



#PHTowards2023

CANNOCK MILL COHOUSING

‘I see the sunrise from my bed in the morning, have lunch on my sunny balcony and fresh air circulates through the house all year. I am amazed that my heating and hot water costs less than the internet. But above all I enjoy a peaceful sense of wellbeing from the light and airy rooms, their bamboo floors, the natural wood staircase and thoughtful layout.’

KEY STATS:

2172 m ² TFA	2019 Occupancy	2019 Certified
2,897 £/m ² Construction costs	£781 £/a Running costs	£2326 £/a Cost comparison

PERFORMANCE:

15 kWh/m ² a Heat demand	10.2 W/m ² Peak heat load	.562 ACH Airtightness
83 kWh/m ² a Primary Energy Demand	0 kWh/m ² a Primary Energy Consumption	49.21 kWh/m ² a EUI
£8.76 £/m ² Demand running costs	2.6 Overheating %	205 kgCO ₂ e/m ² Embodied Carbon



The North facing site and existence of an historic Mill and its pond; provided challenges with planning requirements, overcome with top floor living rooms and shared balconies. The Cohousing scheme was self financed by 8 households growing to 23 during the build all of whom were involved with the design.

LOCATION: Colchester, Essex STANDARD: Passivhaus Classic FORM FACTOR: 2.83
BUILDING TYPE: Cohousing CONSTRUCTION: Timber Frame

TEAM CREDITS: Client: Cannock Mill Cohousing, Architect: Anne Thorne Architects LLP, Consultants: M&E: Alan Clarke. Landscape: Studio Engleback and Robert Bray Associates Structural Engineer: Ellis and Moore Quantity surveyor: Peter W Gittins Associates Contractor: Jerram Falkus Airtightness testing: Paul Jennings Certifier: Warm



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