

# STANSFELD QUARRY, OXFORD



**CONFIDENTIAL**  
**PROPOSAL TO BIRMINGHAM CITY COUNCIL,**  
**AUGUST 2015**

**TOWNHUS.**



# INTRODUCTION

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## INTRODUCTION

Oxford Cohousing Ltd. and TOWNhus are pleased to present this proposal for the acquisition and redevelopment of the Stansfeld Outdoor Education Centre site.

Our proposal is to develop a cohousing community of 36 households plus a Common House and shared community facilities. It is a robust and deliverable proposition with a clear planning strategy which we believe will command local support as well as safeguarding the future of the Stansfeld woodland in perpetuity. It will deliver much-needed new housing in Oxford in a form and of a purpose that is different from the market norm and will point the way to a more sustainable way of developing and living. In doing so it will deliver value to the vendor for its land through a commercially viable, planning-policy-compliant scheme; and it will create a fitting legacy from Birmingham City Council's long-standing stewardship in tune with the ideals of Rev Dr John Stansfeld, in whose lifetime the site was used to provide temporary homes for families suffering due to a housing shortage.

This document presents information in support of our bid for the land.

## ABOUT THE BIDDERS

Oxford Cohousing ([www.oxfordcohousing.co.uk](http://www.oxfordcohousing.co.uk)) was formed in 2010 by a group of Oxford residents inspired by examples of successful cohousing communities in the UK and around the world (<http://cohousing.org.uk/>). The group has grown to 25 committed members and has a 'friends' list of over 100. The primary aim of Oxford Cohousing is to create an intergenerational mixed-tenure cohousing community of between 20 and 40 homes in Oxford. Its organising group meets weekly and it has open meetings monthly at which it recruits new members.

TOWNhus is a collaboration between UK development company TOWN and Swedish house manufacturer Trivselhus. TOWN ([www.wearetown.co.uk](http://www.wearetown.co.uk)) developments seek to combine the best of the new – contemporary

design, modern materials and high environmental performance – with the best of the old – solidity, spaciousness and light. Trivselhus ([trivselhus.se](http://trivselhus.se)) is owned by Södra, a co-operative of almost 52,000 forest owners, whose best slow-grown timber Trivselhus uses alongside high-quality components and a precision manufacturing process to produce its closed timber panel Climate Shield system. TOWNhus is the selected development partner of Cambridge Cohousing Ltd. for its development at Site K1, Orchard Park, Cambridge.

## OUR VISION

Cohousing is a way of living that has been established in several countries around the world for many years. Small enough that everyone can be familiar with each other, but large enough not to force them to be, cohousing communities are built around a shared desire for a sense of belonging, neighbourliness and mutual support that many people feel is missing from modern life and contemporary housing developments. By pooling resources and acting collectively, cohousing communities gain more control over their environment. In particular they can ensure that both commissioning and maintenance costs are effectively controlled to maximise economic sustainability.

In cohousing communities everyone has their own private home, but everyone also benefits from extra shared facilities and spaces that allow – but don't require – members to do things together. Living in a cohousing community brings a few extra responsibilities, but many more benefits. Features of cohousing communities include: a common house – a building with a range of shared facilities for use by members of the community; common ground – shared garden spaces often used for growing food as well as for play and recreation; the exclusion of cars from the community as far as possible; and a strong ethos of environmental and social sustainability in how the community is designed, built and managed. This way of living is part of mainstream housing development in Denmark, Holland and Sweden and has a growing presence in the US.

## OUR PLANS FOR THE STANSFELD SITE

### MAKING THE MOST OF THE SITE'S POTENTIAL

Stansfeld OEC is a perfect location for a cohousing community. The natural amphitheatre of the plateau comprising the existing buildings and lawn, fringed by trees, is a superb space in which to create a development that is both urban and secluded; which makes for an appropriately private living environment whilst welcoming people to the woodland for study and recreation.

We have undertaken a careful site appraisal with the aim of understanding the opportunities for and constraints to development, informed by technical studies by engineers Elliott Wood, ecologists The Ecology Consultancy, and transport planners Mode. This has produced an analysis of potential 'abnormal' development costs which, whilst requiring further assessment and confirmation by intrusive site investigations prior to planning, provides the foundation for a realistic valuation of the site.

The important points informing our approach to scheme design are:

- the complex topography of this former quarrying area and the likely high cost of developing any currently undeveloped parts of the site other than a carefully-drawn area within the lawn frontage to the existing buildings;
- the SLINC designation which represents both a policy and an ecological constraint – the view we have reached is that development in the lawn area is both sustainable in ecological terms and supportable in planning when underpinned by our strategy to mitigate any harmful ecological impacts and achieve an overall enhancement of the ecological character of the site;
- the need to secure sustainable long-term access to, and management of the woodland part of the site and to realise long-held local ambitions for managed public access – as well as protecting the better-quality trees, whether or not they fall within the boundary of the existing Area Tree Preservation Order;
- cohousing's ideal of sustainability, particularly minimisation of car usage and encroachment on the site;
- the need to achieve acceptable site access and, potentially, to upgrade the entrance road in order to achieve safe and efficient access for all modes of transport as well as to accommodate vehicle parking on the periphery of the site;
- the relationship to surrounding development especially at Douglas Downes Close where there is a need to avoid potential unacceptable overlooking;
- the difficulty of retaining/converting existing educational buildings in the context of the proposed uses, and the need for demolition; and
- the opportunity to retain and integrate the existing manager's house within a wider redevelopment scheme.

### LILAC cohousing, Bramley





# MASTERPLAN & SCHEME DESIGN

To develop a scheme design for the site, TOWNhus has engaged Mole Architects ([www.molearchitects.co.uk](http://www.molearchitects.co.uk)), who are also architects of the Cambridge Cohousing project which TOWNhus is currently developing. In the context of both Birmingham City Council's tender brief and Oxford Cohousing's requirements, it makes sense to deploy a design team with experience of designing for cohousing and of working with the Trivselhus system: this will allow for rapid and smooth design evolution in the context of a demanding timescale for planning and implementation. It also means that existing work on basic dwelling types, which have already been designed and costed to a high degree of detail, can be adapted to give greater certainty of scheme delivery alongside the offered land price.

Oxford Cohousing's requirement is for a development of 35 homes (plus the retained Manager's House) comprising a mix of one- and two-bedroom flats and two-, three- and four- bedroom houses. This meets the requirements of potential purchasers within the cohousing group, and takes account of Oxford City Council's requirements for both the amount (50%) and mix of affordable housing which we hope to meet. The mix and sizes of dwelling are set out in Table 1 below.

**Table 1: Proposed accommodation schedule**

Type	Area (sqm NSA)	Beds	People	No units
Flat	52	1	1-2	6
Flat	74	2	2-3	10
House	77	2-3	3-4	8
House	105	3-4	4-6	8
House	116	3-5	5-7	3
<b>TOTAL</b>	<b>2,954</b>			<b>35</b>

*Note: excludes manager's house*

Several potential layouts have been explored, and the site plan below shows the emerging preferred masterplan which has been informed by pre-application discussion

with officers of Oxford City Council and takes full account of the opportunities and constraints set out above.

Access to the site is achieved via the existing driveway from Quarry Road and Douglas Downes Close. Initial analysis suggests a potential requirement to improve the access junction with Quarry Road, which will be explored further in planning. Improvements, including selective widening and resurfacing, will be required to the driveway, and it is proposed to realign and regrade the access where it currently 'doglegs' after the Douglas Downes Close development to make access easier and create a terraced area for vehicle parking to the west of the manager's house. This entrance parking area will allow cars to be almost completely excluded from the main part of the development, meeting a key principle of cohousing community design.

The draft plan lays the development out in four terraces arranged around a central shared green space or 'quad'. The 'quad' measures approximately 40x40m, similar to the dimensions of the front quad at Queen's College, Oxford, and has been conceived with the proven and recognisable qualities of these beautifully scaled, properly enclosed and distinctively Oxonian spaces in mind – albeit with a much more informal and lived-in feel and approach to landscaping. Buildings – three storeys for apartments and two-to-two-and-a-half storeys for houses - front this space with a landscaped shared surface road (which would allow access for drop-off, the disabled, and emergency vehicles) separating private fronts from the semi-public central green area. Private garden spaces are located to the rear of buildings and are used to create a permanent green buffer to the woodland edges.

Dwellings will take the form of contemporary versions of well-known and well-liked English urban housing forms: terraced houses with classical proportions conferred by generous floor-to-ceiling heights and tall windows, giving superb interior volumes and daylighting; and mansion-style apartments with generous balconies. The palette of external materials will be chosen to suit the woodland surroundings, with timber – such as fir or larch – the predominant elevational material, and natural slate or tile roofing. Scope for green walls and roofs to support

ecological enhancement will be explored as the design evolves. Houses will have traditional pitched roofs (some with dormer windows or terraces) and the roofs of apartments will be flat or very gently pitched to minimise bulk and optimise the use of roofspace for solar energy generation. Members purchasing homes at Stansfeld will be offered the full TOWNhus customisation service (see “Our credentials”) and the development will seek Community Infrastructure Levy exemption as a bona fide custom build development.

Distinctive to cohousing is the inclusion of a Common House which provides shared facilities for members of the community to cook, eat, and relax together as well as laundry and workshop facilities. In all cohousing communities the Common House is the focal point: it is where the community gathers to socialise, and it is important that the Common House occupies a prominent location where it will naturally attract footfall and, ideally, be visible from all private dwellings. In the draft plan, the Common House is located so as to form a gateway from the community into the woodland, with 270-degree frontage onto green spaces and pathways and drawing the eye of any visitor as they come into the site. The Common House will share a lift core with apartments located on the north and east terraces and the deck access provided between these two terraces will form a loggia or archway denoting the entrance to the woods. A full access and management strategy for the woodland will be developed and the emerging design contributes to this by defining a legible route through the proposed development that will be well overlooked and provide passive security for both residents and visitors.

The landscape strategy will focus on minimal intervention: creating attractive, multifunctional areas that preserve and enhance the natural feel of the site. The central quad will combine informal grass for recreational use with carefully chosen tree and shrub planting, together with surface- and raised-beds for growing plants and food. At the development’s edges the focus will be on creating boundary treatments to rear gardens that allow an appropriate transition between the built and woodland environment.

## **SUSTAINABILITY: ENVIRONMENTAL, ECONOMIC, SOCIAL**

Commitment to living sustainably is integral to the ethos of Oxford Cohousing. This transcends the technical performance of the built environment and extends to many aspects of living, but starts with our commitment to high standards of sustainable design and construction.

Homes will be built using the Trivselhus Climate Shield

closed timber panel construction system. The system is based on 240mm thick wall panels precision-manufactured in Trivselhus’s factory in Korsberga, Sweden, offering very high standards of insulation, soundproofing and air-tightness. Thermal performance will be around 85-90% better than the average UK home and around two-thirds of the way from current Part L requirements to the Passivhaus standard. Homes will benefit from triple-glazed, aluminium-clad timber windows, offering a superior level of insulation and soundproofing. Windows will be openable to allow additional ventilation as required. Each house will have its own mechanical ventilation heat recovery system (MVHR) allowing air to be efficiently cycled and ventilated without the loss of warmth in the home.

Homes will be designed using passive design and fabric first principles, and carefully optimised to take advantage of winter heat from the sun. Homes will require minimal heating in winter and roofs will be optimised to allow for substantial solar energy generation. All homes will be provided with water saving fittings such as low-flush toilets, flow restrictors and aerators allowing residents to reduce water use without compromising on comfort. Overall, homes would be expected comfortably to exceed the credits necessary to achieve Code for Sustainable Homes Level 4.

This high level of energy efficiency will make the homes very much cheaper to run than those on most new developments. Oxford Cohousing is also committed to ensuring the affordable homes remain permanently affordable, thus ensuring this development will be accessible in perpetuity to those from all income groups. Our requirement for all members to be committed to low car use and to be part of a car club will also contribute to economic as well as environmental sustainability. Members already have a ratio of car ownership of one car per two households and many already belong to local car clubs.

The inclusion of members with a range of income levels will enhance social sustainability. Also amongst the benefits of cohousing are better than average well-being and health indicators for residents (demonstrated by research in the UK and Holland). With the ever-increasing pressure on welfare spending, this is predicted as a compelling reason for cohousing to become a standard choice for new builds, particularly by social- and extra-care commissioners.

# MASTERPLAN & SCHEME DESIGN.

## Stansfeld proposed site layout



Aerial view of the proposed scheme from south



Proposed scheme viewed from north east



Proposed scheme viewed from north west



Proposed scheme viewed from balconies at north west



## MASTERPLAN & SCHEME DESIGN.

### PLANNING AND DELIVERY

#### Planning pre-application advice

Our emerging proposals for the site have been discussed with officers of Oxford City Council via a formal pre-application process, and the letter received from the Council recording officers' comments is appended to this submission. Whilst necessarily reserving their position in terms of a future application and matters of detail, officers have received our proposals favourably in terms of the principle of the proposed development and the initial ideas given for the amount, scale and layout of the scheme. A relatively clear steer has been given that, if justified and appropriately mitigated, development within the lawn area of the SLINC is likely to be acceptable; and there is openness to our wish to incorporate a low car-parking ratio with appropriate surety in terms of monitoring and accommodation of any future overspill. Overall, our proposals are in a very strong position to secure success with a planning application.

#### Planning timescale

If selected as preferred bidder, we will seek to agree the planning strategy with the vendor as part of the negotiation of conditionality in the land contract. Given that our initial ecological studies on the site indicate that newts and bats are likely to be in residence, multi-seasonal ecological surveys are likely to be a prerequisite for a full planning application, so we will need to agree a suitable way forward in terms of timescales for full application. However, we understand the vendor's desire for planning permission to be achieved as quickly as possible and are willing to commit resources immediately to ensuring that the planning timescale is as short as feasible.

#### Programme

Unlike speculative housing developments, cohousing communities are developed by or for established groups with members who are already informally committed to purchasing a home in the completed scheme, many of whom are also willing to commit financially at an early stage once development is confirmed. This reduces the sales and programme risk attaching to development and allows the construction period to be compressed, probably into a single phase. It is unlikely that the number of new homes for sale at Stansfeld will exceed the number of committed purchasers within the existing Oxford Cohousing group, but, to the extent that wider market

engagement may be required, TOWNhus's experience as development partners to Cambridge Cohousing has demonstrated that cohousing adds value to development by attracting to a new community people who would never normally consider buying a brand new home.

#### Affordable Housing

Affordable housing within the development, which will be built tenure-blind, is expected to be retained as part of Oxford Cohousing, with tenancies allocated via Oxford City Council's choice-based lettings policy. Discussions have taken place with the Council about how to dovetail this policy with the cohousing ethos and membership requirements and there is a shared commitment to ensuring that the community is genuinely mixed-tenure and unified by the cohousing ethos.

The Vendor will note that the Vacant Building Credit is no longer national planning policy so this has increased the proportion of affordable housing provision on site considerably since our initial submission, and this has an effect on the final site valuation.

#### Purchase

The site will be purchased directly by Oxford Cohousing on the achievement of a suitable, irrevocable planning consent. Oxford Cohousing has an indicative offer of finance from Unity Trust Bank to cover the land purchase and also for the long term ownership of the affordable housing. (Offer letter is appended in supporting documentation).

TOWNhus will finance and manage the planning and construction phases of the project, presenting Oxford Cohousing and member-purchasers with 'turn-key' properties. Subject to achieving full planning permission by summer 2016 it is expected that site works could commence before the end of 2016 with practical completion in late autumn 2017.

#### Plans for the woodland

OCH aims to protect and extend site biodiversity and to continue some provision of outdoor education on the c. six hectares of woodland, in collaboration with an experienced and appropriate partner. OCH has recently had positive meetings with the local lobbying group Friends of Stansfeld and once we secure the site will work closely with them to further develop our ideas.

Our initial vision also includes the possibility of restoring some of the quirky aspects of the site: the two-sided pulpit from which Rev Stansfeld presumably addressed his woodland flock, and the swimming pool (one of our local supporters is the great-nephew of Rev Stansfeld and is interested in this happening). We have also started to collect details of end-users who wish to use the woods for outdoor learning. We would also be interested in exploring the feasibility of Birmingham schoolchildren continuing to come to Stansfeld, albeit on a slightly different basis to previous arrangements.

The local community's vote in March 2015 to support of OCH's bid was due to the apparent good fit between our objectives and theirs for the whole site. OCH's intention is to work with the FOS group to develop a robust and sustainable plan for the woodland management. The first stage will be to work up specific costed proposals for the long term economically sustainable management of the woodland, to secure funding and to appoint a suitable organisation to implement this plan. We anticipate significant costs associated with public liability insurance, security (fencing), ensuring tree safety etc, anything from £10K -£100K, to ensure it is fit for purpose.

### Cowslips at Stensfeld



### Local support for our bid

OCH has considerable support from the local housing officers. It has been agreed in principle (and after a presentation to Full Council in 2013) that people in housing need (those coming off the waiting list) would also need to be fully signed up members of Oxford Cohousing to qualify for an affordable home, and there is legislative support for this in the Miscellaneous Amendments of 1986 Housing Association Act which enables housing co-operatives to refuse allocation if the person is not a member of the co-operative.

OCH also has considerable and wide local political support. This includes the local MP Andrew Smith who has said, "As local MP I welcome the co-housing project for this important and sensitive site, which enjoys significant support in the local community as a means of securing a good design for affordable homes and community access to the woodlands. Subject to the detail of a planning application and taking account of the views of local residents, this provides a good opportunity to provide much needed housing in an environmentally sensitive way, enhancing the local community." The Leader of the Council Bob Price, Deputy Leader Ed Turner and Scott Seamons are also supportive of what OCH plans to do on the site. Green councillors are also very supportive as new build cohousing has the lowest carbon footprint of any housing.



# PARTNER CREDENTIALS.

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## ABOUT TOWNHUS

Trivselhus ([www.trivselhus.se](http://www.trivselhus.se)) and TOWN ([www.wareatown.co.uk](http://www.wareatown.co.uk)) entered into a collaboration agreement in Autumn 2014 for the pursuit of carefully selected development projects matching their shared commitment to sustainability and desire to build better homes in better places. TOWNhus combines Trivselhus's long experience of building robust, warm, light, highly thermally-efficient homes with TOWN's track record in designing and planning settlements that make it easier to live well and sustainably.

TOWNhus was formed to exploit the synergies between tried-and-tested place-making principles, contemporary sustainable design and architecture, and the adaptable, simple and elegant building platform offered by the Trivselhus precision-manufactured 'Climate Shield' building system. Central to the offer is a customisation service that allows purchasers to configure many aspects of the design and finishing of their home: from the degree of open-plan to the layout, number of bedrooms and bathrooms, fit-out and finishing, and external appearance. This allows our developments to maintain a small number of 'shell' house types that are efficient to manufacture and construct and produce developments with a strong sense of unity and cohesion, whilst giving buyers more of the design control associated with a self-commissioned dwelling (or buying an old house to do up), minus the hassle of managing their own project.

Trivselhus AB is owned by Södra, a co-operative of almost 52,000 forest owners, whose best slow-grown timber Trivselhus uses to manufacture the 'Climate Shield' system. Trivselhus's core housing development business in Sweden has three main elements: bespoke, luxury

homes custom-designed and built to order for private clients; its mid-range custom-build service, Movehome ([www.movehome.se](http://www.movehome.se)), and larger developments typically of 20-40 homes built for open-market sale (each of which typically includes several plots for custom-build). The Trivselhus system has been used to build over 7,000 dwellings in Sweden and 300 in the UK and was one of the first proprietary building systems to employ MVHR as standard. In 2014, Trivselhus AB had a turnover of £80 million and employed 300 people, of whom 100 are skilled operatives, across three factories (with a fourth now under construction).

Through a contractual joint venture under which TOWN acts as the promoters and development managers for committed schemes, Trivselhus provides or arranges planning and construction funding for committed TOWNhus schemes, acting as a 'supplier-investor' standing behind the delivery of the project. Projects are typically fully funded with equity rather than debt, preventing the leakage of development value to finance charges, and TOWNhus prefers purchase arrangements for land where the vendor is aligned with the project and shares in the value created – for example via a build license arrangement or a conditional purchase with deferred consideration.

## **JIMM REED, COHO LTD.**

Jimm, a qualified PRINCE2 practitioner, is Project Manager for Oxford Cohousing, and brings longstanding experience of housing project delivery in the affordable and private sectors. Jimm is also one of the leading professionals in the field of cohousing in the UK, having been the project manager of the successful LILAC project in Leeds ([www.lilac.coop](http://www.lilac.coop)), and subsequently working with a number of cohousing groups around the country.



## **NEIL MURPHY, DIRECTOR, TOWN.**

Neil is a former senior Treasury policy advisor and local government regeneration strategist who, while at Beyond Green, became planning director responsible for securing planning permission for a major sustainable urban extension to Norwich. He has worked with Trivselhus on a range of projects since 2012 and is development managing TOWNhus's part in the Commissioner's Quay project in Northumberland; and his role in this project will combine lead responsibility for planning matters and local planning authority liaison with co-ordination of the design and construction elements of the programme. Neil holds an honours degree from the University of Oxford.

## **KEN FORSTER, UK MANAGING DIRECTOR, TRIVSELHUS.**

Over a 40-year career in manufacturing rising from shopfloor to senior management, Ken has worked across a range of industries and developed a specialism in helping Nordic companies develop their business in UK markets. As UK Managing Director of Trivselhus, Ken has grown the business from a handful of self-commissioned homes to a substantial development business with a number of repeat developer clients and joint ventures. Ken will be Trivselhus's project director with responsibility for all aspects of Trivselhus's input into the project including client liaison, design, kit manufacture and supply logistics, and project finance.



## **JONNY ANSTEAD, DIRECTOR, TOWN.**

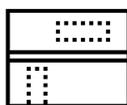
From his early career at Locum Consulting (later Colliers CRE) and later at Beyond Green – where he was instrumental in the company's transition from sustainability consultant to developer and led the land acquisition, funding and planning phases for a number of major schemes – Jonny has built up considerable experience and expertise in the management of complex development projects, large and interdisciplinary teams and client-developer-landowner relationships. Jonny holds a first-class degree from Cambridge University and is a professional member of the Prince's Foundation for Building Community.

## THE TOWNHUS CUSTOMISATION PROCESS



### STEP 1: CHOOSE YOUR PLOT

Start by selecting your plot. You might want morning light into the master bedroom, or a view of the sunset from your lounge.



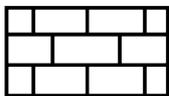
### STEP 2: SELECT YOUR 'SHELL'

Start by choosing your 'shell' from our range of houses and apartments. Each has its own potential in terms of size, number of rooms and price. All have high ceilings and tall windows giving plenty of space and light.



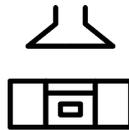
### STEP 3: CONFIGURE THE INTERIOR

Configure the interior layout, floor by floor, to suit your needs. Living areas can be open plan or separate rooms. You may want larger bedrooms, or prefer an additional study, nursery or spare room. You might like a loft for storage, or prefer a ready-made loft conversion.



#### STEP 4: CHOOSE EXTERNAL OPTIONS

Really make your home your own by choosing from a palette of exterior brick finishes carefully selected to provide visual harmony across the development.



#### STEP 5: SELECT INTERIOR FINISHING

Choose floor coverings, internal wall finishes, kitchen and bathrooms. We offer a standard specification with upgrade and downgrade options, including a 'self finish' option for those who want the experience of 'doing up' their own place.



#### STEP 6: PURCHASE

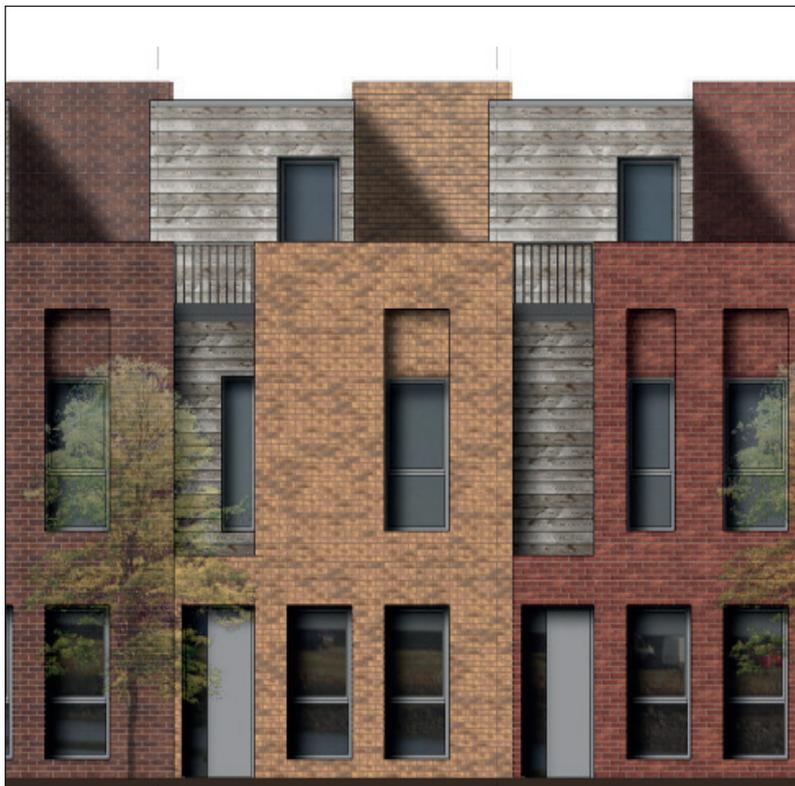
Once you've decided what you want, our local agents will guide you through the process of completing your purchase.

## **K1 COHOUSING:** A custom-build development of 40 homes in Cambridge



TOWNhus has been appointed as development partner to Cambridge City Council and Cambridge Cohousing Ltd. to develop a cohousing community of up to 40 homes and common facilities for Cambridge Cohousing Ltd. Working to a plan drawn up on behalf of the client group, TOWNhus has developed a scheme based on four simple dwelling types with a range of customisation options that give purchasers full control over the size, layout, interior fit-out and external finish of their home – over a hundred options in total – augmented by a ‘common house’ which enables the community to play, relax and eat together, and a rich landscape providing opportunities for everything from active play to intensive food production. The architectural design uses different brick colours and tall windows to create a contemporary version of a familiar Cambridge streetscape and give the scheme an immediate lived-in feel. Subject to contract, the development is expected to achieve full planning permission in early 2016 and be practically complete in early 2017.

## **COMMISSIONERS QUAY:** 74 private sale waterfront homes by TOWNhus and Arch Group.



Commissioner’s Quay is a development of 49 houses being delivered by TOWNhus in a venture with Arch Group at Blyth, Northumberland. Making the most of this spectacular harbourside site, this compact, urban scheme takes the form of a series of short garden terraces which provide the vast majority of dwellings with direct sea views whilst creating sheltered private and shared gardens. To a brief prepared by TOWN, the scheme features a range of narrow-fronted, deep-plan two-, three- and four-bed house types which are cost-efficient to construct and fully customisable internally, exploiting the advantages of the Trivselhus system. Simple, rhythmical elevations of alternating brick colours and tall windows with deep reveals give the scheme a contemporary feel but with clear references to the local Victorian context. All homes will have a private garden and three and four bed units have an external roof terrace with views to the sea. The scheme is scheduled to start on site in late 2015.

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## TRIVSELHUS BY ESH

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Trivselhus has completed several developments in the north of England with Esh Group ([www.trivselhusbyesh.co.uk](http://www.trivselhusbyesh.co.uk)), focusing on attractive locations in County Durham and Northumberland and catering for a market of educated purchasers who appreciate the economic sense of the Trivselhus close-to-Passivhaus build standard. Most recently, Trivselhus and Esh have completed seven homes at The Old Baths, Monkwearmouth, Wearside, as part of a larger development of 34 homes also including traditionally built home by Esh's housebuilding arm Dunelm Homes. This has provided strong empirical evidence of a "Trivselhus premium", as homes built using the "Climate Shield" by the same developer, to broadly similar sizes, on the same site, at the same time as traditionally built homes have achieved a c. 15% per-square-metre premium.



