

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 Four: Secondary glazing

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

#### History and building type

**Building age:** c.1792-1796

**Building type:** Terraced dwelling (now flats)

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

**Wall construction type:** Bath stone ashlar to front, rubble stone to rear

**Existing retrofit measures:** None

**Previous Applications for Listed Building Consent (LBC):** None

## Proposals & Matters Discussed:

- Installation of secondary glazing to windows in the front elevation of the lower ground floor flat to address issues with condensation and pooling water.

## Heritage Assessment:

- Secondary glazing could be installed without change to or loss of existing windows, and improve their energy efficiency. Further information would be required regarding the proposed secondary glazing system and how this would intersect with the window and/or window surround.

## Possible Retrofit Options:

- Secondary glazing is supported in principle where existing windows can be retained and their performance improved.
- Ventilation improvements to address condensation issues, which might be attributed to high humidity levels or poor ventilation – e.g. upgrade of existing decentralised mechanical ventilation units (dMEV) or installation of new system where appropriate.

## Listed Building Consent:

- 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).
- Alterations to install a new ventilation system would require consent. Upgrades to existing dMEV unit/s would not require consent where demonstrated that existing openings would be reused.

## Measures Discounted:

- Proposals for improved ventilation would require further assessment with regards to appearance, location, and impact to historic fabric.

## What Next?

Consent for secondary glazing may be required depending on the type of system proposed, and any associated alterations or impact to the building or features of historic significance (e.g. window joinery, high quality architectural interiors). Where it can be demonstrated that there would be no change to the character and special interest of a listed building, consent may not be required.

The applicant was advised to provide further specification details of the proposed secondary glazing system via pre-app for assessment to determine whether consent would be required. Options for ventilation improvements should also be explored with the input of the conservation officer.