



## Retrofit of Edwardian family home - 'Axfords Patch'

Design company name: **Austin Design Works Ltd**

Build company name: **Corella Construction**

Consultancy: **Build Collective, Adams Fletcher & Partners, CDM Designed Solutions, Building Efficiency**

Project location: **Chippenham, Wiltshire**

Project completion date: **2025**

Budget: **£1.4 million**

### Project brief

This striking home includes a connected annex flat and enjoys a spacious garden extending out to the south. Built and extended in the 1930s, its fading Edwardian charm, with nods to the Arts & Crafts, couldn't conceal its need for fully re-servicing and the clients wanted to take this opportunity to re-appraise its energy and comfort performance. They decided to undertake a deep retrofit targetting the AECB's retrofit standard as an aspiration.

Opportunities were taken to improve the flow of internal spaces, and to strengthen the connection with the garden; additional floorspace was created by converting the attic, in turn allowing the stairwell to bring light down through the middle of the house.

The clients wanted to make an investment in the building's fabric and systems now, for longer-term gains in running costs and comfort. They wanted to create a family-oriented home with potential to support ageing parents in due course, and to serve the changing needs of their young daughters as they grow. The house also provides two home offices and retains its annex accommodation.

### Sustainability features

- External wall insulation
- Ground floors taken up and insulated
- Roof insulated and made airtight at rafter level
- Mechanical Ventilation with Heat Recovery (MVHR)
- Air Source Heat Pump (ASHP) provides heating and hot water for both areas and solar PVs on the roof provide around 50% of the house's total energy needs (a future phase will add a garage with further PVs and battery storage, bringing the property close to energy self-sufficiency)
- Modelled through all stages using PHPP
- The project meets the RIBA 2030 Climate Challenge benchmark and the AECB Carbonlite Retrofit standard

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