



© Pete Helme

## Sustainability Retrofits for a Family Home in Bath - ‘River’s Street’

Design company name: **Nash Partnership**  
Build company name: **Wraxall Builders**  
Consultancy: **Studio Banjo Beale**  
Project location: **Bath, Somerset**  
Project completion date: **2024**

**Project brief**  
This Grade II-listed Georgian townhouse, built in the 1770s, sits within Bath’s Conservation Area and World Heritage Site.

The property was bought by the client in 2022. Previously run as a hostel, many of its rooms had been left partly restored and with a mixture of historic and contemporary fittings, and several elements needed urgent repair and stabilization. The client’s brief was to create a modern, energy-efficient family home without losing the historic charm.

The retrofit focused on improving energy performance whilst maintaining moisture movement to avoid risk to the historic fabric. Key sustainability measures included a limecrete underfloor heating slab, replacing sash windows with timber frames and vacuum glass to enhance acoustics and thermal efficiency, lime plasters and limewash paints. The roof was insulated with woodfibre to provide thermal insulation and reduce overheating in the summer along with new rooflights for ventilation.

Internal alterations also supported sustainable living: the kitchen was relocated to its historic basement position, a new bathroom and utility space were introduced, and modern ceilings were removed to restore period features. These changes balanced contemporary comfort with conservation principles.

With interiors designed by Studio Banjo Beale, the completed project has transformed the property into a comfortable, energy-efficient family home, safeguarding its architectural legacy for future generations.

- Sustainability features**
- High performing vacuum-insulated Fineo glazing, within new draught-proofed window sashes
  - Breathable limecrete basement floor construction
  - Wood-fibre insulation
  - Rooflights and roofspace adapted for passive stack ventilation allows cooler air to be drawn from the basement
  - Decentralised Mechanical Extract Ventilation (DMEV)

Find out more: [www.nashpartnership.com/portfolio/rivers-street-bath](http://www.nashpartnership.com/portfolio/rivers-street-bath)

