



Case Study:

Two Castles Housing Association

New Homes. Shared Equity / For Rent (Standard Achieved - EcoHomes: Very Good)



Location:

King Edward's Fauld, Burgh by Sands, Cumbria

Local Authority:

Carlisle Council

Housing Association:

Two Castles

Contractor:

Cubby Construction

Architect:

Day Cummins Architects

Number of Homes:

8

Cost:

£1million

Drivers: Affordable housing to meet the needs of its local community. A section 106 agreement is in place to ensure local occupancy in perpetuity

The Site: Greenfield site in Burgh by Sands, a small rural village 5 miles from Carlisle. (Hadrian's Wall runs through the village, so extensive archaeological investigations were necessary before planning permission was granted, adding significantly to costs).

The Scheme: Mixed-tenure scheme provides a mix of two-bedroom bungalows and two and three-bedroom houses for rent and sale.

Method of Construction: The scheme was constructed using the Kingspan TEK building System which is an innovative modern method of construction utilising the use of structural insulated panel technology (SIPs). The system is delivered to site ready for erection.

Unparalleled energy efficiency combined with high-build speed and the low site wastage makes this system a very cost effective way of exceeding the new Building Regulations/Standards.

Technologies: The scheme benefits from High Performance A Rated Condensing Boilers, dedicated low energy lighting throughout and water butts for rainwater collection. Surface water run off is collected in a series of soak-aways to reduce the impact on the existing drainage systems.

Affordability: Two three-bedroom houses for rent at £89 per week. Two two-bedroom houses and two three-bedroom houses for shared equity sale. All homes have parking spaces and gardens.

Completion Date: March 2007

For further information contact:

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