



Scale of development
Medium

Type of development
Residential care facility

Sustainability features

-  **Design**
-  **Energy**
-  **Biodiversity**
-  **Water Conservation**
-  **Water Treatment & Discharge**
-  **Health & Wellbeing**
-  **Materials**
-  **Maintenance**
-  **Waste**
-  **Community**
-  **Access, Equality & Diversity**

Features

- ❖ Low Carbon Emissions.
- ❖ Innovative, low impact design to promote health and wellbeing.

Introduction

Boswyn, part of Bosence Farm, is a residential detox clinic consisting of 15 en-suite bedrooms, a lounge, dining room, offices and other ancillary rooms. It is situated in a semi rural area on the outskirts of the village of Townshend.

Passive Performance

The south facing front windows are fitted with brise-soleil to reduce solar gain and internal temperature in summer. The walls are timber framed, they are single skin construction with lime render and hemp insulation. The building foundation is a concrete slab for thermal storage of solar gain, allowing heat release in the cooler evening hours.

Low Impact Design

The building has a Bauder Sedum roof. This is a green roof system, constructed using low maintenance sedum succulents. The plants are grown on a blanket that is harvested like turf. It protects the roof and provides insulation, aesthetic quality and ecological benefits, whilst also slowing water runoff.

Any trees removed from site in construction stages and wasted wood were kept for firewood for the farm. All soil from before construction stage was saved and reused on site, reducing transport impacts.

Energy

The Building CO₂ Emission Rate is 56% better than the Target Emission Rate. This is achieved by using low energy lighting, high levels of insulation, and a Binder wood pellet boiler and a wood burning stove.

Community Benefits

Bosence Farm Community provides a range of services to help people maintain recovery from addiction to alcohol and drugs, benefitting the individuals and the wider communities which they live in.