

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 Two: Slim-profile double glazing, secondary glazing

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

History and building type

Building age: 19th century

Building type: Semi-detached (formerly one building)

Grade listing: Grade II (group listed – one of a pair)

Wall construction type: Coursed rubble sandstone

Existing retrofit measures: None

Previous Applications for Listed Building Consent (LBC): None

Proposals & Matters Discussed:

- Replacement of cast iron metal casement windows with slim-profile double glazing across the whole building, or options for secondary glazing.
- Ongoing deterioration of windows with warping frames making difficult to open/close and resulting in damage to glazing panes (identified windows have been previously replaced to match existing).
- Areas of damp and cracking to stonework.

Heritage Assessment:

- Replacement of existing windows discounted - secondary glazing could be installed without change to or loss of existing windows, and improve their energy efficiency.
- Associated repairs to windows and stonework are supported as part of the ongoing maintenance of the building.

Possible Retrofit Options:

- Retention/repair of historic windows – significant overhaul would be required with the input of a specialist conservator.
- Installation of 'seasonal' secondary glazing system to all windows.
- Ongoing maintenance and repair to improve the condition and performance of the building – stonework repairs, find and address the source of damp.

Listed Building Consent:

- Works to existing windows including significant repair or replacement with slim-profile double glazing would require consent.
- Secondary glazing may require listed building consent.
- Stonework repairs and any associated structural repairs would require listed building consent where there is potential for significant material alterations to the building.

Measures Discounted:

- Existing casement windows are historic and considered to positively contribute to the significance of the building by merit of their appearance and age. Replacement would result in loss of historic

fabric and associated harm to the building, and typically would not be supported.

What Next?

The applicant was advised that the replacement of existing windows would be unlikely to be supported without clear and convincing justification where these appear to be of historic interest, and would result in loss of historic fabric. A specialist conservator may be appropriate to help maintain and restore existing windows. Targeted repairs such as replacement of cracked glazing is necessary and acceptable. Further monitoring and assessment of existing stonework should be undertaken, and repairs prioritised.

The applicant has indicated that they are in the process of putting together proposals for upgrades to the existing windows.