

SOUTH SHROPSHIRE CLIMATE ACTION
BUILDINGS REFIT CASE STUDY

CALLAUGHTONS ASH, MUCH WENLOCK



The UK Passive House Organisation

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Callaughtons Ash

Location: Shropshire

Completion Status: Completed 2018

Architect: Architype

Contractor: SJ Roberts Construction

Certification: October 2018

Occupancy: Occupied since Summer 2018

Consultant: Alan Clarke

Client: South Shropshire Housing Association

Certifier: WARM

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The scheme, designed by PHT Patron member [Architype](#), provides 10 Passivhaus homes for affordable rent and 2 for shared ownership to people with a local connection in Much Wenlock, Shropshire.

The highly sustainable development was built for South Shropshire Housing Association (part of Connexus), and is a model example of a project that unlocks small green land sites and improves the quality of family living in rural areas of the West Midlands. The client's commitment to sustainability, quality and eradicating fuel poverty for housing association residents was the driving force in commissioning this future-proofing Passivhaus scheme.



“We have strived to be innovators in the affordable housing sector, whilst taking the concerns of our residents with regards to fuel poverty and other running costs into consideration. We are delighted to welcome our new tenants to their new homes, and hope they will be happy in them for the years to come.”

Christine Duggan, Director of Housing and Communities for Connexus



The local community has been closely involved in the project from the very start, with community representatives sitting on a project board from the beginning of the design process in 2015 to help decide location, layout and type of construction. With the guidance of SSHA's community-led building consultancy, Marches Community Land Trust Services (CLTS), and adhering to the Much Wenlock Community Plan, representatives learned about construction methods, decided on landscaping and visited the local timber frame manufacturer to see the house frames in construction. Children from Much Wenlock Primary School have also been involved by taking part in a site safety poster competition, making a visit to the site to learn about Passivhaus principles, and helping with the planting of a tree to celebrate the new affordable homes together with local celebrity marathon runner Jimmy Moore.



"It has been a great experience working with South Shropshire Housing Association and the local delivery team SJ Roberts on their first Passivhaus project. They truly embraced the standard and have proven that Passivhaus is easily achievable when you collaborate. We are delighted at the reaction of the tenants and look forward to seeing how well the homes are performing through occupation."

Paul Neep, Associate and Project Architect, Architype

Architype have taken a holistic approach to the development. Re-thinking how people use domestic space in modern day families, Architype have reorganised the typical approach to standard home types. Investigating the local vernaculars of Shropshire, the development aims to sit comfortably in its rural surroundings, complimented by a natural palette of UK sourced materials. This includes clay roof tiles that have been quarried and made within 25 miles of the site, lime

render provided by local company Lime Green and UK-grown thermally modified hardwood cladding.



I would like to add that it's been a pleasure to be working alongside the design team headed by Architype in a new form of building. Definitely the way forward in modern day building which sits right in conserving energy in our ever changing world."

Mark Philips, Director of SJ Roberts Construction

Key stats

Homes for affordable rent:	10
Homes for shared ownership:	2
Average floor area:	72.5m²
Construction:	Timber frame
Projected value:	£2 million
Construction start:	April 2017

Team

Client: South Shropshire Housing Association

Architect: [Architype](#)

M&E consultant: Alan Clarke

Contractor: SJ Roberts Construction

Structural Engineer: Thomas Consulting

Certifier: [WARM](#)



Further information

[Architype](#)

Previous PHT story: [Plans for Shropshire Passivhaus homes approved](#) - 9 February 2017

Director of Housing and Communities for Connexus

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