

Guidance for residents of Bath & North East Somerset Council

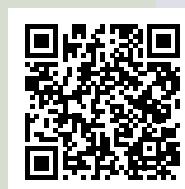
Basic maintenance and repairs should be done first to mitigate damp or underlying issues, with the appropriate consent.

- 1 Check out the Bath & North East Somerset Council guidance for further information**
<https://beta.bathnes.gov.uk/policy-and-documents-library/energy-efficiency-retrofitting-and-sustainable-construction-spd>
- 2 Green Heritage Homes and further resources**
<https://www.bwce.homeenergy.coop/listed-buildings>

1



2



Energy Measure	What is it?	Key Considerations
General Draught - Proofing Listed Building Consent not usually required	Floors: <ul style="list-style-type: none"> Caulking smaller gaps with flexible caulking strips or mastic. Doors: <ul style="list-style-type: none"> Installation of brush seal draught strips along door bottom and sides and over the letterbox flap, and use of key-hole escutcheons. Chimneys: <ul style="list-style-type: none"> Chimney dampers or balloons can reduce draughts when the fireplace is not in use. 	<ul style="list-style-type: none"> Draughtproofing should be discreet in appearance and colour, and not adversely impact historic fabric. Rebated draughtproofing should be installed by a professional. Floors: <ul style="list-style-type: none"> Some ventilation should be maintained to avoid damp issues in floor joists. Doors: <ul style="list-style-type: none"> Historic joinery and finishes should not be compromised. Chimneys: <ul style="list-style-type: none"> Total sealing of flues is not recommended, and some air flow maintained.
Window Draught-Proofing Listed Building Consent not usually required	<ul style="list-style-type: none"> The elimination or reduction of gaps around windows to reduce cold draughts. Use of release tape, mastic beads or compressible and wiping seals. 	<ul style="list-style-type: none"> Historic windows contribute to a building's special interest and should be retained and refurbished. Windows and associated joinery, e.g. shutters, should remain openable and functional. Rebated draughtproofing should be installed by a professional.
Secondary Glazing Listed Building Consent is required	<ul style="list-style-type: none"> Glazing fixed internally to the frame of an existing window. Consists of single glazed glass or a lightweight acrylic or polycarbonate sheet. 	<ul style="list-style-type: none"> Units which don't require a sub-frame are preferable, e.g. magnetic strip, to minimise appearance and use of material fixings. Units should be visually discreet, align with window glazing bars, and avoid obscuring distinctive architectural detailing. Installation should not impede use of historic windows or shutters.
Slim-Profile Double Glazing/ Vacuum Glazing Listed Building Consent is required	<ul style="list-style-type: none"> Replacement of existing windowpanes or entire sash/ casement units. Typical 12mm glazing thickness. Vacuum glazing is even slimmer - 6-7mm thickness. 	<ul style="list-style-type: none"> Existing historic windows should be retained and refurbished. Replacement windows may be acceptable where: <ul style="list-style-type: none"> Existing windows are modern or of no historic significance/ heritage value. Existing original or historic windows are beyond feasible repair. Replacement would enhance the special architectural or historic interest of the building. Replacement windows should be of a sympathetic design to the building.

Energy Measure	What is it?	Key Considerations
Roof Insulation Listed Building Consent may be required	<ul style="list-style-type: none"> Insulation applied at roof level over joists or between rafters. Effective solution to reduce heat loss through the roof. Can be installed by the homeowner. 	<ul style="list-style-type: none"> Works should not negatively affect historically significant internal decoration, e.g. decorative ceilings, plasterwork. Vapour permeable insulation should be used, e.g. sheep's wool, hemp, cellulose, wood fibre. Insulation applied over joists is preferable. A ventilation void should be maintained around the roof eaves or behind insulation applied between rafters. Listed building consent will be required if insulation affects historic fabric, such as historic ceilings or detailing, e.g. changing the eaves detail by laying insulation over rafters. Consent is required for the insulation of flat roofs.
Internal Wall Insulation (IWI) Listed Building Consent is required	<ul style="list-style-type: none"> Insulation applied to the internal face of an external wall. Vapour permeable materials should always be used where sympathetic with the qualities of historic fabric, e.g. wood fibre, insulating lime render, aerogel. 	<ul style="list-style-type: none"> Insulation should not compromise or cover historic fabric. Removal or alteration of fabric, e.g. plaster, skirtings, architraves, to install insulation won't be possible and may preclude this retrofit measure. Insulation may be appropriate in spaces where historic fabric/layout has been significantly altered or lost. Consider details around window reveals etc. to avoid cold bridging. Make sure there is sufficient depth around window/door surrounds, fireplaces, etc. to avoid insulation standing proud of retained features.
External Wall Insulation (EWI) Listed Building Consent is required	<ul style="list-style-type: none"> Insulation applied to the outside of an existing wall, with protective render or cladding over the top. Vapour permeable materials should always be used where sympathetic with the qualities of historic fabric (see examples listed above). 	<ul style="list-style-type: none"> EWI can have a significant visual impact on a listed building and may not be appropriate. Insulation should not compromise or cover historic fabric, and be well-detailed around roof eaves, window reveals, etc. There may be an opportunity for insulation (lime render finish) where it can be demonstrated a building was historically rendered. Damp or damaged walls should be repaired first.
Heat Pumps Listed Building Consent is required	<ul style="list-style-type: none"> Heat pumps can be used for heating and cooling buildings and are a low carbon alternative to gas boilers. Air source heat pumps are more commonly considered for installation in listed buildings. 	<ul style="list-style-type: none"> Units should be installed in a discreet location away from the principal elevation to minimise visual impact. Consider compatibility of existing radiators and pipework to minimise fabric alterations. The noise data and positioning of units will need to be considered.
Solar Panels Listed Building Consent is required	<ul style="list-style-type: none"> Solar photovoltaic/thermal panels use the energy of the sun to generate hot water and/or electricity. South, Southeast and Southwest orientations are best for maximum energy production. 	<ul style="list-style-type: none"> Panels should be located on concealed roof slopes, such as rear/secondary roofs, within roof valleys, or set back on flat roofs. Consider impact of additional load bearing on the existing roof structure. Panels should use a sympathetic finish to match the roof's appearance, e.g. monochrome black. Shiny/silver frames should be avoided. Ecology considerations, e.g. roosting bats

Produced for the [Green Heritage Homes](#) project © 2024, a partnership of Bath and West Community Energy, Bath and North East Somerset Council, Bath Preservation Trust, Centre for Sustainable Energy and People Powered Retrofit. Licensed under CC BY 4.0.

This work is being delivered under the Local Energy Advice Demonstrator Programme (LEAD) funded by the Department of Energy Security and Net Zero supported by the South West Net Zero Hub.