



LOW IMPACT BUILDING

CATEGORY: LANDSCAPE CASE STUDY YEAR: 2007

Business Details:

The Hytte
Bingfield,
Northumberland



<http://www.thehytte.com>

Description:

The Hytte (pronounced HUT) is a 5 star, Norwegian inspired timber lodge within the Northumberland National Park. The self-catering accommodation is finished to a very high standard and is fully accessible to level M3. Currently the Hytte holds a GOLD award. The building is designed to have a lower impact on the environment than a standard build. It is very highly insulated and uses a 6kw ground source heat pump (GSHP) along with a multi zoned underfloor heating system. All A rated appliances in the let further reduce the impact this holiday destination has. The building has a turf roof, which helps it blend into the environment very well. The property is well screened from the road with a shelter-belt of trees. The Hytte is an excellent example of how to provide top quality experience and whilst being kind to the environment.



Economic

Cost of Project: Turf Roof System approx £1000. Not including extra roof timbers.

Green roofs can actually prolong the life of a roofing system, in some cases it could almost double it; they provide protection from extremes of temperature and UV damage to the roofing materials resulting in reduced maintenance costs and improved insulation. In this case



Environmental

A green roof can absorb up to 75% of the rainwater that falls on it, this reduces the amount of rainwater that ends up in the drainage system helping to offset some of the runoff from the impermeable surfaces around the property. They also help to regulate the temperature inside the dwelling during extremes of weather. In addition to all this they can also provide a good wildlife habitat especially when wild flowers and grasses are incorporated into the turf. The planting around The Hytte further enhances the site through the use of native flowers, trees and shrubs.



Social

The main social benefit of this new holiday let is the fact that it is accessible to level M3 (assisted) and level 1 for both visual and hearing. This obviously allows a higher level of social inclusion for less able bodied holidaymakers.

WEB

Living Roofs: <http://www.livingroofs.org>,
Building for a Future: <http://www.buildingforafuture.co.uk>