

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 Six: Secondary 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.1800

Building type: Detached mixed use (community building with flats on upper floors)

Grade listing: Grade II

Wall construction type: Bath stone ashlar (rubble stone to gable end, reconstituted stone modern extensions)

Existing retrofit measures: Loose-fill loft insulation

Previous Applications for Listed Building Consent (LBC): None

Proposals & Matters Discussed:

- Upgrades to existing windows throughout with slim-profile double glazing or secondary glazing.
- Other associated works – general internal refurbishment, roof works, plaster repairs, and replacement of doors with reinforced doors.

Heritage Assessment:

- Secondary glazing could be installed without change to or loss of existing windows, and improve their energy efficiency.
- Windows proposed for replacement are timber and metal-framed casements located in the late 20th century rear extension. Replacement would therefore result in no impact to the building where the extension is of low historic significance.

Possible Retrofit Options:

- Installation of secondary glazing to windows in the principal elevation.
- Replacement of windows in the rear extension with slim-profile double glazing.

Listed Building Consent:

- Upgrades to replace existing windows with more energy efficient glazing would require listed building consent.
- Secondary glazing may require listed building consent, pending further details of the system proposed.

Measures Discounted:

- It was initially proposed to replace the existing sash windows in the front elevation, where there is a mix of 1-over-1, 2-over-2, and 6-over-6 sash windows. Existing windows appear to be of some heritage value and would benefit from further investigation. There may be a risk of harm resulting from replacement, and alternative options for less intrusive retrofit measures were advised such as secondary glazing.

What Next?

- The applicant was recommended to submit a listed building application for all works, including refurbishments and repairs, for works to be executed in phases. Consent will not expire so long as works commence within three years of the date that consent is granted.
- Secondary glazing would be supported in principle where this is a light touch and discreet addition and allows existing windows to be retained. Sash windows in the front elevation, whilst varied, were identified as being of some interest. Windows in the rear elevation are of limited interest and replacement would likely be acceptable.

Listed Building Consent:

Listed building consent has been separately granted for the regularisation of internal refurbishment works.