



# Low Impact Living



Lilac is an innovative and pioneering cohousing project completed in March 2013 in Bramley, Leeds in the UK. It features 20 homes and a shared common house built from straw bales and timber. Lilac is a member-led not-for-profit co-operative and aims to share its learning with others. This series of briefing notes outlines the various aspects of the Lilac model and its key features. They can be downloaded from the website.

- Lilac uses a 'fabric first' approach using only straw, timber and lime to achieve super insulated buildings that meets Code for Sustainable Homes level 4.
- It is built using a system called Modcell, a pre-fabricated solution which stacks straw bales inside a timber frame which is then coated with a lime render.
- Across the site, there are 29KWp of solar PV panels. The feed-in-tariff earned pays for the communal electricity, gas and water.
- The houses feature Mechanical Ventilation with Heat Recovery (MVHR) systems which recover heat from the outgoing air and provide constant fresh air for the homes.
- All the homes are equipped with high efficiency gas boilers.
- The houses feature solar thermal panels which provide domestic hot water needs for around half the year.
- Lilac's Common House provides on-site shared facilities including: laundry, workshop, multifunction room, dining facilities, communal kitchen, pantry and post facilities.

*'Low impact living is achieved not just through the build fabric, but also through the innovative approach to co-operative living where sharing further reduces the neighbourhood carbon footprint'*



**Lilac: the UK's first affordable, low impact cohousing neighbourhood**

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