

Property Information Sheet



Name and Address

Robert Morris
Perry Cottage
Hen Parks
Haughton
West Felton
Oswestry SY11 4HE

Property Description

New (nearly finished!) single storey 117m² timber frame construction with lime render and slate cladding and a stainless steel standing seam roof

What changes have you made to your home?

The existing 200 year old cottage was demolished, following completion of new house on the same property
The new property features whole house mechanical ventilation with heat recovery, rainwater recycling, passive solar design with wood fired masonry stove as only source of space heating, Solar hot water heating, PVC free cables and plumbing, high quality LED lighting and A+++ appliances throughout with construction using locally and sustainably sourced material with low embodied energy where possible.

Why did you make these changes?

The existing cottage was in a poor structural state, uninsulated, cold, draughty and very damp. Initially it was intended to renovate, insulate and upgrade the existing building in two phases to allow occupation to continue while the work was being carried out but the potential disturbance to family life and estimated costs led me to pursue the challenge of a building replacement new house on the same property for similar cost but with less disruption that was extremely energy efficient, with low impact on the environment and low maintenance.

What were the approximate costs?

Approximately £157,000 (including vat) for the construction of the house not including landscaping.

What have been the approximate energy savings?

Not been able to compare data accurately but in previous house on site (now demolished) we were spending over £2,000 a year on ineffectual oil fired central heating we currently pay less than £100 a year for firewood to achieve a warm comfortable home.

Our total primary energy consumption of our house last year was 119.69 Kwh/m² (including energy value of firewood consumed) - less than the 120Kwh/m² Passivhaus requirement.



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What have been the effects on your home?

The new house is dry, draught free, with a high air quality due to the whole house ventilation system and airtight construction.

It does not overheat in the summer due to the roof overhangs and cross ventilation.

It is comfortably warm throughout the year and the passive solar design means that the wood stove is only required on the coldest of days in the winter.

Hot water is provided by the solar thermal panels for over six months each year

Who undertook the work?

The majority of the work was carried out by myself (with occasional help from friends and family) over an eight year period with the exception of the fabrication of windows, Warmcell insulation and the stainless steel roof.

Windows - A R Manley and Sons Ltd, Shrewsbury

Warmcell insulation – Pen Y coed insulation and Construction, Meifod

Stainless steel Roof – Longworth Building Services Ltd, Haydock

Would you recommend them?

Yes

Wish list?

Photovoltaic panels – the house has been wired to accommodate them.

Have you considered any measures but rejected them?

- Yes - Compost toilets, rejected because of physical aspect of maintenance in old age
- Wind generation of electricity, rejected because of capital cost

Do you have any further comments?