

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

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

Case Study Twelve: Secondary glazing, heating upgrades

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

History and building type

Building age: Early 19th century

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

Grade listing: Grade II (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 immersion heater water tank in second floor flat with gas combi boiler and central heating, and installation of new radiators.
- Upgrade of existing sash windows with secondary glazing.

Heritage Assessment:

- The building has already been subject to internal alterations as part of sub-division and conversion into flats. Installation of a new gas central heating system is acceptable, pending clarification of material alterations. Would require lifting of floorboards for the installation of pipework throughout, and a new flue through the rear elevation where existing services are located.
- Secondary glazing could be installed without change to or loss of existing windows, and improve their energy efficiency. The proposed system should be appropriately slim and sit within the bead where this could be accommodated within the historic shutters without affecting their use.

Possible Retrofit Options:

- Replacement of the heating system - associated works would need to be specified for assessment, including a new external flue, new radiators, and underfloor pipework.
- Installation of a slim secondary glazing system would be supported (to also reduce issues with noise from outside).

Listed Building Consent:

- Installation of gas central heating would require listed building consent where there would be alterations to historic fabric to accommodate new pipework and radiators. A new external flue would also require planning permission.
- Secondary glazing may require listed building consent, where certain systems may result in material or visual change to the building or features of historic significance (e.g. shutters).

Measures Discounted:

None.

What Next?

The applicant was advised that any gas-related installations should be compliant with national safety standards, e.g. IGEM/G/5. In some cases, this may not be viable in multiple-occupancy buildings. This requires further investigation before submitting a listed building consent application. It was recommended to seek guidance from the gas supplier.