are the benefits?

At Mossfield, you will be able to enjoy the benefits of a well-insulated home that is energy efficient, thus requiring little additional heating and cooling. The better a house is insulated, the less energy is required to heat it, keeping running costs low.

Along with the obvious benefits to keeping your new home warm and cosy, high levels of good insulation also helps to reduce noise pollution. Along with keeping out noise from external sources, acoustic insulation within internal walls and floors means that every room in your home is a quieter place to enjoy family life.



FAQs

How do these houses compare to other houses?

Due to new legislation introduced by the Government, new homes are required to be extremely well insulated. The energy-efficiency of your home is likely to be amongst the best 15% of houses within the UK and Ireland.

How well insulated are the walls?

To meet the requirements of the Building Regulations, the cavity within the walls is 150mm wide. This is filled with high quality platinum bead to provide a superb u-value of 0.20W/m2K.

Unlock more green potential.

We're offering additional upgrades that will enable you to tap into more eco-friendly capabilities in your new home.

Upgrade 1. Solar PV

We have teamed up with local company Atbec who can help plan and design the right Solar PV solutions for your home style : www.atbec ltd.com



What is it?

Solar PV, or photovoltaic, is a technology that converts sunlight into electricity using solar cells. In a home setting, solar PV systems are commonly installed on rooftops or in open areas to generate clean and renewable energy. The primary purpose of solar PV for homes is to harness sunlight and convert it into electricity to power household appliances, lighting, and other electrical devices. This helps reduce reliance on traditional grid-based electricity and lowers electricity bills, while also contributing to environmental sustainability by utilising a renewable energy source. Additionally, excess electricity generated by the solar panels can often be fed back into the grid, allowing homeowners to potentially earn credits or compensation for the surplus energy they produce. Overall, solar PV is a popular and eco-friendly solution for homeowners seeking to embrace sustainable energy practices.

What are the benefits?

- Clean and Renewable Energy:** Solar PV systems generate electricity by converting sunlight into energy, providing a clean and renewable power source. This reduces reliance on fossil fuels and decreases the carbon footprint of your home.
- Lower Electricity Bills:** By generating your own electricity, you can significantly reduce or even eliminate your reliance on grid power, leading to lower monthly electricity bills.
- Energy Independence:** Solar PV systems provide a degree of energy independence, as they generate power on-site. This can be particularly valuable during power outages or disruptions, ensuring that you have a reliable source of electricity.

FAQs

- What savings will I make with Solar PV?** The answer to this will be individual to each home. We will work with you to provide an illustration for your chosen home style.
- How much maintenance do solar panels require?** Solar panels are low-maintenance. Regular cleaning, usually a few times a year, is recommended to remove dirt and debris. Periodic inspections for any damage or shading issues are also advisable. Otherwise, they require minimal attention.
- What happens during cloudy or rainy days?** Solar panels can still generate electricity on cloudy or rainy days, although at a reduced rate compared to sunny days. They do not require direct sunlight to produce power but are more efficient in bright sunlight.

Upgrade 2. Battery Storage

Atbec can compliment your Solar PV system with battery storage which will allow you to harness the full potential of the sun: www.atbec ltd.com



What is it?

Battery storage for homes involves the use of rechargeable batteries to store excess electricity generated by a solar PV system or other renewable energy sources. This stored energy can then be utilised during times when electricity demand is high, when the solar panels aren't producing energy (such as at night), or during power outages.

What are the benefits?

- Integration with Solar PV:** Home battery storage systems are often paired with solar PV installations. During sunny days, surplus energy generated by solar panels can be stored in the batteries for later use, reducing reliance on the grid during periods of low solar production.
- Energy Independence:** Home battery storage provides a degree of energy independence by allowing homeowners to store excess energy when it's plentiful and use it when needed. This can be particularly valuable during power outages or periods of high electricity demand.

FAQs

- Why would I want to add a battery to my solar PV system?** Adding a battery to your solar PV system allows you to store surplus energy for use when the sun isn't shining, such as at night or during power outages. This enhances energy independence, increases self-consumption, and provides backup power.
- Can a home battery power my entire house during a blackout?** The ability of a home battery to power your entire house during a blackout depends on its capacity and the amount of energy your home uses. Most home batteries are designed to provide power to essential loads or selected circuits during an outage.

Upgrade 3. EV Charging

This eco-friendly choice supports the growing shift towards electric mobility, promoting a greener and more sustainable future. With the convenience of charging your electric vehicle at home, you'll be taking a significant step towards a cleaner, more energy-efficient lifestyle.: **www.atbecltd.com**

What is it?

EV charging refers to the process of supplying electrical energy to electric vehicles (EVs) to recharge their batteries. Electric vehicles, including electric cars and electric bicycles, rely on batteries to store energy that powers an electric motor. When the battery's energy level decreases, the vehicle needs to be charged to restore its driving range.

What are the benefits?

Convenience:
With a home EV charging point, you have the convenience of charging your electric vehicle at home, eliminating the need to visit public charging stations regularly.

Lower Charging Costs:
Charging at home is often more cost-effective compared to public charging stations, especially if you have a lower electricity rate during off-peak hours.

Always Ready to Go:
With the convenience of home charging, your electric vehicle is more likely to be fully charged and ready for use whenever you need it, providing a sense of reliability in your transportation.



FAQs

How long does it take to charge an electric vehicle?

The charging time for an electric vehicle depends on the charging level and the vehicle's battery capacity. Your charger will have 3 charging modes which you can adjust. Eco, Eco + and Fast.

Will my charger have a fast charge mode?

Yes, in this mode, the vehicle will be charged at maximum power. This is just like an ordinary Mode 3 charging point.

Can I charge my electric vehicle in the rain or snow?

Yes, electric vehicles can be charged in various weather conditions, including rain and snow. Charging equipment is designed to be weather-resistant and safe for outdoor use.

Do you have questions?

We understand that this type of technology in your home may be new to you and that you may have some questions.
Please feel free to contact our agents.

Developed by:



www.ballygoodestates.com

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Agents



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