

Hornsey Town Hall DE Feasibility

The Hornsey Town Hall redevelopment project involves restoring the Grade II listed building for local community use, and will include a new housing development.

The Feasibility Study for a DE system at the Hornsey Town Hall has assessed two options:

Option A: The installation of a Combined Heat and Power (CHP) unit within the new-build residential development, which is 'business as usual' since it is required to meet the Code for Sustainable Homes Level 3.

Option B: The installation of a CHP unit serving the entire site, including the nearby Hornsey Library, from a centralised plant room. This will have the benefit of providing carbon reduction credentials to the listed buildings where modifications to the thermal fabric cannot be materialised.

- From the calculations and analysis it was found that implementing a site-wide CHP (Option B) is the most preferable solution. This is due to a larger demand profile which requires a larger CHP unit, and therefore reduced running costs and greater carbon emission savings.
- It was found that gap funding of circa. £270k would have to be sought to make the scheme viable.
- Should an ESCo provide 5% of the principle works costs then the capital gap funding required would reduce to £192K. An ESCo will be financially viable only when the number of residential units is greater than 400. It is therefore recommended that this scheme should be evaluated for potential connection to a larger district CHP scheme and improve the financial viability of an ESCo scheme.