

XXXXXXX  
XXXXXX  
XXXXXXXXXX  
XXXX XXX



## RETROFIT ASSESSMENT REPORT

X/XX/XXXX

*Robert Kelf - 07902537606*

### PROPERTY SUMMARY

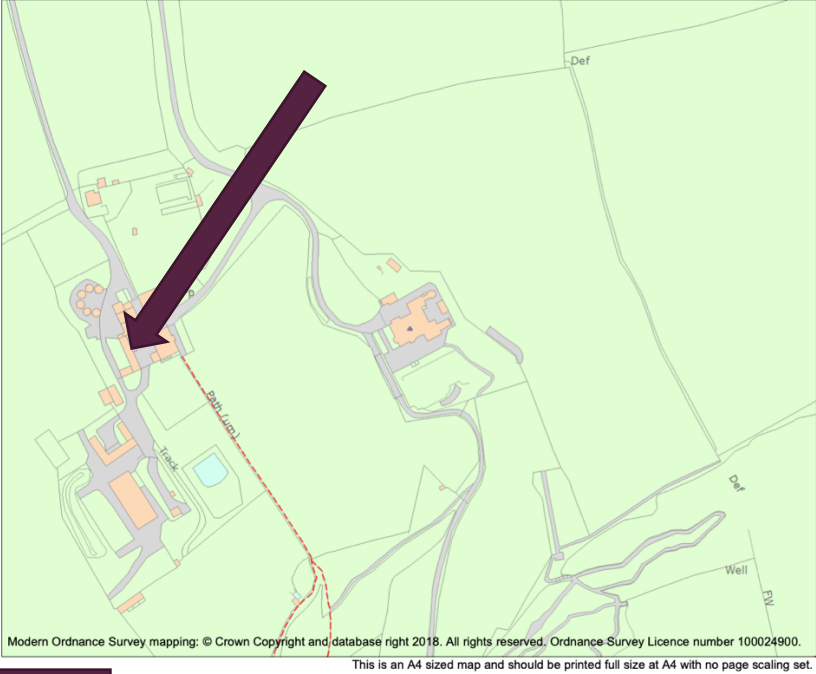
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The property is a detached, first floor maisonette above an unheated space. It is of traditional, solid wall construction with brick extensions to the rear and right elevations. Neither extension has loft / roof insulation while the main property has 100mm of loft insulation. Internally the property is in average condition with some areas of damp and mould present.



# CONSTRAINTS

The dwelling is within the curtilage of the grade 2 listed building at XXXXX and should therefore be treated in the same manner. This presents planning permission requirements for some measures and adds additional requirements for the PAS2035 process. A conversation with the local conservation / heritage officer is advised however it is likely to be a Path C Retrofit Project.



|                           |         |
|---------------------------|---------|
| <b>Heritage Category:</b> | Listing |
| <b>List Entry No :</b>    | 1098521 |
| <b>Grade:</b>             | II      |
| <b>County:</b>            |         |
| <b>District:</b>          |         |
| <b>Parish:</b>            |         |

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

|                        |                  |
|------------------------|------------------|
| <b>List Entry NGR:</b> | SY 31700 91240   |
| <b>Map Scale:</b>      | 1:2500           |
| <b>Print Date:</b>     | 18 November 2021 |

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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Historic England  
HistoricEngland.org.uk

# ASSESSMENT HEADLINES

## Identified defects (see V+C Survey for details):

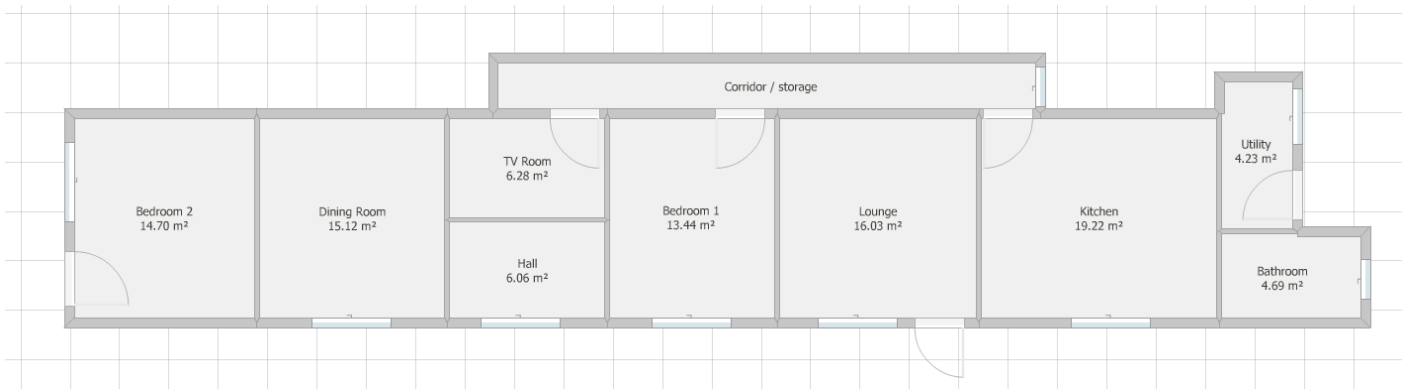
1. Damage to the render at the rear which is likely to be the root cause of internal damp and mould in the kitchen.

## Initial retrofit recommendations (consider PAS2035 requirements where applicable):

1. Consider installing High Heat Retention Storage Heaters to replace the space heating currently provided by the Rayburn.
2. Consider installing 100mm underfloor insulation in the suspended part of the property.
3. Consider installing additional 200mm of loft insulation.
4. Consider replacing the existing hot water cylinder with highly insulated alternative.
5. Consider installing flat roof insulation above the bathroom / utility extension.
6. Consider adding internal ceiling insulation to the sloping ceiling of Bedroom 2.
7. Consider installing internal / external wall insulation throughout.
8. Consider replacing 4 'external' doors; the front door and 3 'internal' doors which enter the rear extension. Add draught proofing to these doors if they are not replaced.
9. Consider adding trickle vents or alternative supply of fresh air to all rooms without existing.
10. Consider adding dMEV to the Kitchen and Bathroom.
11. Door undercuts to be added where required.

## FLOORPLAN AND DIMENSIONS

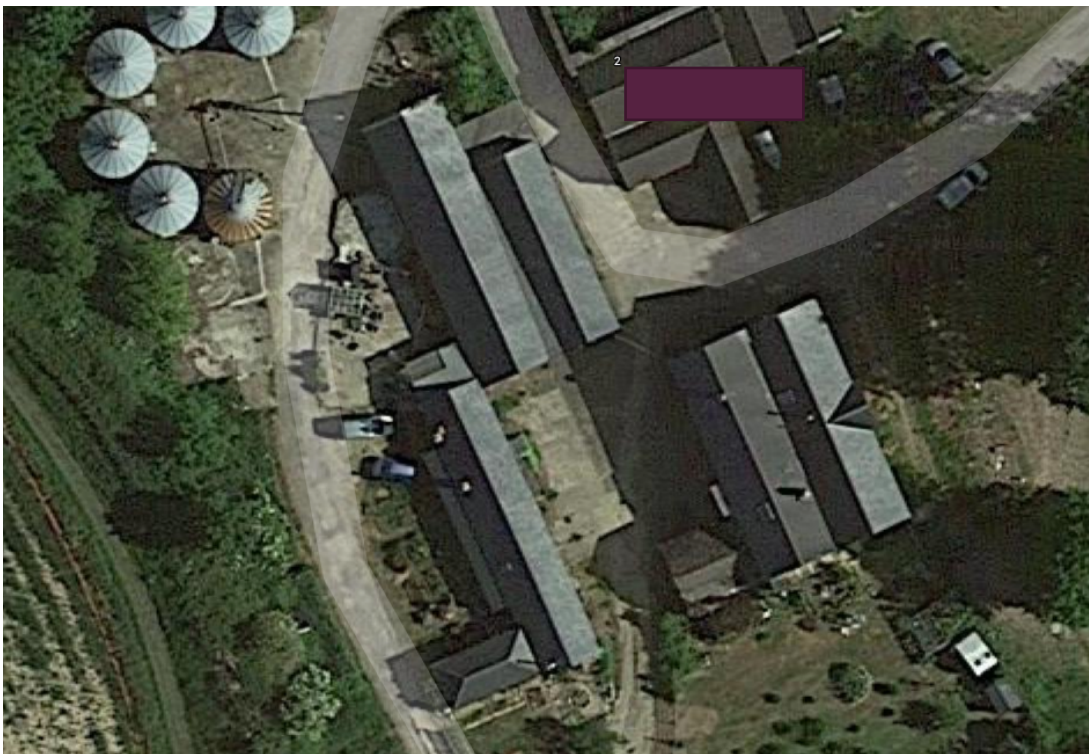
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## ORIENTATION OF ROOF

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The property faces East North East so is not ideally suited to Solar PV.





# ENERGY EFFICIENCY RATING

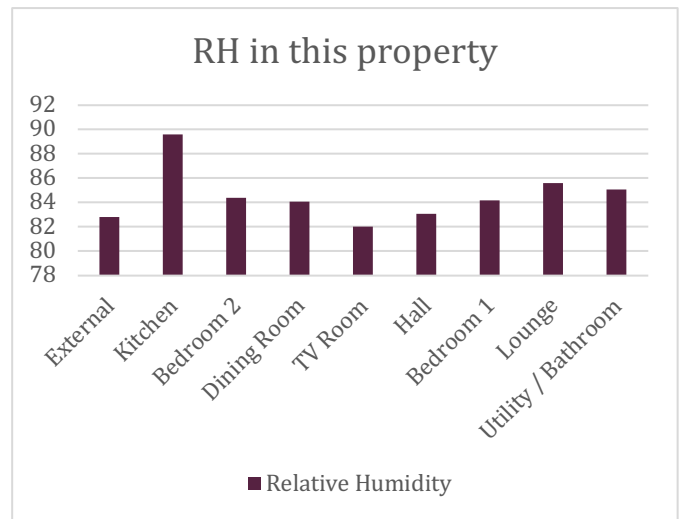
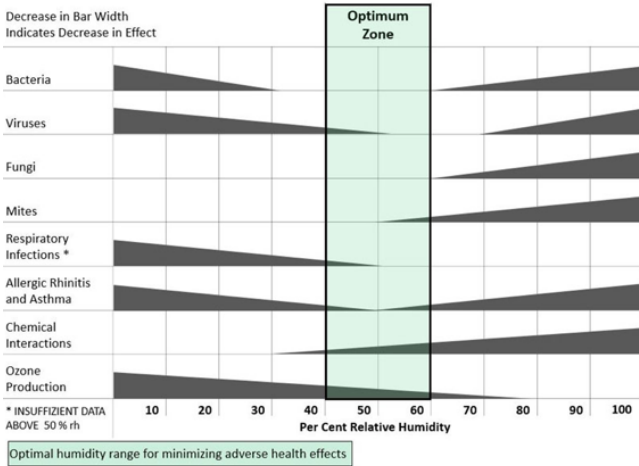
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 6   G   |           |

## Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

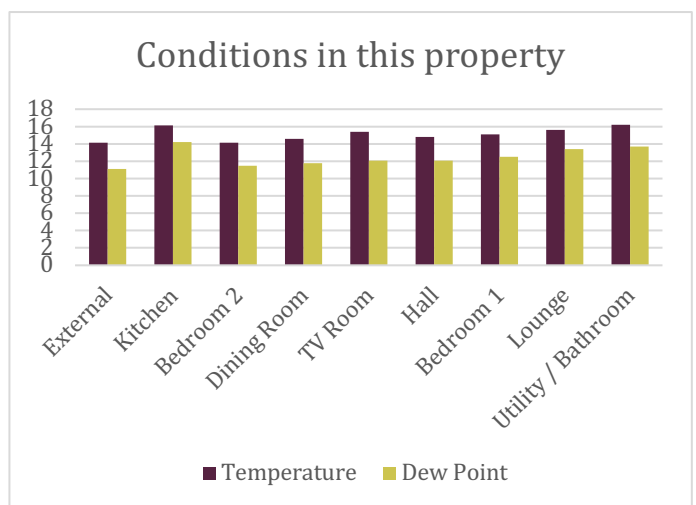
|   |                    |
|---|--------------------|
| <b>An average household produces</b>        | 6 tonnes of CO2    |
| <b>This property produces</b>               | 15.0 tonnes of CO2 |
| <b>This property's potential production</b> | 5.8 tonnes of CO2  |

# RELATIVE HUMIDITY



# TEMPERATURES AND DEW POINTS

The dew point is the temperature the air needs to be cooled to (at constant pressure) in order to achieve a relative humidity (RH) of 100%. At this point the air cannot hold more water in the gas form. If the air were to be cooled even more, water vapor would have to come out of the atmosphere in the liquid form resulting in condensation, damp and mould growth.



# VENTILATION AND EXTRACTION

