

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 Three: Slim-profile double glazing, vacuum glazing, secondary glazing

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

#### History and building type

**Building age:** c.1790

**Building type:** Terraced dwelling

**Grade listing:** Grade II (group listed)

**Wall construction type:** Bath stone ashlar

**Existing retrofit measures:** None

**Previous Applications for Listed Building Consent (LBC):** Consent granted 2025 for replacement vacuum glazed sash windows across front elevation

## Proposals & Matters Discussed:

- Replacement of single glazed sash windows with more thermally efficient glazing in a matching fenestration pattern (6-over-6) across the front elevation. To address heat loss as well as external traffic noise from the road.

## Heritage Assessment:

- Existing sash windows appear to be 20<sup>th</sup> century additions that have been added and altered post-1940s. Replacement would therefore not result in loss of historic fabric or adversely affect the special interest of the listed building.
- Secondary glazing could be installed without change to or loss of existing windows, and improve their energy efficiency.

## Possible Retrofit Options:

- Installation of vacuum glazed sashes of a design and fenestration pattern to match existing.
- The performance of existing windows could be enhanced with secondary glazing.

## Listed Building Consent:

- Replacement of single glazed sash windows with vacuum glazed sash windows would require listed building consent.
- Resident applied for and received listed building consent for works in May 2025.

## Measures Discounted:

None.

## What Next?

The applicant was advised that further assessment of the age and significance of the existing windows would be required to demonstrate they are of no historic interest. Replacements would need to be

appropriately detailed with a traditional fenestration pattern and glazing bar profile.

## Listed Building Consent

The applicant submitted a listed building application for replacement of all windows in the front elevation with vacuum glazed sash windows in a 6-over-6 fenestration pattern to match existing. The window condition report identified existing windows as late 20<sup>th</sup> century additions in poor condition. A sample of glazing was provided for inspection, and it was confirmed that the existing proportions and moulding of the glazing bars would be retained. Works would result in no loss of historic fabric, or associated harm to the special interest of a listed building, and were granted listed building consent.