



Bath Green Homes

Open Homes Weekend

27th & 28th Sept 2014

Map & info inside

Showcasing local homes that are warm, green and cheap to run from heritage & listed to modern & new build



www.bathgreenhomes.co.uk
Phone 01225 477528 or email admin@bathgreenhomes.co.uk



This autumn, find out how to make your home warmer, greener and cheaper to run. Transition Bath, Bath Preservation Trust and Bath & North East Somerset Council have joined forces with other local community groups, organisations and businesses to bring you a packed programme of events taking place from September to the end of November 2014.

The Open Homes weekend on 27th & 28th September will showcase energy efficient

homes across Bath featuring a wide variety of homes, from heritage to new build, and demonstrating an array of measures, from the low cost to the high-tech. Meet the people who have been on the retrofit journey, hear from them about the costs and benefits, and see the results first-hand.

There is also a lively mix of workshops, talks and happenings all around the theme of energy saving, including the Bath Home Improvement Fair on Sunday 14th September - a vibrant market place of stalls where visitors can find everything they need to make their home improvement dreams a reality. We hope you'll be inspired!



Transition Bath is a registered charity working for a more sustainable future by moving towards a low carbon, local economy. Harnessing the power of community in the face of declining natural resources and increasing fuel and food costs, our passionate volunteers showcase innovative projects through talks, workshops and skill-sharing events.

www.transitionbath.org



The Bath Preservation Trust is a charity with over 1400 members. Through conservation, education and networks we help provide the means to ensure the future success of our beautiful heritage city. For energy efficiency guidance for historic homes, including the Warmer Bath Guide, and details about our projects, or to visit our museums go to www.bath-preservation-trust.org.uk



The Council is leading the way to an environmentally sustainable future. We are committed to help reduce our communities' carbon emissions, tackle fuel poverty, and improve health & well-being, whilst strengthening the local economy by helping our residents make their homes more energy efficient through our new B&NES Energy@Home Scheme. www.bathnes.gov.uk

With thanks to our sponsors:



Curo
Curo is an award-winning not-for-profit housing and support organisation
01225 366000 www.curo-group.co.uk



Crest Nicholson
Building better homes for 50 years
www.crestnicholson.com

ready for retrofit
warmer greener
homes



Events

Bath Green Homes has teamed up with some great organisations and community groups to deliver a stimulating programme of events through September to the end of November. More events can be found on the website

www.bathgreenhomes.co.uk

Events may be subject to change or cancellation so please check with the organisers. The organisers of Bath Green Homes do not accept any responsibility for events run by other organisations or groups.

Bath Home Improvement Fair

Sun 14th September 12pm - 4pm
The Guildhall, High St, Bath, BA1 5AW

A vibrant market place of stalls where visitors can find everything they need to renovate and decorate their home.

Bath Green Homes
01225 477528

www.bathgreenhomes.co.uk/bhif

Ask The Expert

Sun 14th September 12pm - 4pm
The Guildhall, High St, Bath, BA1 5AW

Book a free 30 minute slot with an architect or listed buildings officer to discuss your plans, dreams, or current project.

Book your slot on:
www.asktheexpertbhif.eventbrite.com

What Can Heritage Buildings Teach Us About Modern Energy Efficiency?

Thurs 18th September
9.30am - 12.30pm

Countess of Huntingdon's Chapel,
The Vineyards, BA1 5NA

An exploration of the attributes of heritage buildings, and how they, and their occupants respond to the challenges of changing lifestyles. The session will cover measures to improve the energy efficiency of traditional and heritage homes.

Bath Preservation Trust
www.heritageenergyefficiency.eventbrite.com
Suggested £5 donation

Open Homes Weekend

Sat 27th & Sun 28th September

12pm - 5pm
Locations across Bath

Showcasing energy efficient homes across Bath. See map overleaf for details.

Bath Green Homes
www.bathgreenhomes.co.uk

Bathford Thermal Imaging Exhibition

Sat 27th & Sun 28th September

Sat 9am - 2pm, Sun 9am - 12.30pm
Bathford Community Cafe, 54 Bathford Hill, Bathford, BA1 7SN

A thermal image of your home can help identify the areas of the building fabric that are losing the most heat. The exhibition contains a variety local housing types that have been thermally imaged. Find out how a home similar to yours is losing heat.

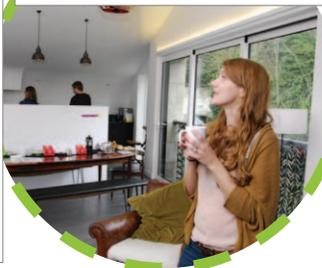
Bathford Energy Group

Bill Busters!

Tues 7th October 1pm - 3pm
Curo Office, Fox Hill, Combe Down,
BA2 5QN

Beat the big energy companies at their own game; find out how to get the best deal on your energy bill, discover ways to use less energy at home, and learn how to tackle damp, mould & condensation problems.

B&NES Energy@Home
www.bathgreenhomes.co.uk



Self Building

Tues 7th October 7.30pm

The Dolphin Inn, 103 Locksbrook Rd, Bath,
BA1 3EN

Self build expert David Hilton will be explaining how self building offers the best opportunities for increasing your energy efficiency, and giving guidance about what is worth doing and what is not.

Build A Dream, the Self-Build Association
www.badsba.co.uk

Bath & West Community Energy Public Share Offer

Weds 8th October 7.30pm - 9pm

BRLSI, 16-18 Queen Square, BA1 2HN

BWCE directors will give details, take questions and outline how you can invest in and benefit from the Marksbury Community Solar Array.

Bath & West Community Energy
www.bwce.coop

Give & Take Day Paulton

Sat 11th October 10am - 1pm
Paulton Scout & Guide Community Hall,
Plumtree Close, Paulton BS39 5XR

One man's trash is another man's treasure! Bring your unwanted household items (not broken/electrical) and/or pick up something new; toys, furniture, bicycles, books, clothes, DVD's & CD's, tools, and much more... All for free!

B&NES Council
www.bathnes.gov.uk

Bill Busters!

Mon 13th October 2pm - 4pm
Dover House, Snow Hill, BA1 6DE

Beat the big energy companies at their own game; find out how to get the best deal on your energy bill, discover ways to use less energy at home, and learn how to tackle damp, mould & condensation problems.

B&NES Energy@Home
www.bathgreenhomes.co.uk

Focus on Solid Wall Insulation

Weds 15th October 7pm - 9pm
BRLSI, 16-18 Queen Square, BA1 2HN

Lucy Pedler from The Green Register will be exploring the different types of solid wall insulation, including the variety of materials available and their suitability for different applications both for internal and external wall insulation. Find out what permissions are needed and what grants, finance and support are available to those wanting to install it on their own home. Q&A panel at the end.

Bath Green Homes
01225 477528

www.solidwallinsulationfocus.eventbrite.com

Bill Busters!

Mon 20th October 10am - 12pm
Blagdon Park Community Centre, Blagdon Park, Twerton, BA2 1PQ

Beat the big energy companies at their own game; find out how to get the best deal on your energy bill, discover ways to use less energy at home, and learn how to tackle damp, mould & condensation problems.

B&NES Energy@Home
www.bathgreenhomes.co.uk

Building Sustainable Homes

Weds 22nd October 7pm - 9pm
Ralph Allen CornerStone, 56 Combe Road,
Bath, BA2 5HZ

Architect John Hewitt talks about the design and construction of Ralph Allen Yard - a development including Bath's first homes built to level 5 of the Code for Sustainable Homes, and Ralph Allen CornerStone; an education, heritage and community centre.

Bath Green Homes
www.buildingsusthomes.eventbrite.com

Bill Busters!

Weds 29th October

10.30am - 12.30pm
Wick House Close Community Centre,
Saltford BS31 3BZ

Beat the big energy companies at their own game; find out how to get the best deal on your energy bill, discover ways to use less energy at home, and learn how to tackle damp, mould & condensation problems.

B&NES Energy@Home
www.bathgreenhomes.co.uk

Funding Your Self Build

Tues 4th November 7.30pm

The Dolphin Inn, 103 Locksbrook Rd,
Bath, BA1 3EN

Jon Lee of the Ecology Building Society will be explaining different ways in which a self build project may be funded, and how to make informed choices along the way.

Build A Dream, the Self-Build Association
www.badsba.co.uk

DIY Draught Proofing, LED Lighting & Introduction To Thermal Imaging Workshop

Weds 12th November 7pm - 9pm
Countess of Huntingdon's Chapel,
The Vineyards, Bath BA1 5NA

Learn how to stop draughts, and check out the latest low energy lighting options for your home. You will learn about basic techniques and materials, and then have a go yourself. Learn some new skills, and go home a professional draught-buster!

Transition Bath
01225 477528
thermalimaging@transitionbath.org
www.bathdraughtworkshop.eventbrite.co.uk

Eco-refurbishment & The Green Deal (or No Deal...?)

Weds 19th November

9.30am - 4.30pm
BRLSI, 16-18 Queen Square, BA1 2HN

Aimed at professionals and home owners, this whole day seminar covers the process of eco-refurbishment using case studies of homes from the Georgian period through to 20th century houses with a particular focus on what measures are appropriate for traditional and historic homes.

£99 members/£135 non-members
10% discount with Bath Green Homes

The Green Register
0117 377 3490 mail@greenregister.org.uk
www.greenregister.org.uk

Improving The Energy Efficiency Of Your Home

Thurs 20th November 7pm - 9pm
BRLSI, 16-18 Queen Square, BA1 2HN

Find out about measures that can improve your homes energy efficiency and what support, grants and finance are available to help you.

B&NES Energy@Home
01225 477528
www.energyefficienthome.eventbrite.com

Introduction To Renewable Energy Technologies

Sat 29th November

10am - 11.30am
City of Bath College

This Toolbox Talk will introduce a range of renewable energy technologies, and explore the incentives and finance available including the Feed-In Tariff, the Renewable Heat Incentive, and the Green Deal. Includes a Q&A session. Please book by 21st November.

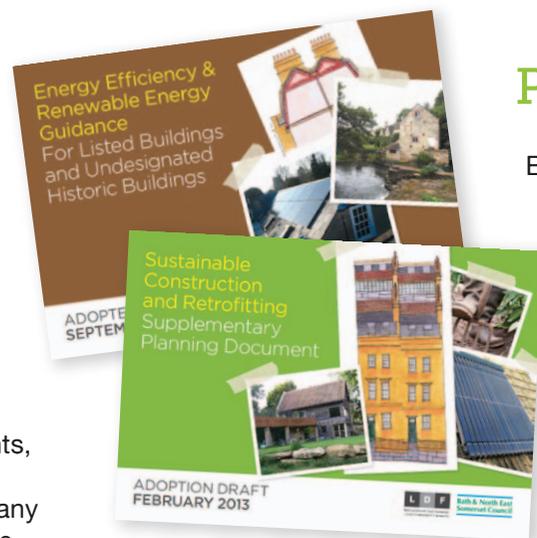
Green Skills Academy
renewables@citybathcoll.ac.uk



B&NES Energy@Home

To help you make your home warmer, greener, and more efficient, B&NES Council is working with local partners, to set up the B&NES Energy@Home Scheme to guide you through the process.

Get free, impartial advice on the options for your home. If appropriate you will be booked in for a home energy assessment. This will provide you with a report to show you which measures are suitable for your home, and which grants, cashback offers and other payment options you may be eligible for. If you decide to proceed, you will be supported to find the right installer, access any grants or finance, and once the work is finished we will check back to make sure you are happy with the job. Visit www.bathnes.gov.uk/energyathome for details.



Planning Guidance

B&NES Council has produced a range of information including:

- A user-friendly 'how to' guide to Sustainable Construction & Retrofitting to help you green any build project
- Listed building guidance on energy efficiency and renewables
- Local case studies, diagrams, photographs and tips to help with applications
- Retrofitting Permitted Development Checklist' – find out what you can do without planning permission

www.bathnes.gov.uk/greenbuild

New grant exclusively for B&NES residents!

For a limited time a generous top-up grant of up to £7000 is available to make internal and external solid wall insulation more affordable. Solid wall insulation can greatly improve the thermal comfort of your home, reduce condensation and mould problems and bring down the cost of your heating bills.

The top-up grant can be used when combined with a Green Deal Loan. This is a Government loan scheme for energy efficient measures which is paid back through the savings you make on your energy bills. The Green Deal Loan often won't cover the full cost of solid wall insulation, so the top-up grant can be used to pay all or some of the difference. If you don't want to take out a Green Deal Loan, you can pay the equivalent amount yourself and still access the top-up grant.

You will need to have an energy assessment of your home carried out, and for a limited time you can get up to £150 to pay for it, which in most cases should cover the full amount. Freephone the Home Energy Advice Line on **0800 082 2234** for details.



Bath Home Improvement Fair

Sunday 14th September 12pm-4pm

Making your home improvement dreams a reality:

- Discover a vibrant market place of stalls with everything you need to renovate your home
- Grants & support to green your home
- Book a consultation with an architect or listed buildings officer
- Talks & demonstrations
- Enjoy a free tea or coffee in our pop-up café

www.bathgreenhomes.co.uk/bhif



Find out where your home is leaking heat with a **thermal imaging survey**, and for those wanting to go a step further, you can get trained to use the camera yourself and volunteer with this Transition Bath project. Or thinking of upgrading your old inefficient halogen lights? Try before you buy with a loan of Transition Bath's sample kit of the latest **LED bulbs** to experiment with the different styles in your own home. Visit the Hub (Property 9) during the Open Homes Weekend or find out more at www.transitionbath.org/energysignup



1  **Cloud's Hill Bungalow, 40 Claremont Rd BA1 6LX** 

- Solar PV • Solar hot water • Sun-pipes
- Smokeless wood-burning stove
- Home-made thermal curtains for room enclosure • Sheep's wool loft insulation
- Cavity wall insulation • Low energy appliances (dish-washer & washing machine running off solar hot water)
- New composting toilet

1980s bungalow: With a focus on resilience and low impact living, this eco-home primarily uses wood and solar power, with gas heating as back-up only. It includes recycled and reclaimed materials, and some low cost and DIY features, while a recently added composting toilet further reduces water and energy use.

Age: 1988 Area: Larkhall
Visiting: Drop-in from 12pm, last entry 5pm
 Parking: On-street

2  **57 St John's Road BA2 6PZ**

- Micro-CHP boiler • Solar PV • Internal wall insulation on one wall • Cavity wall insulation • Loft insulation • Low energy lighting • Wood-burning stove

1960s semi-detached bungalow: Featuring a mix of insulation, renewable energy and a varied array of LED lighting, this riverside bungalow focuses on measures which make financial sense and where the payback is quick. The exception to this is the Micro-CHP boiler which has had a mixed reaction from the home openers.

Age: 1969 Area: Bathwick
Visiting: Sunday only, Drop-in from 12pm, last entry 5pm
 Parking: Limited on-street

3  **16 Pultney Gardens BA2 4HG** 

- Solid wall insulation • Under-floor insulation & heating • Loft insulation
- Triple glazing • Solar hot water
- Low energy lighting & appliances

Victorian terrace: Officially designated a 'super-home' for its energy efficiency, this mid-terrace house has reduced its carbon emissions by a massive 68% due to a focus on insulation and thermal mass, and by making use of passive solar gain from its south facing extension.

Age: 1900 Area: Widcombe
Visiting: Drop-in from 12pm - 5pm, with 30 minute presentations on the hour, last one 4pm, please arrive 10 mins early
 Parking: Limited on-street

4  **5 Tying Terrace BA1 6ES** 

- Draught proofing of all doors & windows • Refurbished double glazed sash-windows • Room enclosure via bi-fold doors to contain heat • Efficient boiler

Victorian terrace: Simple, relatively low cost and DIY approaches have halved gas unit use and significantly reduced bills in this mid-terrace, now a warm and comfortable home.

Age: 1890 Area: Fairfield Park
Visiting: Drop-in from 12pm, last entry 5pm
 Parking: On-street

5  **10 Brookleaze Buildings BA1 6RA** 

- Smokeless wood-burning stove with eco-fan • Sheep's wool loft insulation
- Draught proofing of sash windows & doors • Condensing gas boiler • Low energy appliances • Secondary glazing
- Thermally lined curtains & floor coverings • LED and low energy lighting

Grade II listed Georgian terrace: A focus on insulation and draught proofing, combined with low cost DIY measures and a green approach to energy consumption, has dramatically improved comfort and reduced bills in this Georgian artisan's cottage.

Age: 1824 Area: Larkhall
Visiting: Drop-in from 12pm, last entry 5pm
 Parking: Limited on-street, free car park opposite

6  **13 Ashley Road BA1 7TT** 

- Extensive draught proofing • Double glazing to sash windows & new-build extension • Under-floor insulation • Loft insulation • Wood burning stove • Green roof

Victorian terrace & new-build extension: DIY draught proofing, insulation and low-cost polycarbonate with magnetic strip double glazing as an alternative to replacing sash windows, have made this once draughty mid-terrace into a warm and welcoming home while preserving its original features.

Age: 1895 Area: Bathford
Visiting: Drop-in from 12pm, last entry 5pm
 Parking: On-street

8  **16 Elm Place Bloomfield Rd BA2 2AB** 

- Solar hot water roof tiles on SW facing roof • Solar PV on adjacent garage roof
- Insulated mansard roof • Refurbished sash windows and shutters

Grade II listed Regency terrace: Refurbishment has focused on using the strengths of the original design. Subtle improvements such as refitting sash windows, repairing shutters and fitting secondary main doors, have cut energy consumption while preserving this Regency townhouse's original features.

Age: 1823 Area: Bear Flat
Visiting: Drop-in from 12pm, last entry 5pm
 Parking: On-street

Key

-  **Booking essential**
Please phone 01225 477528 or book at www.bathgreenhomes.co.uk
-  **Refreshments available**
At Openers' discretion.
-  **Disabled access**
Easy access to the ground floor, with
-  **Nearest bus stop**

interesting features to see on that level. Access to the rest of the house may be restricted.

Please note that car parking is restricted at some of the properties. We encourage everyone to travel by public transport, bicycle or on foot. Travel information can be found at www.transportdirect.info or phone 0871 200 2233

7  **Edenhall, 20 Gloucester Road BA1 7BJ** 

- Solid wall insulation • Air tightness & natural ventilation • Passive solar design
- Solar PV • Solar water heating • Green oak frame extension • Efficient boiler & underfloor heating • 3 wood stoves
- Rainwater harvesting • Natural cold food storage • Hemp & lime demo

Retrofit of 19th century house with eco-conversion of outbuildings & new-build extension: Designed to accommodate three generations in two linked living units, this sensitive eco-renovation was designed to maximise social and environmental sustainability, and showcases a range of eco-features alongside careful re-use of salvaged materials. Hemp and lime demonstration will follow tour - allow extra time if interested.

Age: Circa 1850 Area: Larkhall
Visiting: Booking essential
 Parking: On-street only

9  **Building of Bath Collection The Paragon BA1 5NA** 

Bath Green Homes Hub: Pop in to check out the Bath Green Homes exhibition with special focus on draught-proofing, energy efficient (LED) lighting and thermal imaging. Listed building consultations available and advice on eco-refurbishment from Transition Bath.

Area: Central - no parking
Visiting: Drop-in 12pm - 5pm. Free entry

10  **23 Freeview Road BA2 1DS** 

- Self-installed internal wall insulation
- Loft insulation • Draught proofing
- LED & low energy lighting

Late 1940s steel frame British Iron & Steel Federation (BISF) construction semi-detached: The owner has internally insulated several rooms as part of a whole house renovation. All the techniques are applicable to other solid wall houses, not just BISF. Thermal imaging led to further improvements and the once poorly-performing post-war prefab is now a warm and appealing home.

Age: 1948/9 Area: Twerton
Visiting: Drop-in from 12pm, last entry 5pm
 Parking: On-street

14  **The Energy Centre, Bath Riverside Midland Road BA2 3FL** 

Biomass District Heating: An opportunity to receive a guided tour of The Energy Centre of Bath's first 'biomass powered' district heating network, supplying heat and hot water to Bath Riverside residential development.

Age: 2013 Area: Oldfield Park
Visiting: Saturday only. Booking essential
 Parking: Available at nearby Homebase

11  **Deep Lock House, St Matthews Place BA2 4JJ** 

- Wall & roof insulation • Under-floor insulation • Combined heat & power (CHP) boiler linked to under-floor heating
- Wood burning stove • Zoned heating controls • Bath stone from original building carefully salvaged and reused
- Lime render & eco-paints

Self-build on brownfield site (2011): Designed to maximise natural light from its south facing aspect, this canal-side family home uses a combination of low tech measures and complex construction to achieve comfort while minimising its carbon footprint.

Age: 2011 Area: Widcombe
Visiting: Saturday only. Booking essential
 Parking: Limited on-street. Access on foot from towpath

12  **9 Calton Road BA2 4PP**

- External wall insulation • Solar water heating • Loft insulation • Double glazing • Low energy lighting • Wood stove

Victorian detached: External wall insulation, recently installed on the rear and side, has already made a big difference to comfort in this solid stone house, with inside wall surfaces both warmer and dryer. External tours only - information display indoors & outdoor shelter.

Age: 1887 Area: Widcombe
Visiting: Sunday only. Drop-in from 12pm, last entry 5pm
 Parking: Very limited - along Calton Gardens only. Access to house is via Alexandra Rd - follow signs for Bath Green Homes

13  **Bath Riverside 75-76 Palladian Victoria Bridge Road, BA2 3FL** 

- Wall, roof and floor insulation
- Biomass district heating • Mechanical ventilation with heat recovery (where applicable) • Low energy lighting

New residential development: Designed to Code for Sustainable Homes Level 4, with energy efficiency above current Building Regulations, this major new development also features Bath's only biomass district heating scheme. Visit the Show Home and view exhibition.

Age: 2013 Area: Oldfield Park
Visiting: Booking essential
 Parking: Limited, available in Homebase car park

18  **The Old Station Station Road Wellow BA2 8QB** 

- Solar PV • Solar water heating • Solar mat for pool • Small wind turbine • Loft & floor insulation • Triple & secondary glazing • Wood-burning stove
- Composting toilets

1880 detached former station building and extensions in 1960s + 1997: This characterful renovation of the old station at Wellow in its beautiful rural setting features a range of low impact living measures with a focus on renewable energy. Outside in the lovely productive garden there is an off-grid guest cabin with adjacent composting toilets and solar-heated pool.

Visiting: Sunday only. Booking essential
 Parking: Available in adjacent free car park By bike: Can be accessed via Two Tunnels and Colliers Way routes

15  **Ralph Allen CornerStone 56 Combe Rd, BA2 5HZ** 

- Dedicated Solar PV • Super insulated high performance building fabric • Triple glazed windows & doors • Rainwater harvesting • Efficient boilers & appliances • LED lighting • Communal bicycle storage & electric car charging
- Communal recycling • Green roofs • Biodiverse landscaping

2013 new-build: This inspiring zero carbon development of three and two bedroom houses and two bedroom flat meets the tough and rarely achieved Code for Sustainable Homes Level 5 standards for environmental sustainability and energy performance. Plans and exhibition will be available at the CornerStone museum and community centre, on-site. While viewing of the homes is external-only, residents will be at the CornerStone to talk to visitors.

Age: 2013 Area: Combe Down
Visiting: Drop-in from 12pm, last entry 5pm
 Parking: Limited. NB: Car park for residents only

16  **2B Combe Road BA2 5HX** 

- Timber frame structure featuring high levels of insulation • Wood-burning stoves, burning home-grown logs
- Passive solar design • Mechanical ventilation with heat recovery • Low energy lighting • Rainwater collection system • Clever use of recycled & waste materials • Beautiful wildlife garden

2013 rebuild of 1990s new-build: While the original 1990s build featured on TV's Homes From Hell, the re-build is now a delightful warm and well ventilated eco-home, designed to allow multigenerational living. The four acre garden with its green oak summerhouse is also a wildlife haven - an inspirational example of what can be achieved on a disused landfill site.

Age: 2013 Area: Combe Down
Visiting: Booking essential
 Parking: Driveway parking available for booked visitors only - follow signs

17  **2 Morley Terrace BA2 3BP**

- Low cost and no cost DIY approaches • Hot water tank super insulation • DIY internal wall insulation • Cavity and loft insulation • Double glazing • Low energy lighting

1960s end-terrace first floor flat with electric heating: Simple, low cost and transportable techniques have been ingeniously employed in this one bedroom rented flat, cutting energy bills to just a few hundred pounds a year. These creative approaches are replicable for anyone on a budget.

Age: 1960s Area: Oldfield Park
Visiting: Saturday only, Drop-in from 12pm, last entry 5pm
 Parking: Limited, some on nearby Rosebury Road By bike: Can be accessed via Two Tunnels

Visiting Arrangements

Standard opening times are 12pm to 5pm (final admission) on Saturday 27th and Sunday 28th September (unless otherwise indicated).

Booking: Some home visits must be booked in advance on www.bathgreenhomes.co.uk or by phoning 01225 477528. Tours start on the hour and may last up to an hour. We suggest leaving a space between booked visits to allow time to travel across the city.

The Open Homes Weekend is free and open to everyone. Please be respectful when visiting and observe the opening arrangements.

Thank you to all the Home Openers and Stewards who are generously giving their time to make this project possible.

Notes

Steps have been taken to make your visit as safe as possible, however please be aware that your visit takes place at your own risk.

The home openers are free to speak for themselves, but please be aware that their views and opinions do not necessarily reflect those of the organisers.

Sorry, no dogs (please ask householder for permission to admit guide dogs).

