

# Dryad Housing Cooperative

## 42 Golf Drive, Brighton BN1 7HZ



### Overview

Age/period of house:	1990
Type:	Semi-detached
Years in residence:	5
No of bedrooms:	1
No of other rooms:	2
No of floors:	2
Wall type:	Timber frame

### Key words

- + timber frame
- + biomass heating
- + timber frame house
- + tenants green policy
- + self build
- + food growing

### Introduction and approach

Flo and Andy moved into this timber frame house which was built by the original tenant in 1990. It is one of 16 houses on the site nestled under Hollingbury Golf Course and the Roedale allotments. Extensive south facing glazing brings light and warmth into the house and overlooks their small beautiful garden bursting with salad crops and the communal garden planted with fruit trees.

They are part of Dryad Housing Cooperative which was created by tenants who moved into 11 timber framed houses on the site. The Cooperative has developed a green policy and updated its houses with rainwater

butts and wood stoves in which locally sourced wood is burned. This, and using a green electricity tariff, has significantly reduced their carbon footprint.

### Features

#### Energy efficiency measures

- Co-op policy to help and encourage tenants to buy energy efficient appliances
- Double glazing
- Energy Performance Certificate energy 49 to 55/63 – band E to D
- CO<sub>2</sub> rating 82 – band B

#### Renewable energy

- Plans to install solar thermal
- Wood burners in all co-op houses

#### Water

- Water butts for garden use
- Water meter
- Reduced flush fitting in toilet

### Materials

- Timber frame, some eco paints used inside, reused appliances and furniture
- Green roof on lean to shed
- Encouragement of wildlife and biodiversity in garden and exterior walls?

## Future improvements planned

- Plans for solar thermal system on each house and possibly a large co-op wind turbine
- Would like to explore the feasibility of installing a co-op wind turbine.
- Would like to fit back boilers to wood stoves to heat water.
- Would like to implement a permaculture design for the site and increase food production, possibly with a co-op allotment.

## Energy performance certificate

**Section H: Energy Performance Certificate**

42 Golf Drive ,  
Hollingdean, Brighton ,  
East Sussex , BN1 7HZ

Dwelling type: Semi-detached house  
External floor area: 68 m<sup>2</sup>  
Date of inspection: 26-Jan-2007

Certificate: 17547  
Date issued: Not finalised  
Inspector: Mr J. Hopkins

This home's performance ratings

This home has been assessed using the UK's Standard Assessment Procedure (SAP) for dwellings. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

**Environmental Impact (CO<sub>2</sub>) Rating**

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating, the less impact it has.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

This table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. This information has been provided for comparative purposes only. The fuel costs and carbon dioxide emissions are calculated based on a SAP assessment of the energy use. This makes standard assumptions about occupancy, heating patterns and geographical location. The energy use includes the energy used in producing and delivering the fuels to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection costs. This certificate allows one home to be directly compared with another, but always check the date the certificate was issued. Since fuel prices can increase over time, an older certificate may underestimate the property's fuel costs.

	Current	Potential
Energy use	216 kWh/m <sup>2</sup>	207 kWh/m <sup>2</sup>
Carbon dioxide emissions	1.49 tonnes per year	0.93 tonnes per year
Lighting	£31.45 per year	£31.45 per year
Heating	£261.71 per year	£245.31 per year
Hot water	£169.22 per year	£92.98 per year

To see how this home can achieve its potential rating please go to page ii.

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