HERITAGE STATEMENT

32 RUSHBY MEAD, LETCHWORTH, HERTFORDSHIRE.

Confirmation of non invasive retrofit insulation works.

Picture 1 - Row of terraces representing the application, number 32 is the end gable roofed flank elevation building to the right of the picture and terrace.

My name is Jon Tankard and I am an Architect with RLP Surveyors based in Hitchin, I carry full ARB and RIBA qualifications, I am an experienced Principal Designer under the Building Safety Act and I hold qualifications as a Retrofit Assessor under PAS 2035 with the added qualification of Level 3 Award in Energy Efficiency for Older and Traditional Buildings.

The reasoning behind the Heritage Statement for the retrofitting of the properties is that the building falls within the Restrictions of North Herts Council that the building is within the Conservation Area, is Grade 2 Listed, and is overviewed by the Letchworth Garden Heritage Foundation.

The Conservation Area and Heritage Foundation restrictions generally deal with the aesthetic conclusions of the works that we are proposing and have directed the solutions so as to avoid conflict with these restrictions, therefore for the main part of this application, the afore mentioned restrictive requirements are not affected as the works have been arranged internally.

Therefore, Listed Building Consent is sought to show that the proposed retrofit improvements will not harm the historic structure of this Grade II listed building.

Historic England Listing.

The building is contained within a group listing as follows.

Heritage Category: Listed Building
Grade: II
List Entry Number: 1102007
Date first listed: 07-Sept-1979
List Entry Name: 2-42, RUSHBY MEAD
Statutory Address 1: 2-42, RUSHBY MEAD

RUSHBY MEAD 1. 5255 Nos 2 to 42 (even) TL 2232 9/118-121 II GV 2. 1911 by Bennett and Bidwell. Grouped workmen's cottages in 4 terraces built for the Letchworth Cottages and Buildings Limited, taken over by the Howard Cottage Society Limited. Typical of the best of Garden City housing and a model for all subsequent work. One and a half storeys, one and two windows each. Each terrace symmetrical but of varying design depending on the arrangement of the dormer gables. Tiled roofs with brick ridge stacks. Roughcast walls. Gabled and flat-topped casement dormers. Nos 34-42 with projecting gabled end bays to terrace; bay at north end is tile-hung. Two light casement windows with glazing bars and tile labels. End bays of Nos 34-42 with splayed bay windows to ground floor. Recessed doorways with segmental arched lintels and labels; No 42 entrance with hood carried over bay window. The original paintwork specification of cream walls and windows, and green doors has been maintained throughout.

The submission and accompanying text would suggest that the character, layout and setting are the driving factors of the listing, the works as proposed would be non-invasive and will not have detrimental effect on the external appearance of the building or affect the internal layout.

The Requirement Of the Works.

First Garden Cities Homes is a social housing provider that regards warm, dry and secure housing as a basic human right. To continue meeting this commitment, it recognises the need to retrofit its existing housing stock, whilst ensuring that the historical context of these houses are retained.

Britain has some of the oldest housing stock in Europe, with roughly 38% built before 1946 and 20% built before 1919. These homes are inefficient primarily due to solid walls lacking cavities and a general lack of modern insulation. The buildings as built are of a 'leaky' structure with in built open fires and uninsulated suspended floors, this leads to cold draughty buildings with high energy costs. For winter comfort, 18 – 21 degrees Celsius is identified as a healthy internal temperature for most adults, however with the application of part and piecemeal retrofit interventions on a number of private and

social housing providers, this has led in some cases to unbalanced properties with resulting cold and damp locations within the building structure, often revealing itself as mould on building surfaces, leading to, in some cases, fatal respiratory illnesses. A direct response to this was the requirement of Awaab's law in October 2025. However, a recent report by Health Equals determined that 23% of people living in social housing, are still living with mould.

Heating a poorly insulated house costs more than double that of a well-insulated home. In social housing, lower utility bills reduce household stress and improve health and education. Benefits are clearly defined as –

- Lower Energy Costs: Good insulation cuts heating expenses by more than half.
- Less Stress: Families save money, which helps lower daily financial worry.
- Better Health: Warmer homes prevent illnesses caused by cold and damp air.
- Improved Education: Children study better in comfortable, warm spaces.

Therefore, the retrofit requirements of the property are essential in order for the structure to remain in use and relevant within todays living standards. We are therefore confirming the works retrofit to a standard that is sympathetic to the buildings aesthetics and structural requirements of the 100 year old structure.

Assessment of significance.

The assessment of significance follows the requirements of PAS 2035 and BS 7913, of a formal evaluation required for traditional, protected, or historic buildings before any energy retrofit work begins. It identifies architectural, cultural, and historic value to ensure improvement measures do no harm to the structure or setting of the building.

The Existing Structure

Walls

Solid brick with external cement pebbled render and non-porous painted finish (may be a retro painted addition). Internal lime plaster applied directly to the internal brick face.

Picture 2 – Wall thickness demonstrated.

<u>Ground floor</u>

Suspended timber ground floor with ventilated void, sw timer joists supporting timber floorboards, metal air vent set between joists, sub ground appears dry.

Solid Ground Floor – set within entrance and kitchen area, unknown substrate with quarry tiled finish.

Picture 3 and 4 – Ventilation and clearly ventilated void.

Picture 5 – Juxtapose of differing floor finishes and construction.

First Floor

Most first floors are internal, some areas such as entrance porch and storage have exposed underside of non-vented floors. All SW joists, all boarded with lime plaster soffit.

Roof.

Areas of open void and enclosed areas of low eaves. Roof currently unvented with 100mm of insulation between ceiling joists.

Picture 6 and 7 – Unventilated roof void, and lowered eaves sections.

Ventilation

Currently all fireplaces are blocked, there are no trickle vents to the windows as dictated by the Letchworth Garden Heritage Foundation. Extract ventilation is provided to all wet rooms as required by building control, the house was previously supplied air by a 'positive' air pressure system, which has ceased to be used, has not negatively affected the building and the building is currently ventilated by the use of opening windows and windows set on 'locked open' settings. Noted that window heights and ceiling heights result in 700mm of unvented volume to first floor ceiling areas.

Proposed Building Improvements (all works noted on 2537 SK 100).

Walls.

The intension will be to fit 2 layers rockwool insulation totalling 100mm thick, with outer layer plasterboard supported by MF frame. The wall solution is breathable and will allow moisture to move out if required. Note drained cavity detail 2 where the step in ground level dictates to avoid excessive damp to the lower wall.

Floor

Suspended Ground Floor, breather membrane laid atop the joists, 100mm rockwool laid between the joists with ventilated void maintained. Air vent will be maintained in its current form.

First floor, where underside of floor is exposed to external air, void between joists to be filled with rockwool insulation. Current floor is non ventilated.

All voids between walls and joists ill be insulated to maintain consistency of wall insulation, and first floor to be insulated min 100mm to match walls at abutment to external walls to avoid cold bridging.

Roof

Roof void to be ventilated, where we have lower eaves, eaves to be insulated as per wall with 100mm rockwool and plasterboard supported on MF system. Ceiling insulation to consist of 100mm rockwool; between ceiling joists with 200mm insulation laid across the joists with breather membrane atop. Where the step detail dictates, detail 6 will be implemented to avoid cold bridging to the neighbouring property

Ventilation.

Current extract thru wet areas to be maintained, inclusion of trickle vents to be discussed with Conservation Officer and confirmed.

**** ALL INSULATION STRATEGIES CONFIRMED ON 2553 SK 100*.**

Conclusion.

All amendments and interventions as confirmed within this document and the above-named drawing are clearly noted as 'non – visible' and therefore do not require Planning Permission.

The works as confirmed do interact with the Listed Structure in a non-invasive way and all original materials are retained in place or refixed in the case of floorboards. The application is therefore for Listed Building Consent for the works as noted, which will be carried out to the requirements of PAS 2035, Level 3 Award in Energy Efficiency for Older and Traditional Buildings and BS 7913, are non-invasive and work in a way that compliments the existing building moisture, drying and ventilation strategy.

We therefore would look to North Herts District Council to approve this application.

If there are any concerns, we would be pleased if you could contact the undersigned on 07527 620842 to discuss in more detail.

Yours Faithfully

Jon Tankard BA Hons, Dip Arch RIBA