



AFTER



BEFORE

Wraps are off phase 1 of this project which has refurbished a 'typical' 1970's house in St Albans.

- The layout was reconfigured to allow for a family's lifetime of living- allowing for live in grown up children, elderly parents and home working.
- The internal environment was made more comfortable by insulating the building fabric, upgrading the heating system, maximising sun facing glazing and the incorporation of a thermo-syphoning sun space to the front, south facing corner.
- The live-in architect owner, operated a model of 'agile' Contract Administration- meeting the builder every morning and evening and at times working alongside them. In this way the most the builders could be 'wrong' was by 24 hours. The single set of construction drawings were constantly rehung and pinned up in areas of the house where they were required and were revised 'live' by hand with the builders present. 1:1 details were drawn whenever possible. This ensured good communication and understanding.
- Cost (Phase 1+2) Retrofit /m2: approx. £1,000/m2

The design retains a sense of the original 1970's house, whilst bringing it up to date in terms of layout and comfort.

Phase 2- the full conversion of the garage is due to complete in Spring 2020.



AFTER



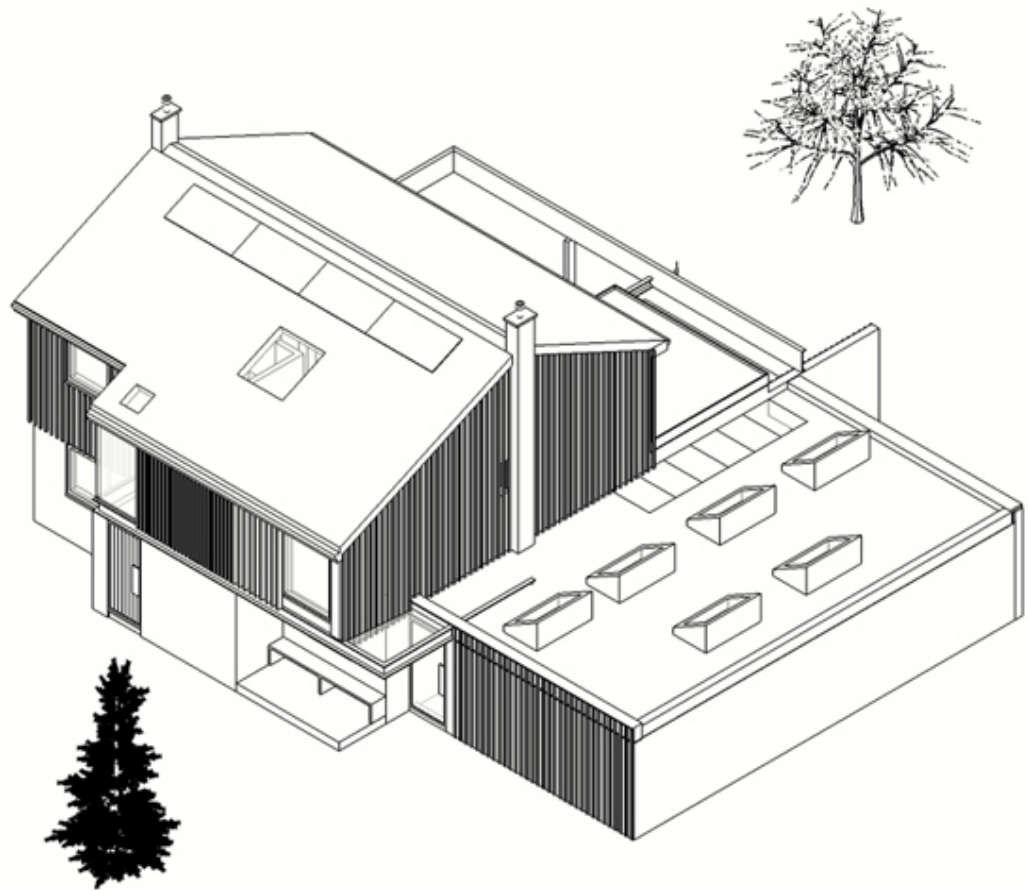
BEFORE



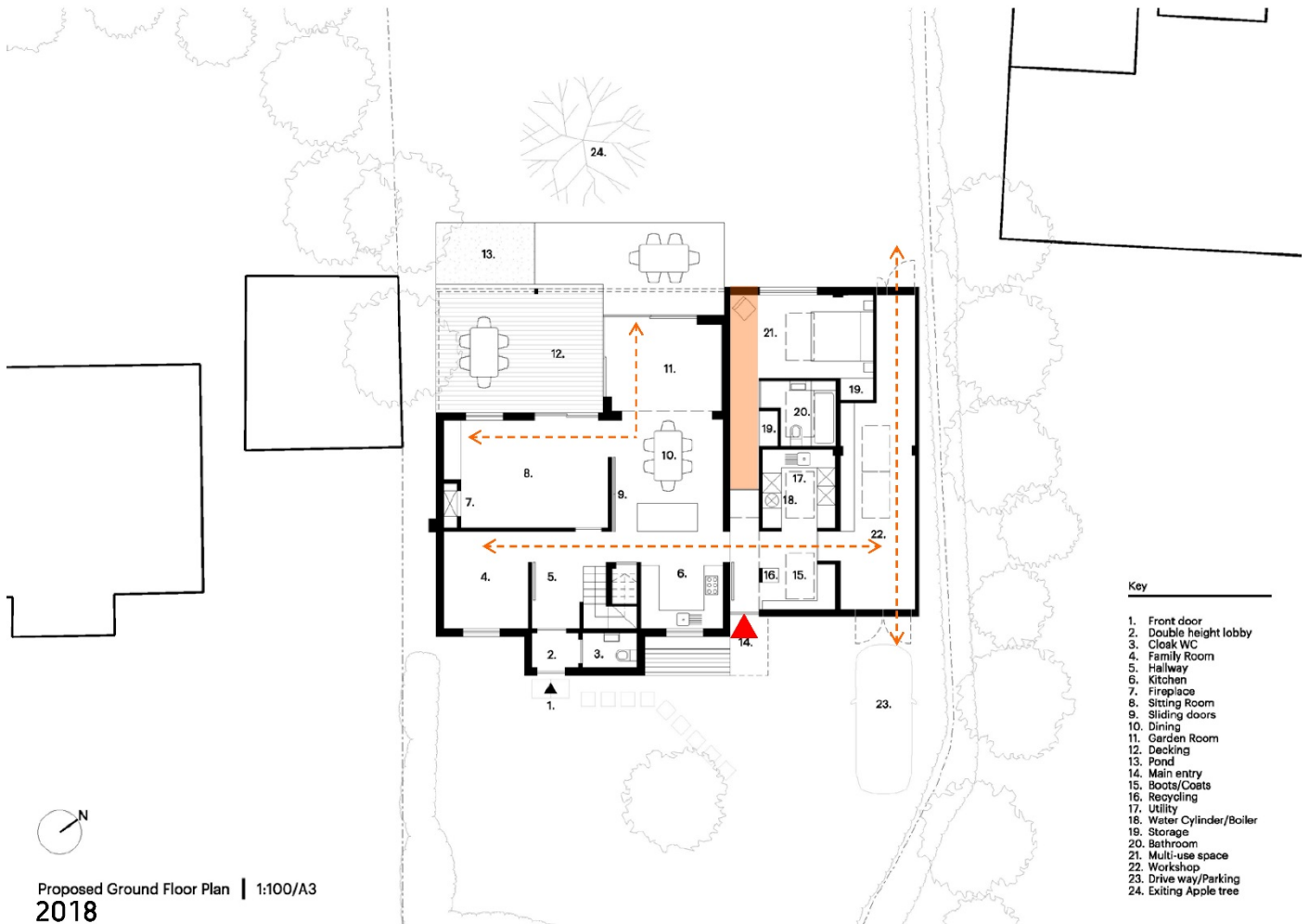
Existing Joists revealed



Chimney and fire reinstated



Proposed extent of works. Phase 1 (house) + Phase 2 (garage)



The layout was reconfigured to allow for a family's lifetime of living- allowing for day to day flexibility of layout, live in grown up children, elderly parents and home working.

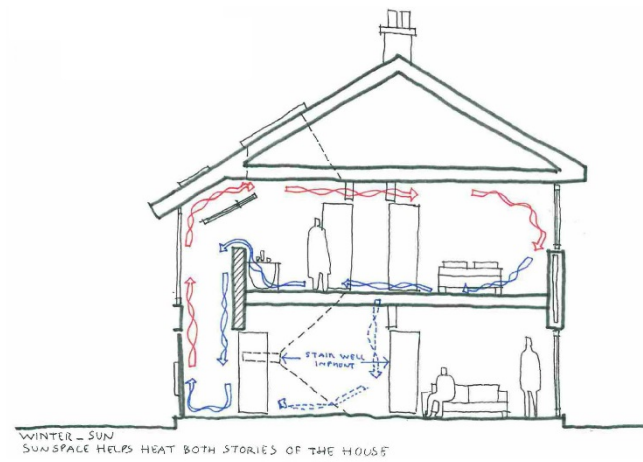


The internal environment was made more comfortable by insulating the building fabric- effectively dropping a 'Tea Cosy' over the first floor and roof including insulation, new windows and new cladding.



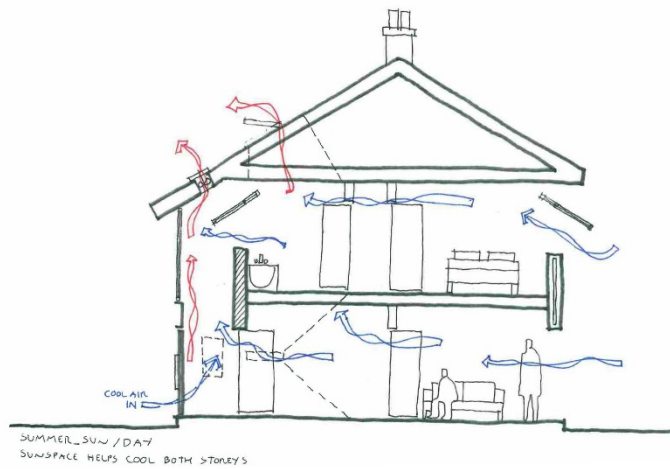
#### Winter\_no sun/ night

- Thermosiphoning Sunspace (and stairwell) isolated from the house
- Internal doors closed
- Heating on
- Windows closed
- Vents to sunspace/ stairwell closed



#### Winter\_Sun

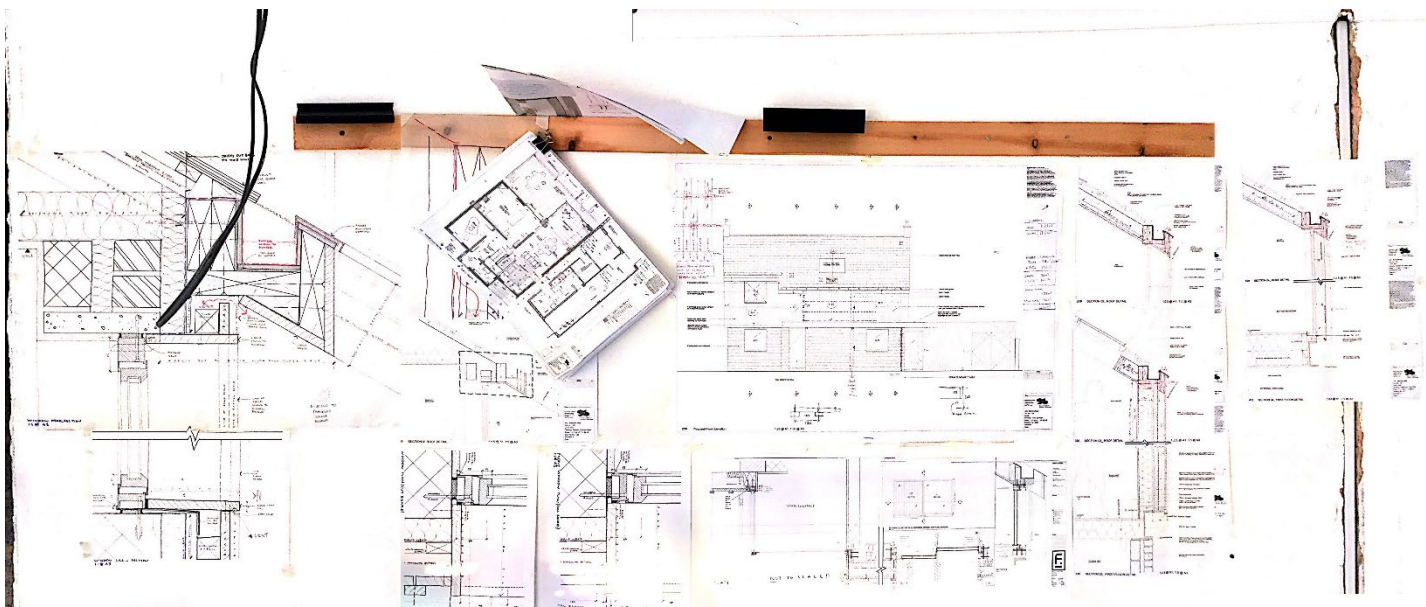
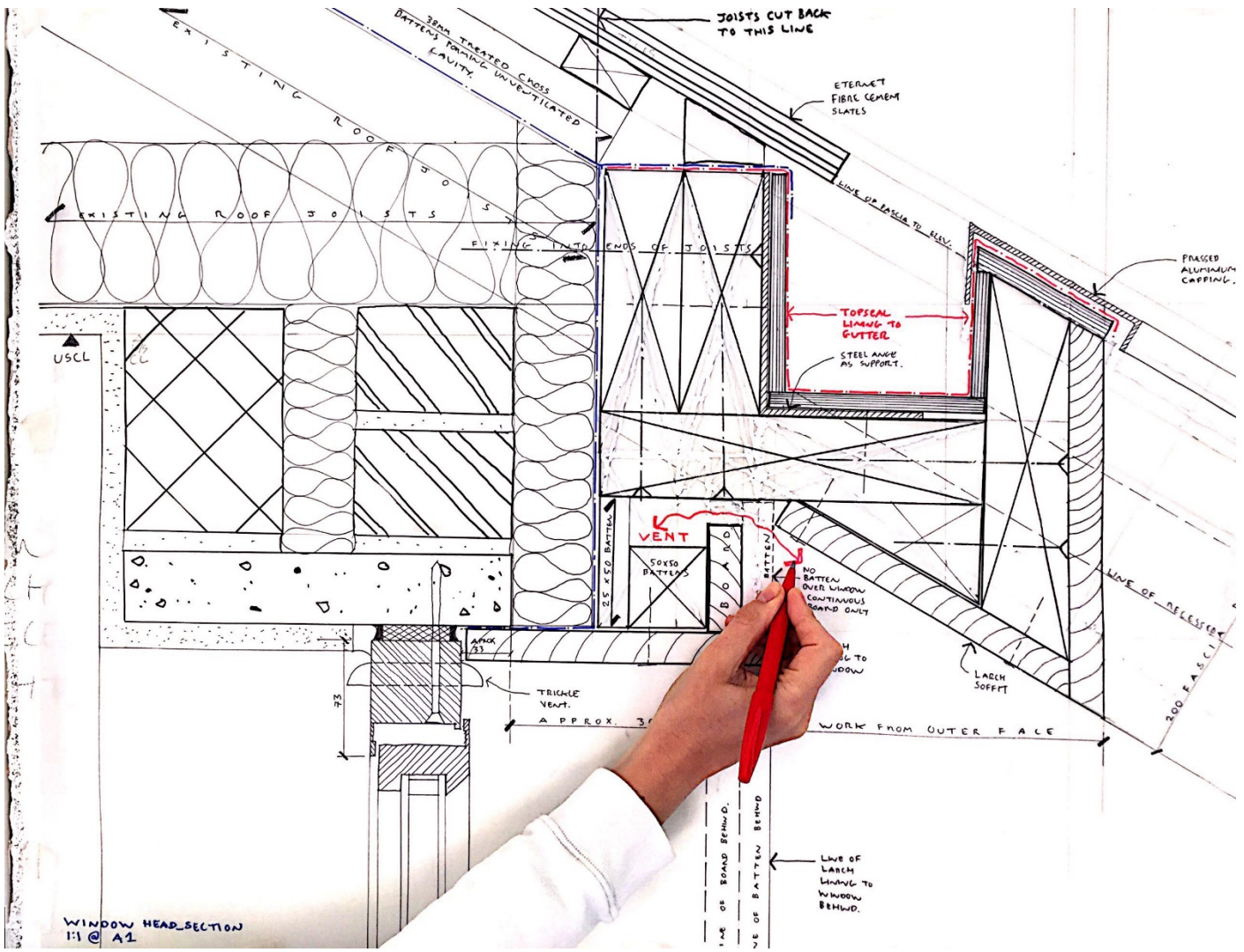
- Sunspace, in conjunction with stairwell, helps heat both storeys of the house
- Internal doors open
- Heating partly off
- Windows closed
- Vents to sunspace/ stairwell closed



#### Summer\_Sun

- Sunspace helps cool both storeys of the house in conjunction with stairwell
- Internal doors open
- Heating off
- Windows open—air pulled through house from cooler side
- Vents to sunspace/ stairwell open

The incorporation of a thermo-syphoning, double height sun space to the front, south facing corner.



The single set of construction drawings were constantly rehung and pinned up in areas of the house where they were required and were revised 'live' by hand with the builders present. 1:1 details were drawn whenever possible. This ensured good communication and understanding.

