

Phase I of the Green Heritage Homes is a partnership project, managed by Bath & West Community Energy and funded by the South West Net Zero Hub, which is hosted by the West of England Mayoral Combined Authority through the Local Energy Advice Demonstrator Programme.

Local Energy Advice Demonstrator (LEAD) Project: Green Heritage Homes

Level 0 Pre-App Phase I Case Studies: 2024- 2025

Case Study Ten: Secondary glazing, slim- profile double glazing, vacuum glazing

**All Level 0 pre-app case studies have been anonymised in accordance with GDPR requirements*

History and building type

Building age: Late 18th century

Building type: Terraced dwelling (converted to flats)

Grade listing: Grade II (group listed)

Wall construction type: Bath stone ashlar

Existing retrofit measures: Secondary glazing to front windows

Previous Applications for Listed Building Consent (LBC): None

Proposals & Matters Discussed:

- Draughtproofing of windows.
- Replacement of existing single glazed sash windows in first floor flat with more energy efficient glazing, or replacement of existing secondary glazing with upgraded system to improve access to windows.

Heritage Assessment:

- Existing windows in the principal elevation of the building are varied with a mix of 1-over-1 and 6-over-6 sash windows. 1-over-1 sash windows are in the Victorian style and may be a later addition replacing the earlier, historic fenestration pattern. Further assessment of their age and significance is required. There may be justification for their replacement, including benefits such as improved energy efficiency and the opportunity to reinstate a consistent multi-pane sash fenestration pattern.

Possible Retrofit Options:

- Upgrade of existing secondary glazing system with more efficient secondary glazing, such as magnetic strip secondary glazing fixed to each sash, allowing windows to be opened and closed.
- Replacement of existing 1-over-1 sash windows with slim-profile double glazing or vacuum glazing would require further heritage assessment.

Listed Building Consent:

- Draughtproofing is a 'quick wins' measure which can be installed without consent.
- Upgrades to replace existing windows with more energy efficient glazing would require listed building consent. Secondary glazing may require listed building consent, pending further details of the system proposed.

Measures Discounted:

None.

What Next?

Further evidence would need to be provided as part of an application to demonstrate windows proposed for replacement are later or non-historic additions to the building and their replacement would therefore not result in any loss of or harm to historic fabric. Assessment by an experienced joiner was recommended.

A consistent treatment should be considered across all front windows at first floor.