

Shropshire Green Doors 2023



Property Information Sheet



Name and Address

Clare and Oscar
1 Park Avenue
Shrewsbury
SY3 8JG

Property Description

1910 solid brick, semi-detached, deep retrofit with new extensions

What changes have you made to your home?

New solid floor with underfloor heating (wet system) and maximum insulation given existing footings.
Internal woodfibre insulation and lime plaster to all external walls.
Windows are timber, a mix of double and triple glazed, front door refurbished.
Parge coat/airtightness membrane/tapes throughout existing building including ceilings.
Insulated loft and between and under rafters on pitched ceiling areas. 2 new extensions. New heating system/
Mechanical Ventilation with Heat Recovery. EV charging.
3.6 kW solar panel array with 5kW battery installed to side and rear extensions. Chose not to install them on front south west facade for aesthetic reasons.

Why did you make these changes?

To improve thermal comfort and reduce environmental impact of original house as well as provide additional living/work space. House was in need of a complete upgrade eg rewiring, heating, redecorating, windows, scullery style kitchen etc therefore it was the right time to do these upgrades

What were the approximate costs?

Not calculated as yet – largely self-built
MVHR approximately £5000
Solar PV approximately £10000

What have been the approximate energy savings?

Our heating/hot water demand last year was 7500kWh as compared to 14000kWh before retrofit/extension.

The extensions have increased the house area by 40% area from 90sqm to 125sqm.

Heating/hot water demand for draughty 90sqm Edwardian house at c.17 degrees: approx. 155 kWh/sqm/a

Heating/hot water demand for retrofitted/extended 125sqm house kept at c.20degrees: approx. 60 kWh/sqm/a



Property Information Sheet continued...

What have been the effects on your home?

Very comfortable - much warmer, less draughty, controlled humidity

Who undertook the work?

Largely self-built with help of individual specialist subcontractors – roofers, plumber, electrician, conservation bricklayer

Would you recommend them?

Yes

What else would you like to do? And why haven't you done them yet?

Green roof

Have you considered any measures but rejected them? Please give details of what & why.

Air source heat pump – at time ruled out for a host of reasons, may reconsider in time

Do you have any further comments?

Rear studio built to Passivhaus principles

Are there any access issues? Eg steep steps, no downstairs toilet.

No parking at the property. Just over the footbridge from the Quarry behind the Boathouse Pub. Cycle parking available.