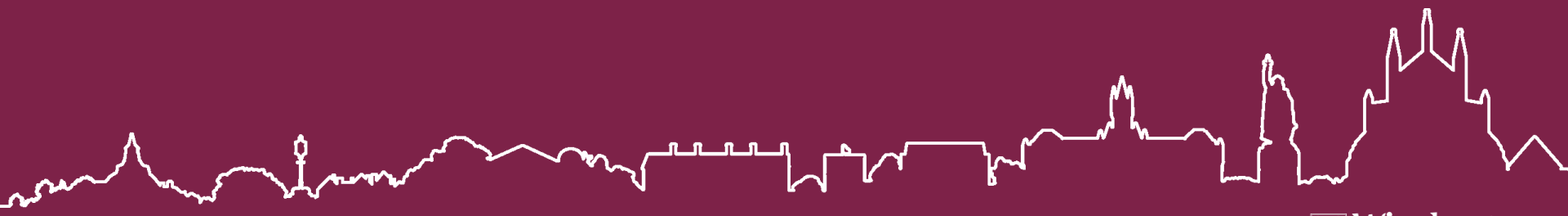
A guide to making your historic building more energy efficient



Winchester City Council

INTRODUCTION

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https://www.winchester.gov.uk/assets/attach/36271/Historic-Building-Guide.pdf

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HERITAGE PROTECTION IN ENGLAND
(WHERE RELEVANT TO RETROFIT)



Listed Buildings

- Demolition
- Alteration or Extension ‘in a manner which affects their character as a building of special historic or architectural special interest’

Conservation Areas

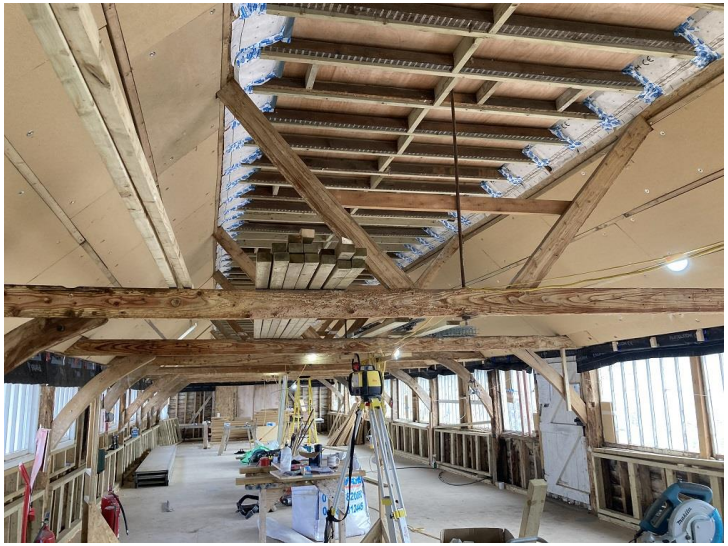
- ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’

Significance

- Value of heritage assets ‘for this and future generations’
  - Archaeological
  - Architectural
  - Artistic
  - Historic

MYTH BUSTING!

- ‘Historic buildings are bad for the environment’
- ‘Historic buildings are always cold’
- ‘It’s too difficult to make historic buildings energy efficient’
- ‘The council will not let you make your historic building more energy efficient’



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AIMS OF THE GUIDE

- Clarify what does and does not need permission
  - Non-technical
  - Aimed at general public
- Improve the quality of planning applications
  - Speed of decision
  - Cost
- Encourage building owners to make their building more energy efficient
  - Greener Faster
  - Sustain our heritage



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WHAT THE GUIDE DOES

- Set out, item by item, the general measures that could be carried out to improve the energy efficiency of a historic building
- Explain what forms of planning permission are needed in different situations
- Identify the information needed to support an application for planning permission or listed building consent
- Give an indication of the likelihood of receiving such consent



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WHAT THE GUIDE DOES NOT DO

- The guide does not guarantee that planning permission or listed building consent will always be granted for a particular proposal
- The guide does not design a complete scheme for the retrofit of an historic building
- The guide does not specify particular materials or approaches for the retrofit of any building
- The guide is not a substitute for the services of an appropriately qualified expert advisor



©SPAB

RISKS OF ANY RETROFIT PROJECT

- Irreversible physical damage to a historic building
- Loss of historic features & harm to heritage significance
- Waste of embodied energy
- Encourage the build up of damp and moisture
  - Damage to the building
  - Harm to the health of the occupant
- Unauthorized works
  - Requirement to undo unauthorized alterations
  - Planning Enforcement Action
- Cost



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Where to go for advice

A suitably qualified architect or surveyor:

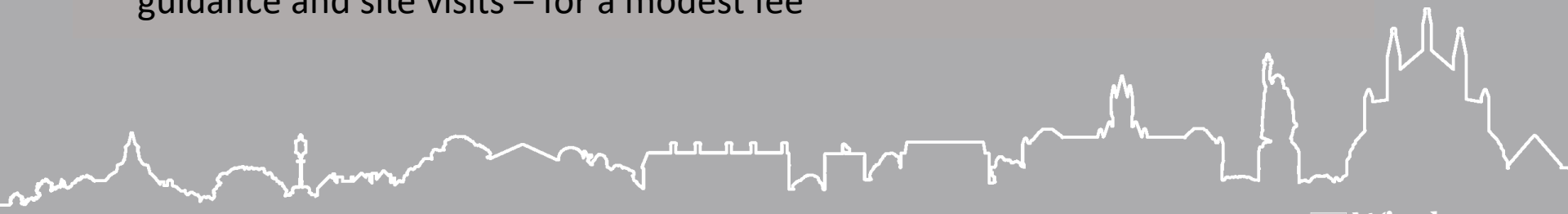
- Royal Institute of British Architects – RIBA
- Royal Institution of Chartered Surveyors – RICS
- Institute of Historic Building Conservation – IHBC

Published guidance:

- Historic England – numerous published guides online
- Sustainable Traditional Buildings Alliance – including their responsible retrofit tool and guidance wheel
- Society for the Protection of Ancient Buildings (SPAB) – a growing online resource, and a dedicated free technical advice telephone line

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- We offer a dedicated pre-application advice service, providing written guidance and site visits – for a modest fee



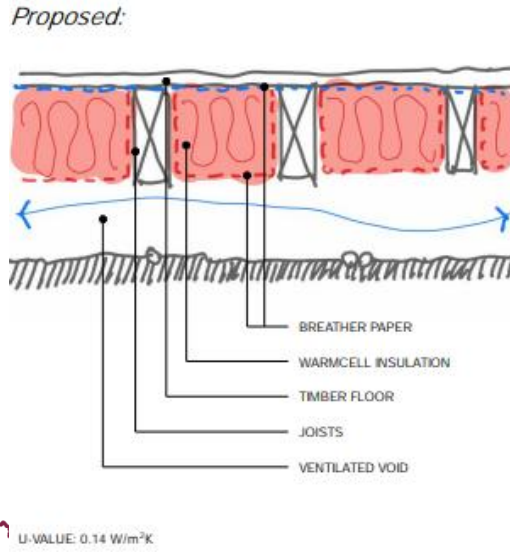
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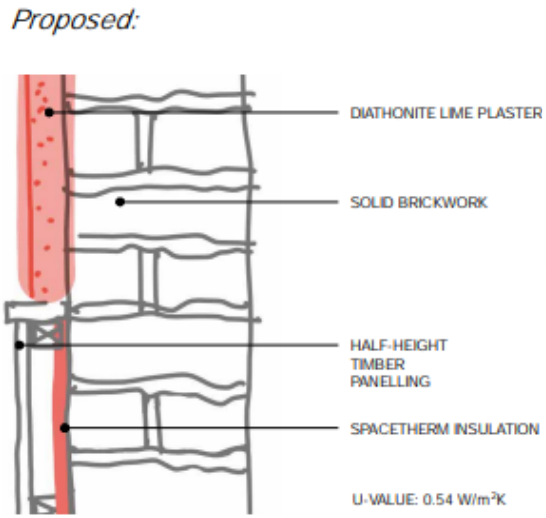
CASE STUDIES 1: COMPREHENSIVE RETROFIT

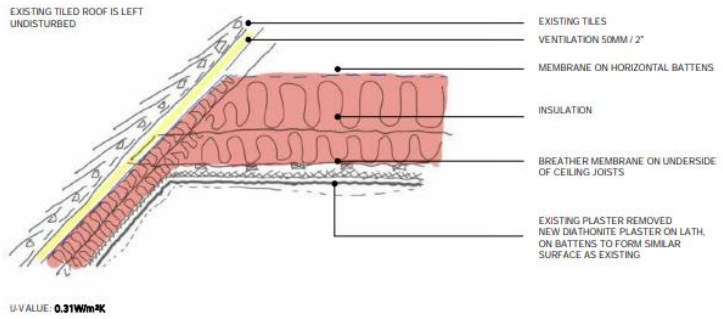
12 St. Swithun Street, Winchester

- Grade II listed building within the Winchester City CA
- More comprehensive retrofit scheme, following completion of all ‘quick wins’
- Sought expert advice and WCC opinion prior to submission
- Approved on the basis that scheme was well considered and preserved the significance of the listed building.









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CASE STUDIES 2: REPLACEMENT WINDOWS

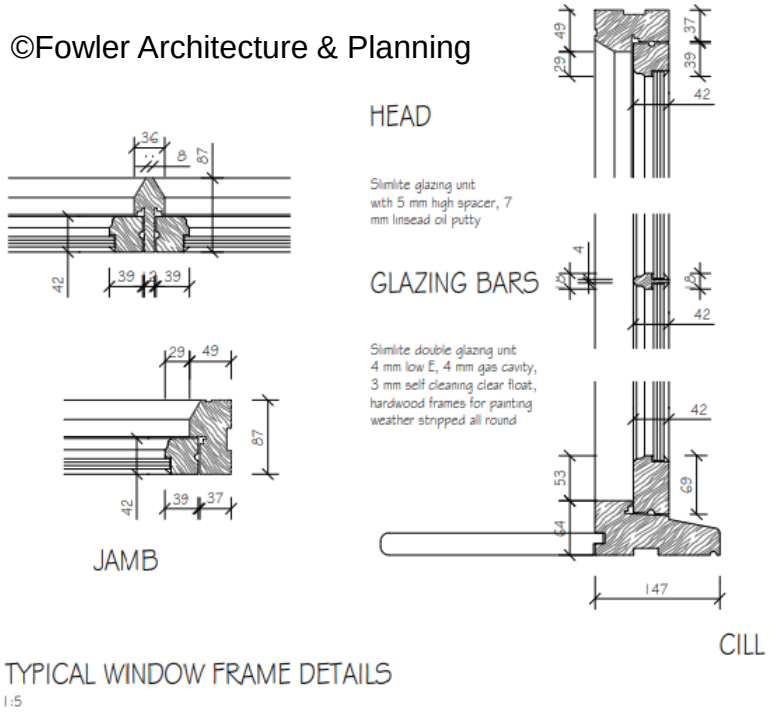
Cruckwell House, Swanmore, SDNP

- Proposal for replacement of single glazed casement windows with new slimline double-glazed windows.
- Permitted on the basis that detailed research demonstrated existing windows all post-dated mid C20.
- South Downs planning reference SDNP/22/04703/LIS



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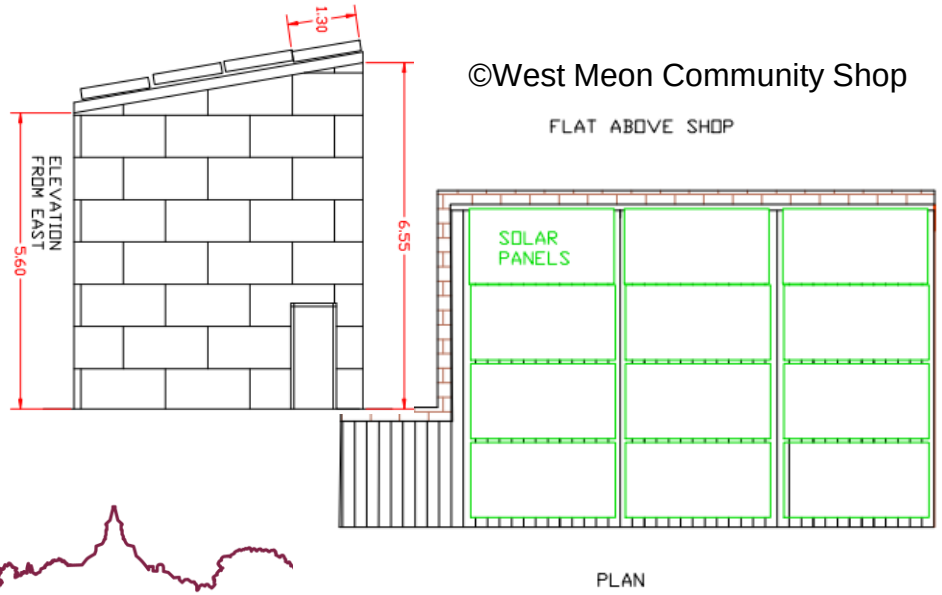


CASE STUDIES 3: SOLAR PANELS

West Meon Community Shop

- Grade II listed building, within the West Meon Conservation Area, also within the SDNP.
- Installation of 12 PV panels on the roof of the rear (south facing) extension to the building.
- Permitted on the basis that the panels were sensitively located.
- South Downs planning reference SDNP/23/01965/LIS





©West Meon Community Shop



CASE STUDIES 4: WHAT CAN GO WRONG

THE TIMES TUESDAY FEBRUARY 15 2005 2WC

Renovation brings the house down

DAVID HARTLEY



Before: the Grade II listed cottage in Harwell, Oxfordshire

NITU MISTRY



After: investigators suspect that a botched restoration may be to blame. No one was hurt when the 18th-century building fell

By Stefanie Marsh

THE perils of over-ambitious renovation have been brought to bear on a new homeowner after his painstakingly restored country cottage collapsed.

Keith Dawson bought the two-bedroom Grade II listed property in Oxfordshire for a price believed to be £180,000 and then added at least £50,000 to the value of his country retreat with extensive building work before it toppled to the ground.

Investigators were examining the possibility yesterday that a botched renovation job might have been to blame for reducing the once-pretty 18th-century cottage to a pile of rubble and thatch. Neighbours heard a whooshing noise but did not immediately realise the building had imploded.

Ann Lewis, who has lived in a mid-18th-century thatched cottage next door for ten years, said: "I was very tired at the time and and just thought, 'What the hell was that?'

"I thought one of the mechanical diggers in the back garden of the cottage had slipped." She discovered the full nature of the calamity only when she got up and looked outside.

"I was a bit bleary eyed. I could not believe what I was seeing. It was really quite a shock," she said. Mrs Lewis, who is in her late sixties, said that the cottage's previous owner, Florence King, had kept the place "spick and span" until she died in February 2003, aged 94.

It subsequently lay empty until the new owner bought it and started renovations work last October.

Mrs Lewis said last night: "The chap has been working in there, taking out quite a lot of the fabric to do it up. I don't know whether he might have done something to cause it to fall down."

No one was hurt by the collapse, which happened in the picturesque Oxfordshire village of Harwell, near Didcot, on Sunday morning.

Trevor Cox, a firefighter from Abingdon fire station, said that he thought renovations could be to blame for the collapse.

"It was a very old building. There was always the possibility that the weight of the thatch was too much for it — or that work had been undertaken on it which weakened something.

"We got a call from a neighbour who just rang saying the roof had collapsed," he said.

"We went around there to see what we could do, just expecting a localised bit of damage — but the whole thing was on the floor. Now it's just a big pile of thatch and the remains of the walls." The building, which he believed was owned by a couple, slumped forward into the front garden. Firefighters searched for signs of life before the owner arrived to confirm that no one was inside.

Architecture, T2, page 18

Questions



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