GREEN OPEN HOMES WEEKEND

BRISTOL ENERGY NETWORK

FUNDED BY Retrofit West

Open Home Profile

Name:

Mary Curran & Hugo Smadja

Contact (optional)**:**

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Location:

25 York Road, Easton BS5 6BL

Home Overview

Home Type (e.g., Detached, Semi-detached, Apartment, Bungalow)**:**

Victorian Terrace

Year built (Approx)**:**

1900

Size (Square footage or number of bedrooms/bathrooms)**:**

115 sq m approx (3 bedroom, 2 bathrooms)

Renovation History (Include any green renovation dates or milestones)**:**

- house bought in December 2020
- 2021: Loft insulation with Supasoft (Jan). Bathroom moved upstairs (March). Living room insulated and plastered by Hugo. Rear ground-floor extension.
- 2022: External wall insulation to rear of property, and installation of Air-Source Heat Pump, March.
- 2023: Heated Skirting boards fitted to first floor. Garden landscaping started, to create a drought resilient garden. Solid accoya front door made by local carpenter to maximise thermal efficiency of front door.
- 2024: loft conversion
- 2025: thermal tracing!

Green Features

Energy efficiency

Insulation (Type, areas insulated)**:**

front of house: internal insulation of 60mm wood fibre board + lime&hemp plaster
Rear ground floor extension: a mix of wood fibre board, wood fibre flex and cellulose (thermofloc) to approx 200mm. Also used porotherm bricks and

Windows & Doors (Type, materials used, double/triple glazing)**:**

front and rear 1st floor: uPVC double glazing from 2010 before we moved in.
Rear extension and dormer/pitch roof: aluminium cladded timber frame windows and door; all triple glazed and triple glazed skylights.

Green Features

Energy efficiency

Heating System (Type, efficiency rating, and control system)**:**

Air Source Heat pump Valiant Arotherm 8KW with underfloor heating throughout ground floor.
Heated skirting boards for 1st floor (loft to be installed Winter 2025).

Cooling System (Type, efficiency, and control system)**:**

nil

Lighting (LED, smart controls, natural light)**:**

LED and some Hue smart system for finer controls

Appliances (Energy Star rated, specific energy-efficient models)**:**

Samsung fridge: C (new new rating)
Bosh dish washer: D (new rating)
AEG oven: A+ (old rating)

Smart Technologies (Smart meter Tariffs, integration tech)**:**

Agile Octopus tariff

Energy efficiency

Solar Panels (Number, capacity, and type)**:**

nil

Battery Storage (Type, capacity, and integration):

nil

Other Renewable Sources (Specify any additional renewable energy systems):

nil

Green Features

Indoor Environmental Quality

Air Quality (air purifiers, low-VOC paints and materials):

low VOC paints (Atelier Ellis, Claybrook, Little Greene, COAT)

Ventilation Systems (Trickle vents, wall vents, MHRV):

passive wall vents in all "dry" rooms and active exhaust
in kitchen, utility room, and bathrooms (ultra quiet and low consumption
Aereco V4A premium)

Natural Lighting (Skylights, sun tunnels, and window placement):

Skylights to rear extension and loft - triple glazed

Other useful information:

Performance & Savings

Energy Savings (Annual kWh saved, percentage reduction compared to previous years):

can't be compared as no central heating before
we moved in and renovate. Total consumption: ≈5000kWh per
year @ less than 20p per unit thanks to agil octopus (around
£100 per month of electricity and £0 gas)

Carbon Footprint Reduction (Estimate of CO2 reduction - this CO2 calculator can be a useful tool to use):

Total House Footprint = 1.13 tonnes of CO2e

Financial Savings (Utility bill reductions, payback period for green investments):

RHI payments for Heat Pump (quarterly)

Green Features

Challenges & Solutions

Heating System (Issues encountered during the renovation/work):

Finding aesthetically pleasing, affordable radiators to work efficiently with the ASHP was challenging. After a lot of trawling through the internet we discovered the option of heated skirting boards, which in theory made sense, and in terms of interior design meant that wall space was completely freed up.

Solutions Implemented (How challenges were overcome, any innovative approaches):

We decided to give the heated skirting boards a go. It worked out more expensive than radiators but cheaper than laying underfloor heating upstairs, which would have also meant losing the original victorian floorboards. There were so few original features still in the property when we bought it that we were keen to maintain and restore whatever we could.

Upcoming Projects (Planned upgrades, additional sustainability measures):

- Winter 2025 we hope to install the heated skirting boards in the loft bedroom
- Thermal lined curtains for bedrooms and living room.
- Front garden: re-pointing of front of house with lime mortar, and replacement/restoration of bay window stones. Bicycle store planned, with green roof and water-butt irrigation. Tree to be planted (large pot) to give shade in the summer months and filter pollutants.

Long-term Goals (Goals for further reducing environmental impact):

Switch to electric vehicle when possible/necessary.
We will continue to consider solar panels when efficiency and battery storage are optimised.
Aim for a fully drought resilient garden that, once established, requires no watering.

Any other information you'd like to share?

For Internal Use

Your Availability

What days/times can you do? (We'll be running the days from 11-4pm)**:**

12-4

How many volunteers would you like? (You can have up to 2)**:**

2

How would you like people to come to your home?

Drop-in ☑ Booking ☐ Hybrid ☐

Instructions

Please return this pack to communications@bristolenergynetwork.org. We will upload your open home profile to the Green Open Homes website so that potential attendees can learn more about your home.

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