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Justification Statement

For

DOC for Variation of Insulation to Internal Walls

At

Standalone Farm Wilbury Rd, Letchworth Garden City SG6 4JN



Introduction

This justification statement is prepared in support of the change to the insulation to the inner face of the external walls at Standalone Farmhouse.

Background

In December 2024, planning and listed building consent was granted. The proposed insulation for the external walls was to be a wood fibre with lime render. Once on site and works began, there were two issues raised with the proposed insulation. The first being the lime specialist contractor had previous experience with the product specified and said they had issues in the past with cracking. He also said that he was not the only one who had experienced this and had been told of some being recalled for issues. He would install if we insisted but said there would be no warrantee thereafter. The second issue was the

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product specified was designed for traditional walls that needed to breath. On stripping out the walls were found to be all modern plasterboard. There are two wall constructions in the building. The earlier section to the front is a timber frame. The construction of this is rough cast render on the outside on 100x50mm timber studs. These are filled with Rockwool style insulation then finished internally with modern plasterboard on a vapour barrier.



Picture of wall construction in front section of house.

The rear section of the building is 215 solid brickwork wall finished with plaster.

The LB consent 24/01674/LB allowed for insulation to all external walls except the two front rooms on the ground floor. This was due to the exposed timber framing in these rooms. There was also condition 4 that stated that the insulation depth would not exceed 60mm in depth and be rolled into the beams in the attic unless otherwise agreed in writing with the local authority.

Proposal

The proposal is to alter the insulation in both material and thickness. Given that the makeup is different to what was assumed at the planning stage, we propose to change the strategy to suit the makeup discovered on site. The two front ground floor rooms will remain as existing with no additional insulation being added. The rest of the external walls will be upgraded to a modern plasterboard and insulation system. This has been decided given the makeup of the walls, the attached plan shows the two wall types and locations. The rear section, given it is solid brickwork, will benefit from a 50mm closed cell insulation system fixed directly to the existing plaster finished walls and finished with a 12.5mm plasterboard and skim. The front section of the building, constructed with timber frame, will receive the same treatment. A detail of both wall constructions is included in the attached drawings. As there is no need for removal of the existing plasterboard, there is no affect to any historical elements of the building. The insulation to the inner face will not have any greater impact on condensation to the wall construction.

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First floor room left side



First floor room right side.



Beam in attic protrudes about 60mm will not be effected by insulation.

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Conclusion

The proposal of insulation changes and overall thickness is a result of the conditions on site. The use of the modern materials on the listed building are over existing modern materials and do not impact the listed building. The few timber features are still expressed. The result will increase the insulation on the building and reduce the carbon footprint of the building. The proposed change should be agreeable as a discharge of condition 4 on the approved LB application 24/01674/LB.

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