



Name and Address

Crabapple Community
Berrington Hall
Berrington
Shrewsbury
SY5 6HA

Property Description

Berrington Hall is a Grade II listed Georgian house, set within 20 acres of woodland, fields, orchards and other growing areas. It was built as a rectory in 1805 with solid brick walls, a slate roof (including central flat roof with dome sky-light) and huge single-glazed sash windows. Since 1977, it has been the home of Crabapple Community, a registered Housing Co-operative.

What changes have you made to your home?

Eco-renovations and installations include:

- 2008: Installed a "**Stanley**" **wood-burning range**, which we use to cook our shared evening meals and which also contributes to our domestic hot water supply and space heating. We source some of the fuel by coppicing our own woodland.
- 2010: Installed a high-tech, **gasifying "log boiler"** made by Kobe (in Austria), which runs the central heating system & feeds into the domestic hot water supply.
- 2012: Installed a **3.8KW solar PV system** on our south-facing roof (after a successful planning appeal to the conservation people!)
- 2015: Installed a **solar thermal system**, which is a third source for the domestic hot water supply.

We've also installed loft insulation (several inches of rock wool) and are entirely off-grid for sewerage, thanks to our Victorian settlement tanks and our luxurious compost toilets ("treebog" style).

We've begun eco-renovating some outbuildings for additional accommodation, including laying under-floor heating, with a limecrete floor.

Why did you make these changes?

To reduce our carbon footprint, have a more pleasant home during winter, save time (lighting one boiler instead of lots of individual stoves) and save money (especially due to PV panels and FIT payments).

What were the approximate costs?

£4,000 for the wood-burning "Stanley" range (2008)
£60,000 for the boiler & central heating system (2010)
£11,000 for the PV panels (2012)
£10,000 for the solar thermal system (2015)

What have been the approximate energy savings?

Not known at this point.



Property Information Sheet continued...

What have been the effects on your home?

Installation of the boiler and central heating system has meant a warmer house in winter (18C instead of under 10C!) and much better time efficiency as one person loads the boiler each day rather than several of us needing to feed individual wood burners.

The Stanley range, log-boiler and solar thermal array all contribute to a more reliable and increased supply of hot water. (Berrington Hall is not on mains gas and we don't have electric immersion heaters etc).

PV has reduced our electricity bills. Any top-up electricity we use is sourced from Ecotricity (green energy supplier).

Who undertook the work?

[Intelergy](#) installed the gassifying log-boiler.

Members of the community undertook the central heating installation with help from a qualified plumber.

[Salop Energy](#) installed the PV panels.

[T4 Sustainability](#) installed the solar thermal system.

Members of the community laid the limecrete floor and underfloor heating.

Would you recommend them?

Yes

What else would you like to do? And why haven't you done them yet?

- Replace single-glazed sash windows with double-glazed windows throughout the house.
- Install more PV panels.
- Install a battery system, so that we can store any excess electricity generated.
- Continue to renovate the outbuildings for further accommodation.
- An efficient way to insulate a listed building which doesn't have cavity walls!

The main obstacles to progressing these measures are the listed building status and financial costs.

Have you considered any measures but rejected them? Please give details of what & why.

Nothing we can remember!

Do you have any further comments?

Are there any access issues? Eg steep steps, no downstairs toilet.

We are offering tours between **10am to 2pm**. They will be outdoors only; however, if the weather is challenging, we can offer shelter and a hot drink in our Events Room.

Visitors are welcome to use our outdoor compost toilets, which are accessed via steps. If helpful, we can also provide access to an indoor ground-floor toilet (NB: although there are no steps, it is not wheelchair accessible).

There's only limited parking, so where possible, we encourage people to cycle, take the bus or lift-share. We have a detailed travel information sheet, including description of cycle route, which visitors can request by **emailing us at crabapplecom@hotmail.com**