

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

Level 0 Pre-App Phase II Case Studies: 2025- 2026

Case Study Eleven: Secondary glazing, vacuum glazing

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

History and building type

Building age: 1791-1819

Building type: Terraced dwelling (converted to flats) (mid-terrace)

Grade listing: Grade I (group listed)

Wall construction type: Bath stone ashlar

Existing retrofit measures: None

Previous Applications for Listed Building Consent (LBC): None

Proposals & Matters Discussed:

- Replacement of existing sash windows and half-glazed door in the rear elevation of the lower ground floor flat with vacuum glazing.

Heritage Assessment:

- Existing windows are multi-pane 6-over-6 sash windows, with fine glazing bars. The joinery appears to be of age and may be of interest. Further assessment would be required to indicate the approximate age of the existing windows and whether they are considered to be of historic interest.

Possible Retrofit Options:

- Replacement of existing sash windows may be acceptable where it can be demonstrated that existing windows are of no historic value.
- Secondary glazing was recommended as an alternative which would be supported.

Listed Building 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:

- Replacement of windows which are demonstrated to be of historic interest is not advised, and repair is recommended as the principal approach. Alternative measures to upgrade existing measures may be considered, such as secondary glazing.

What Next?

The appropriateness of replacing existing windows would require further assessment as part of an application to identify the age and condition of existing windows and justify their replacement. Proposals would need to

demonstrate that any harm to the listed building would be outweighed by public benefit.

The applicant was recommended to consider available secondary glazing systems, such as magnetic strip secondary glazing where this can be applied directly to the existing sashes.