

Property Information Sheet



Name and Address

Helen Fairweather,
Brooklands Studio,
Gravels Bank,
Near Minsterley,
SY5 0HG

Property Description

Detached house converted from a stable barn. Stone and rubble walled property with blockwork above at one end and a new timber frame at the other replacing the sheds. Has corrugated iron sheds attached.

What changes have you made to your home?

In 2010 the conversion was completed, and the house now includes 2 bedrooms plus an office space. It has double glazing and insulation matched to 2010 standards. In the roof space it is glass fibred insulation, across the crossbar of the roof and behind the sloping ceilings and around the dormer windows. A heat recovery system has been fitted. This is backed up by a woodstove, rainwater tank and solar water heating. Furthermore, ground mounted solar PV panels installed in the field nearby.

Why did you make these changes?

I wanted an affordable eco-house and to downsize from the old 4-bedroom farmhouse next door that I found to be expensive to heat and difficult to maintain.

What were the approximate costs?

The cost was roughly £80,000, plus fees and so forth.

What have been the approximate energy savings?

Currently, the annual electricity costs for both the studio and farmhouse combined are estimated at £830 per year.

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What have been the effects on your home?

As intended, the studio is far easier to manage and is less expensive to heat than the old farmhouse. Heat is now generated largely by solar gain, sometimes via the woodstove or small electric heaters.

Who undertook the work?

A local builder carried out most of the work with the heating specifically carried out by Intellergy.

Would you recommend them?

Yes I would, however the builder has since retired.

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

I would like to have battery storage for the solar PV however I'm not sure myself about the effectiveness of them and the cost of them.

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

Considered every possible form of non-fossil fuel heating. Unfortunately, I found several that were impractical, too expensive or both.

Do you have any further comments?

Are there any access issues? Eg steep steps, lack of parking.

It is a fairly rough single-track road to get to both properties. The studio has wooden balcony steps to the living room entrance. The living room is upstairs, the bedrooms are downstairs. Parking is not an issue.

Another image of the studio from behind as well as the landing insulation below:

