

# CALLAUGHTONS ASH - SHROPSHIRE

## Sustainable solution to develop low energy housing stock

Project Name: Callaughtons Ash

Company: Lowfield Timber Frame

Sector: Residential

Technology: Passivhaus

### Overview:

To meet the South Shropshire Housing Association's need for a sustainable solution to develop low energy housing stock, Lowfield Timber Frames worked with the Architects to develop a timber system for Callaughtons Ash that minimises energy impact and facilitates maximum airtightness. Our main objective was to meet the overall aim to develop sustainability and quality while eradicating fuel poverty and improving residents' health and wellbeing in the most cost-effective way.

Callaughtons Ash is an exemplary Passivhaus residential scheme that minimises energy consumption and costs, providing affordable homes in Shropshire. As the most stringent energy standard in the world, Passivhaus certification secures economic, environmental and social sustainability. The Callaughtons Ash scheme was officially certified shortly after the build was completed, guaranteeing ultimate performance and certifying that there are no gaps between predicted and actual results – reassuring residents.

This is an excellent example of collaboration between a local authority, developer and specialist contractor. Lowfield Timber Frames translated the architect's designs to create a fully bespoke timber system, applying a fabric first approach that requires minimal energy. The fabric first approach enables comfortable lifestyles for residents while minimising operational costs to below £100 per annum for average housing types, which is in line with the housing association's core value: affordable, low-energy accommodation.

The housing association's commitment to developing quality, affordable housing that is sensitively integrated with Much Wenlock's landscape has been clearly demonstrated in this project. Nestled in tranquil woodland scenery, Callaughtons Ash meets the brief's specification for a green backdrop that melds with the picturesque village.

This highly sustainable development undertook a successful approach to improve quality of life in rural areas. The natural beauty of timber is highlighted in this highly tailored development for Much Wenlock's residents. Shared ownership was not previously affordable in Much Wenlock, often demanding higher costs than a full mortgage. The Callaughtons Ash scheme makes shared ownership reachable to young people and first-time buyers at an accessible price. While it was previously inconceivable for new families to afford shared ownership homes in the local area, the development provides a vital solution for the lack of social housing in Much Wenlock.

As TRADA and STA Assure Gold Members, Lowfield Timber Frames implement high-level quality standards, following the Site Safe Scheme to ensure safe, sustainable construction.



