

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 Eight: Secondary glazing, slim-profile double glazing, solar panels

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

#### History and building type

**Building age:** c.1840

**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 internal alterations and replacement of casement window with slim-profile double glazing

## Proposals & Matters Discussed:

- Draughtproofing of windows and doors.
- Replacement of existing single glazed sash windows throughout with double glazing.
- Installation of roof-mounted solar panels to the rear roof slope.
- Associated works – stonework repairs, internal reconfiguration works.

## Heritage Assessment:

- Secondary glazing could be installed without change to or loss of existing windows, and improve their energy efficiency.
- Windows identified for replacement are a mix of modern casements and fixed glazing, and replacement would therefore be acceptable.
- A pair of 2-over-2 sash windows in the rear elevation are in very poor condition – replacement in a matching design may be acceptable where it can be demonstrated that windows are beyond feasible repair.
- Solar panels would be partially screened by the roof pitch of the rear half of the building, but may still result in some localised visual impact – this may be mitigated through design and further information is required.

## Possible Retrofit Options:

- Draughtproofing of windows and doors (no consent required).
- Secondary glazing applied to historic windows in the front elevation.
- Rear elevation windows could be upgraded with slim-profile double glazing.
- Further assessment required for proposed installation of solar panels.
- An ASHP in the rear garden may be acceptable.

## Listed Building Consent:

- Draughtproofing is a 'quick wins' measure which can be installed without consent.
- Upgrades to replace existing windows with more energy efficient glazing would require listed building consent. Secondary glazing may require consent, pending further details of the system proposed.
- Installation of roof-mounted solar panels would require listed building consent.
- Resident applied for and received listed building consent for works in June 2025.

## Measures Discounted:

- Sash windows in the front elevation are historic, with evidence of retained historic glazing. Windows are therefore of high aesthetic, historic, and evidential significance to the listed building. Replacement is not acceptable where this would result in loss of historic fabric and associated significance.

## What Next?

The applicant was advised to further assess the condition and value of existing historic windows where these should be retained, with the input of a joiner. Proposed joinery details were submitted for review; these were not acceptable where a standard 24mm double glazed unit with applied glazing bars was proposed.

## Listed Building Consent:

Listed building consent was granted for associated internal works, and the replacement of the single glazed casement window at lower ground floor with slim-profile double glazing.