

Topic / Question	Response	Links
Heritage declares		<a href="https://heritagedeclares.org/">https://heritagedeclares.org/</a>
Bcause	We invite you to contribute to the discussion after the event using Bcause. If you would like to do so, please sign up and add your ideas. In the first instance the Bcause platform will be open for contributions and debate for 2-3 weeks. We may continue this if there is still activity.	<a href="https://bcause.app/discuss/debate/-NE1XIQht8qDqbnrZES">https://bcause.app/discuss/debate/-NE1XIQht8qDqbnrZES</a>
Are there any examples where speakers have used/would use concepts of understanding, LCA etc. to justify or accept the case for demolition?		
There are now 4 pillars of sustainability rather than 3. Culture was added as the 4th pillar - and this includes heritage. The broader reference to the fourth pillar (Culture) of Sustainability is here:		<a href="https://www.agenda21culture.net/who-we-are/committee-on-culture">https://www.agenda21culture.net/who-we-are/committee-on-culture</a> or
		<a href="https://stbauk.org/wp-content/uploads/2021/11/From-Retrofit-to-Regeneration-2021-STBA.pdf">https://stbauk.org/wp-content/uploads/2021/11/From-Retrofit-to-Regeneration-2021-STBA.pdf</a>
Personally I think that we should move internal toilets and bathrooms back outside as these are the greatest historic change in the moisture physics of buildings. Should we do this or embrace out inside toilets as a needed risk to the fabric of buildings to meet today's needs, just as we need to embrace IWI to meet future needs.		Unfortunately, indoor toilet is one thing I absolutely cannot give up! <hr/> I think most of us agree with cherry re indoor toilets
So the vote seems to be that we are willing to inflict inside toilets on our heritage dwellings and with them the risk of dry-rot. If we are unwilling to remove this risk for the wellbeing of our heritage buildings for our own comfort, who are we to protect them from IWI without which they are likely to make them millstones round the neck of future generations?	They key is to heat internal spaces above dew point to reduce risks of condensation and mould and those areas occupied to comfort level. Requires good digital control over heating to make this easy to operate - currently this is rare. In addition draw curtains across windows in spaces not being used	
Is central heating appropriate for many historic buildings (and the notion of wanting to maintain 19+ C in these buildings)? Do we need an alternative approach to the provision of thermal comfort? Should we aim to heat the whole building or just a few rooms?	We should aim to heat people not buildings <hr/> Agreed! There's much R&D on 'personal comfort systems' i.e. heating the person, not the building. But not much uptake by the supply side. See a series of perspectives on this: <hr/>	<a href="https://www.buildingsandcities.org/insights/news/pcs-series.html">https://www.buildingsandcities.org/insights/news/pcs-series.html</a>

<p>The first and simple advice often given by one of my colleagues is 'thicker curtains across windows and doors'. It's short term and achievable for residents while other interventions are in planning</p>	<p>So it seems that we want to take the Martin Lewis approach to living in heritage dwellings. Heat the person and not the building. This really will only work if we had personal carbon rationing. It might well mean that the dwellings can no longer be affordable to heat and will cease to be used. It seems to me to be. the route to the demise of heritage dwellings</p>	
<p>Medical guidance has suggested that cooler internal temperatures are healthier...but what temperatures are we talking about here?</p>	<p>Let's be careful here. There is loads of evidence that being too cold indoors is bad for health. We should not be aiming to have the life expectancy/population health of earlier centuries just because old buildings used to be cold.</p>	<p>I would make the distinction between more infrequent use buildings or ones where people only spend a small part of their time - e.g. churches, do not need all the interior to be heating to domestic comfort levels. But think about vulnerable people living in heritage properties - heating is essential.</p>
<p>Unfortunately temperatures are normally assumed to be air temperature. However in uninsulated homes the surfaces radiant temperatures are typically significantly lower than air temps. Hence occupant comfort needs higher air temperatures to offset lower radiant temperatures - not lower</p>		
<p>Crispin briefly mentioned the STBA and the Guidance Wheel - if you haven't seen, do have a look at <a href="http://stbauk.org">stbauk.org</a>, the Guidance Wheel, 'Responsible Retrofit' and our other publications. John Preston STBA Heritage Chair</p>	<p><a href="http://stbauk.org">stbauk.org</a></p>	
<p>Alexandra &amp; Ainsworth Estate Camden by Neave Brown. Brutalist building unusual heating system, Grade II* listed. Freeholder is LB Camden, wanting to put an awful radiator scheme into the building and keep burning gas. Forcing their scheme through and using the listing to not go further even though better options possible. v. hard to challenge.</p>	<p>On the Alexandra and Ainsworth Estate, we have radiant walls and no control of our heating at all. We are freezing or dehydrated. One of the key arguments being used is controllability of the heating system, but the solution being proposed is one that is not appropriate to the heritage.</p>	<p>Heritage body will look at the option presented to them and not necessarily options that might be better. Heritage are removed from this process and do not necessarily hear key voices</p>
<p>Little discussion of building services and how best to decarbonise heating and hot water in high density housing, for example</p>	<p>Yes this is the issue at Alexandra and Ainsworth. I spoke with faculty staff at a university open day and they expressed interest in using our estate for a case study</p>	<p>Thank you. We will likely contact one or two of your for steer and help navigating our particular estate's issues on decarbonisation</p>

<p>Traditional repairs are low carbon repairs. The industry hasn't been training the repairers of 25%+ of the stock for over 60 years. Even the very expensive retrofit of New Court, Trinity College Cambridge had problems finding skilled people.</p>	<p>Would love to know more from Peter Cox about how they are tackling the trinity college Dublin project - what measures have you employed for this building?</p> <hr/> <p>If we don't have the skills to upgrade 3000 heritage buildings a year, what do the panellists suggest for upskilling the wider construction industry for the existing 'non-heritage' building stock?</p>	<p>Skills needed for traditional as well as historic buildings. There have been qualifications in place for 10 years. The Scottish Govt has a Retrofit Installer Skills Matrix which requires qualifications if you work on an older building - why not in England too? This is basic risk management.</p>
<p>is anyone here considering and recording the carbon costs and durability of retrofit measures? How many measures being installed now will need replacing before 2040 or 2050?</p>		
<p>Back in the days when County Councils gave grants, Cambs County Council had a grant scheme for Collyweston slate roofs</p>	<p>I agree in general with your points, entirely. However, Just because its not listed, it doesn't mean you should take the slates off and replace with non-Collywestons. Please just repair them with new. New Collywestons, that is</p>	
<p>A number of the questions above, and presentations from the panel, mention 'making the building useable for the occupants'. I would contend that the basis of any energy strategy, and particularly one for a listed asset, must be challenging the building occupiers expectations and requirements. This would allow a strategy to be developed which respects the asset and works with it, rather than work in spite of it to make the users 'overly' comfortable....</p>	<p>A successful proposal is a conversation - the scheme must work for the building as much for the people.</p>	
<p>Yes definitely use heritage buildings and make them useable for people 200 years from now. If they are too expensive to heat or cool, what are they for?</p>		
<p>I agree strongly on the need to challenge assumptions. It's a key part of developing a good brief. But you need to have professionals with the understanding, knowledge and skills to help owners of traditional buildings</p>		
<p>Chris Jofeh is bang on being listed and heritage is no excuse to cutting carbon.</p>		
<p>Looking at terraces - how do you manage retrofit for terraces with multiple private owners</p>		
<p>Where can we see the CA toolkit paper?</p>		
<p>Where is the best place to start in looking for practical advice on how to improve energy performance of the fabric of an old (solid wall) building?</p>	<p>see STBA's 'From Retrofit to Regeneration' which covers these issues</p>	
<p>The Conservation Area Toolkit with Islington worked example will be avail in several weeks from ACAN here. <hr/>The Conservation Area Toolkit promotes clear local details and shows details for, replacement windows, EWI, roof extensions as we developed for the worked example.</p>	<p>What works for Islington may not work across the country. Conservation policy work has always been constrained by lack of resources. It must be 30 years since we were trying to get Govt to require Local Authorities to carry out Conservation Area Appraisals and keep them up to date.</p>	<p><a href="https://www.architectscan.org">https://www.architectscan.org</a></p>

<p>Can the panel suggest good examples of incorporating renewables into historic conservation?</p>	<p>East Anglia Branches of IHBC and RTPi have a training event on Wednesday on retrofit of traditional buildings - but it's the wider industry we have to reach.</p> <p>As Chris Jofeh said, we need to not only talk about new courses, we really need to focus on creating market demand for good quality work. Clients too often want things that are cheap and quick, not high quality. And yes, publicly funded bodies could take a lead by being exemplary clients for building work. All subject to funding, of course.</p>	<p><a href="https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/">https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/</a> and/or <a href="https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=47c9f2eb-1ade-4a76-a775-add0008972f3">https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=47c9f2eb-1ade-4a76-a775-add0008972f3</a> , depending where you are.</p>
<p>Thank you for the invaluable review of current UK &amp; Irish activity in this space</p>		
<p>Will the new LETI guide cover embodied carbon costs of retrofit?</p>		
<p>In the face of complexity and diversity in buildings, do we seek to simplify the message (inevitably losing important information) or do we seriously invest in the skills and knowledge of designers and installers?</p>		
<p>how would the panel motivate a local authority freeholder who wants to do the cheapest solution and also can limit the changes that can be made because it employs the conservation officer and / or is being judge and jury over it's own proposal through Heritage Partnership Agreements. Where could a resident body get advice to achieve the 'right solution'.</p>		
<p>Health and well being along with Heritage are covered by PAS 2035. How many on this call a) have PAS 2035, and b) have seen it?</p>		
<p>Not much has been mentioned (or maybe I missed it) about the role of accredited conservation architects, who in most cases are the lead consultant in retrofit projects for historic buildings. It would have been good to include a speaker from the AABC or the RIBA Conservation Registry.</p>		
<p>Reduction in VAT on adaptive reuse projects down to 0% like new construction is offered is an obvious opportunity for legislation to bring about a circular approach! :)</p>		
<p>An alternative approach from EU to embedding a different practice - The Architects' Council of Europe has congratulated the Spanish architectural community on this achievement, and said that the 'initiative should serve as a stimulus to other EU Member States, in which the architectural organisations should act as catalysts for such legislation, as the Spanish have done.'</p>	<p>"The approval of the Architecture Quality Law is a milestone for the profession, since it establishes the general interest of Architecture, for its undeniable contribution to the well-being of people and, therefore, it places our country in a leadership position within the European UnionΓÇ¥</p>	<p>Link to articles on ACE website: <a href="https://bit.ly/3tUYvrl">https://bit.ly/3tUYvrl</a></p>
<p>It would be great to get some responses from Paul about the opportunities and barriers for such a huge landlord.</p>	<p>What motivates the landlord and how far do they go with decarbonisation?</p>	

<p>No one has talked about schools - is anyone working in or with schools in terms of raising interest and awareness?</p>	<p>Schools - see Please note the forthcoming webinar 'Fit for the Future' which takes place on Tuesday 8 November, 5pm - 6pm</p>	<p><a href="https://neu-org-uk.zoom.us/webinar/register/WN_V2bwSa3bQ5mKOcKXkcoErQ">https://neu-org-uk.zoom.us/webinar/register/WN_V2bwSa3bQ5mKOcKXkcoErQ</a></p>
<p>If the resources currently focused on new-build were redirected to decarbonising the existing building stock, then the construction industry might have a chance of achieving this goal.</p>	<p>well said Dr Whitman!</p>	
<p>Embodied carbon!</p>		
<p>Breaking into the circular argument.</p>	<p>Do we need to stick ourself on to the M25 to break into this argument? We have lost 12 years since Retrofit for the Future!</p>	
<p>Can we re-frame this from 'Heritage' to 'traditional'</p>	<p>Start with using lime mortar and render, not cement - then you can prolong the life of carbon intensive fired and quarried materials. Basic re-education of industry needed!</p>	<p>In my view every building becomes built heritage as soon as it is completed! But there is a big subset of solid wall buildings.</p>
<p>I think if we can reframe preservation/conservation within a circular economy debate, there will be gains for heritage.</p>	<p>Also the heritage sector do have to think about accepting a certain degree of loss and think about what opportunities this might give us.</p>	<p><a href="https://www.researchgate.net/publication/336852048_Circular_economy_strategies_for_a_daptive_reuse_of_cultural_heritage_buildings_to_reduce_environmental_impacts/figures?lo=1">https://www.researchgate.net/publication/336852048_Circular_economy_strategies_for_a_daptive_reuse_of_cultural_heritage_buildings_to_reduce_environmental_impacts/figures?lo=1</a></p>
<p>Perception of harm is often used to justify not making change in the right way</p> <hr/> <p>Absolutely agree with the harm point. The same has been the case for environmental impact for may years and there is finally a move to biodiversity net gain.</p>	<p>The heritage sector accepts loss of heritage value all the time, every day; the key issue here is that energy efficiency is in danger of being seen as an overriding justification that always supports whatever heritage harm is proposed - even though less harmful solutions might be better at reducing carbon emissions</p>	<p><a href="https://www.researchgate.net/publication/336852048_Circular_economy_strategies_for_a_daptive_reuse_of_cultural_heritage_buildings_to_reduce_environmental_impacts/figures?lo=1">https://www.researchgate.net/publication/336852048_Circular_economy_strategies_for_a_daptive_reuse_of_cultural_heritage_buildings_to_reduce_environmental_impacts/figures?lo=1</a></p>
<p>Our undergraduate architecture students are demanding courses on retrofit and reuse of buildings, which is great.</p>	<p>I have seen this at a couple of university open days also and some where sustainability and retrofit are not even apparent or promoted as key factors in what the future holds</p>	
<p>Many georgian windows were replaced with Victorian 1 over 1 windows but conservation officers argue these 1 over 1 are significant</p>	<p>Reduce operational energy through better windows and insulation keeping embodied carbon of structure.</p>	

<p>'Fabric first' is a very misunderstood phrase - it applies to passivhaus, but EnerPHit, the passivhaus equivalent for existing buildings, emphatically does NOT take a fabric first approach, and concentrates on occupant comfort, looking at repair and services first</p>	<p>I'd prefer 'data first'. We must understand the building before we decide what to do to it</p>	<p>Need to do a case-by-case analysis. sometimes we just need to say goodbye to the old building, other time they can be retrofitted.</p>
<p>The Greenest building is the one that is already built - Carl Elefante</p>	<p>Third option is the retrofit the existing building and get best of both.</p>	<p>avoid waste before 'reuse' (ie fabric reuse) and then recycle</p>
<p>I know of a 40 storey hotel in Hong Kong that was demolished for offices after just 8 years of life.</p>	<p>Ocean Terminal in Edinburgh which opened 2001 now has planning permission to demolish half of it to make way for more new-build</p>	
<p>BS EN 15978 promoting whole life cycle has been in force for 11 years - how many use it?</p>		
<p>the relationship between the energy performance of a building and its value to the owner and its ability to increase in value, would be means of pushing for improvement</p>		
<p>Anyone wanting to demolish a building to build a larger one should have to demonstrate a whole life carbon benefit including the original carbon.</p>	<p>Negative building Audits in CAs where used as justification of demolition. Negative buildings in CAs can be extensively retrofitted instead</p>	
<p>We're doing an InnovateUK funded study into demolition and how AI can help us recommend legislation changes. Anyone that has ideas/data to share around demolition data in Scotland please email me at Katherine@grandbequest.co.uk! Thank you!</p>		
<p>Have to leave this fascinating discussion. Thanks you to all for good sense and lots of references provided</p>	<p>Sorry to have to leave this great debate, thanks all.</p>	<p>Thanks all, great debate and really useful info</p>
<p>Thanks everyone, very interesting</p>	<p>Excellent wide-ranging discussion with useful takeaway on local collaboration to frame ways forward locally</p>	<p>Excellent debate. Thank you                  Thanks everyone</p>