

Property Information Sheet



Name and Address

Barbara and Mark Philips
15 Underdale Road
Shrewsbury SY2 5DL

Property Description

The house was built in 1894 and is Victorian in style with large windows, many of them single-glazed. It has brick cavity walls (which cannot be filled) and is on four floors with 4 bedrooms, 2 sitting/living rooms, dining room and kitchen. Insulation was “poor” by modern standards – probably a fairly typical Victorian house

What changes have you made to your home?

Tanked and insulated the walls in the basement – now converted into a kitchen, dining room, boiler room.

Removed 2 single-glazed windows and replaced with double glazed. Installed 2 new double-glazed doors and 3 windows.

Installed a woodpellet boiler and solar thermal panels; installed a wood-burning stove, underfloor central heating and added radiators.

Draught-proofed doors and windows with brush-strips; started secondary glazing windows

Lagged loft. Put water butts on the side of the house and diverted down pipes

Why did you make these changes?

To make a living space in the lower ground floor and to reduce our carbon footprint

What were the approximate costs?

Really difficult to say, because the “greening” of the house was done as we were converting the use of rooms. It was probably about £50,000. Building work generally went on/off for about 2 years

What have been the approximate energy savings?

We can't really say. When we moved in, the undercroft was an empty basement which must have contributed to making the ground floor so cold. We started building work after about a year of living here, but have really no “before” and “after” scenarios.

Wood pellets (for central heating & water) were approx. £1300 in 2012 and electricity/gas was about £180. Our usage of energy has gone up since we both retired!

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What have been the effects on your home?

It feels generally much warmer. The boiler room doubles up as a drying room. We can control the heating in the lower ground floor separately from the first/second/third floors – which is useful. Underfloor central heating in kitchen/dining room is very good. The boiler had teething problems but we think is now going steadily and we have learned how to manage it. The solar panels perform extremely well, heating water in sunlight aswell as in sunshine.

Who undertook the work?

Boiler & solar panels: Intelligent Energy Systems Ltd.

Building work: Brendan White Assocs (based in Newcastle-on-Tyne, not available here)

Products used by the builders included

- Durisol blocks: Durisol UK, Crumlin , S. Wales
- Velfac windows and doors
- Kingspan insulation

DIY secondary glazing: magnetic tape from Polarity Magnets and acrylic from LIV Supplies (both online)

Would you recommend them?

Yes

Wishlist?

Finish secondary-glazing most of the single-glazed windows. We have started a DIY job, which we're finding longer/harder than we expected.

Wish we had insulated the walls of the 3 bedrooms on the first floor and the shower rooms before decorating. We should consider doing this if we ever get round to decorating again!

Have you considered any measures but rejected them?

We think it would make a great difference to be able to do something about the very large single-glazed windows in the sitting room – but we think this might spoil the look of them (aswell as being v expensive)

Do you have any further comments?

It's possible that, if we were to sell the house, the boiler might put off a buyer. It's maybe a bit eccentric! Having said that, it could be pulled out and a more conventional boiler put in.

We found it hard to make decisions about green improvements. We felt that the information available was potentially distorted by advisors because many had a motive for selling the products.