Case Study

Charles Street

Cornwall Sustainable Building Guide

Scale of development

Small

Type of development

Singe Dwelling (Social Housing)

Sustainability features

- **Design**
- **Energy**
- **Water Conservation**
- **Community**

Features

- Effective demonstration of social housing with energy efficiency
- Blended into the original architecture of the area
- Double glazed windows do not spoil the look of the house

Introduction

Built in 1902, this terraced house in Truro has been fully refurbished using high levels of thermal insulation and double glazed windows. The property is for social housing and demonstrates the affordability of good insulation.

Construction and Materials

The building maintains its original character, utilising phenolic board in the outer walls and fiberglass in the roof space for insulation. Reveals on windows are also fully insulated to reduce the effects of cold bridging.

The building has been designed to achieve high levels of air tightness, with chimneys blocked up and trickle vents in windows to allow the correct levels of air circulation. This helps to maintain a pleasant living environment whilst reducing heat loss through excessive draughts.

Social Housing & Society

The significance of refurbishment projects such as this one on Charles Street is that it clearly demonstrates the ability of property owners to produce energy efficient houses without excessive costs. The social housing element means that the community benefits from houses that are energy efficient, and the occupier reaps the benefit of reduced space heating requirements.

Inside the toilet is fitted with a duel flush mechanism to reduce water consumption and an A rated combi boiler to further increase the credentials of the refurbishment.

Carrick Housing

Carrick Housing has sought to build its green profile over the last decade, it now employs 160 full time staff with additional contractors for upgrading its properties. It has installed 300 ground source heat pumps to date and has increased its average SAP rating from 32 to 68 since 2000. The aim of Carrick Housing is to attain a ‘C’ rating on all its properties, at present 65% attain this rating.

Information compiled by CSBT as part of the Cornwall Sustainable Building Guide.

CORNWALL COUNCIL

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