

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

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

Case Study Seventeen: Vacuum glazing, slim- profile double glazing

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

History and building type

Building age: c.1794 with late 19th century alterations

Building type: Terraced dwelling (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 existing sash windows with slim-profile double glazed sashes of a matching design (1-over-1).
- Replacement of French doors in rear elevation with half-glazed vacuum glazed timber doors.

Heritage Assessment:

- Existing French doors were installed post-2005 and are not historic; the door opening may similarly be a later addition. The doors are of no interest and replacement would be acceptable. There is a positive opportunity to integrate vacuum glazing. A revised design is proposed to improve access into the rear garden, which is largely acceptable.
- Existing windows are Victorian-style 1-over-1 sash windows and are indicated to be a later replacement of the earlier Georgian multi-pane sash windows. Windows are therefore attributed less significance and there may be justification for their replacement.
- Replacement of windows would offer the positive opportunity for the reinstatement of a traditional multi-pane fenestration pattern.

Possible Retrofit Options:

- Replacement of existing windows with slim-profile double glazing, pending further assessment.
- Replacement of French doors in rear elevation with half-glazed vacuum glazed timber doors – amended design to existing.

Listed Building Consent:

- Alterations to or replacement of existing windows and doors would require listed building consent.

Measures Discounted:

None.

What Next?

Further heritage assessment into the existing windows, their age and associated significance is required as part of the submission of a listed

building application. Proposed replacement would require clear justification to demonstrate that any harm resulting from replacement of windows would be outweighed by public benefit, including installation of energy efficient glazing and possible additional heritage benefits such as reinstatement of glazing bars.

The applicant indicated an application has been submitted for the replacement of the French doors. It is not intended to pursue proposals for replacement of sash windows at this time.