CASE STUDY

Nunney Road – 5 Bed
1920's Semi



This case study can be found online here

- Glazing
- Renewables: heat
- Water management
- Lifestyle change
- Lighting systems & electricals appliances
- Renewables: electricity
- Sustainable building materials
- Low-cost improvements

Peter has lived in this five-bedroom, solid-stone semi for 27 years, carrying out a gradual, low-cost program of improvements over more than two decades rather than a single "big" retrofit. When he started, the house had minimal attic and loft insulation, traditional single-glazed sash windows and no solar water heating or PV, and was colder and damper than it is today.

For Peter, the retrofit is less a project than an ongoing way of life guided by an ethos of low-impact living. His motivation was 60% climate, 20% comfort and 20% finances, and his approach was built on word of mouth, personal research and advice from others — with heating still a work in progress as he considers air source heat pump options.

Peter is currently being supported by Frome Town Council Healthy Homes Team.

Energy Efficiency Measures

Draught proofing: Various DIY draught-proofing measures over the years, plus secondary glazing on the old sash windows (now superseded by new double glazing fitted in the last few months). Early DIY draught-proofing was not done very well!

Glazing: Brand-new double glazing fitted recently, replacing DIY secondary glazing on the sashes.

Floor Insulation: Floors were insulated when replaced in two areas, around 20 years ago.

Heating: Gas boiler and a wood burning stove. An air source heat pump is actively under consideration.

Ventilation: Background ventilation through the new double glazing, kitchen and bathroom extractor fans are being considered.

Solar PV: was installed around 25 years ago, the second installation in the town. PV was later replaced to maximise Feed-in Tariff income.

Water conservation: Approximately four tonnes (4,000L) of water storage fed off the roof (currently empty after the hot summer).

Natural and low embodied carbon materials: The kitchen and garden cabin are made mostly from reused materials. A planned new porch and bathroom will use natural, low-carbon and reused materials.

Lifestyle/behaviour changes: Energy use is synced with availability (eg charging the car when the sun shines, washing when the water is hot) and need (heating is switched on only when needed rather than on a thermostat). The house has a compost toilet as the main toilet, and on-site food composting.

Transport: A Nissan Leaf EV (owned for two years) and one of the six Cycles Maximus trikes in town. We cycle a lot even though this is one of the highest houses in Frome.

Energy Consumption: August 2025 to 2026 used 1,867 kWh of electricity, down from 3,386 kWh the previous year. Gas use was 273 kWh versus 368 kWh the previous year (tariffs: flexible Octopus at 26.43p electricity and 7.53p gas).

Contractors: Paul Horton is carrying out the new porch and bathroom work