

OPTIONS FOR LISTED PROPERTIES

Listed properties are beautiful and treasured parts of British architecture and are of “special architectural or historic interest”.

There are limits to what can be replaced. This is all subject to approval from your local conservation officer. Below is the guidance from Historic England:

Traditional Windows: Their Care, Repair and Upgrading' (published 2017), says 'A small proportion of the country's building stock is listed and a relatively small proportion of historic windows survive within that stock. Historic windows are often of considerable importance to the significance of listed buildings. They can contribute to significance through their design, materials and workmanship... Traditionally- produced glass is fragile and thus increasingly rare and where it survives it contributes to the significance of listed buildings.'

Double glazing could be considered in these circumstances:

- where a historic window retains no significant glass, and has sufficiently deep glazing rebates and is robust enough to accommodate the increased thickness and weight of IGUs without significant alteration (for example, late Victorian or Edwardian 'one-over-one' sash window or a simple casement)
- where an existing replacement window of sympathetic design is to be retained and is capable of accommodating IGUs
- steel window sections that are able to accommodate a slim IGU

Historic England goes on to say 'we therefore encourage the retention of windows that contribute to the significance of listed buildings. When alteration or replacement requires listed building consent, our general approach is set out below:

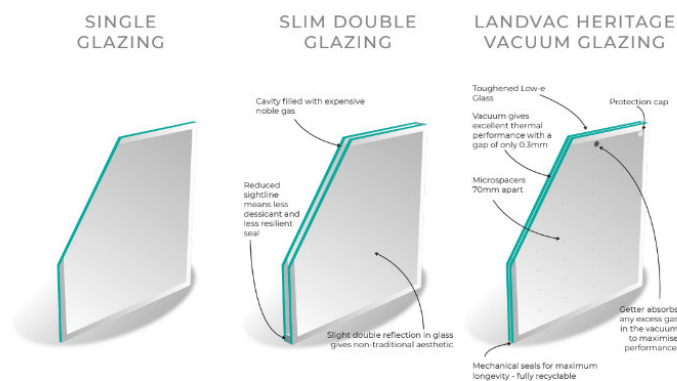
1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
2. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance.

3. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

4. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows. “

Glazing Options Offered by GK Joinery: A Brief Overview

Welcome to our range of glazing options, designed to cater to your specific needs. Below, we present a description of each option, offering a glimpse into their unique characteristics. For more comprehensive information, we encourage you to visit our website – www.gkjoinery.com



	Single Glazing	Slim Double Glazing	LandVac Heritage Vacuum Glazing
Overall Thickness	4mm	11 - 16mm	8.3mm
U-Value	5.8	1.2 - 1.9	0.4
Acoustic Reduction (RW)	25dB	31dB	39dB
Estimated Lifespan	25+ years	Less than 10 years	25+ years

Option 1: Single Glazing

Single glazing uses a solitary glass pane, typically measuring 4mm in thickness. This classic approach harks back to an era before the advent of double glazing. It holds particular significance for historically significant structures, with many Listed properties retaining the use of single glazing due to regulatory considerations.

Pros:

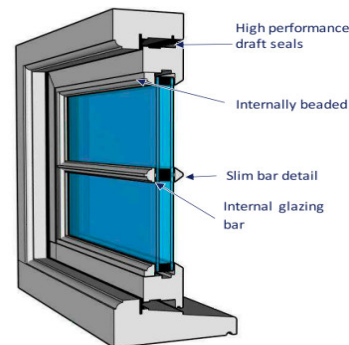
- Preserves the authentic historical character of the building.
- Likely to gain approval for preservation purposes.

Cons:

- Lacks effective thermal efficiency.
- Prone to condensation-related issues.
- Additional cost for painting putty. (this is not an item covered by GK Joinery)

Option 2 - Wallbridge Collection 24mm Double Glazing

Introducing the Wallbridge Collection - a testament to years of meticulous refinement resulting in windows that seamlessly blend timeless aesthetics with cutting-edge thermal efficiency and performance.



Pros:

- A rated - Boasts an outstanding energy rating, ensuring reduced environmental impact.
- Rigorously weather-tested to ensure durability and longevity.
- Presents a diverse range of moulds to accommodate various design preferences.
- Offers an economically advantageous choice when compared with other heritage alternatives.

Cons:

- Accommodates larger section sizes to accommodate the benefits of double glazing.
- While capturing the essence of the original design, some intricate details may not precisely replicate the original.
- It's worth noting that conservation officers occasionally express reservations regarding the implementation of double glazing.

Option 3 - Slim / Heritage Double Glazing

At the heart of preserving a building's timeless charm lies an unwavering attention to detail. Enter the realm of Slim / Heritage double glazing, a solution that harmonizes architectural authenticity with modern thermal enhancements. This option proves invaluable for listed structures where conventional double glazing may not align with architectural, planning, or conservation prerequisites.

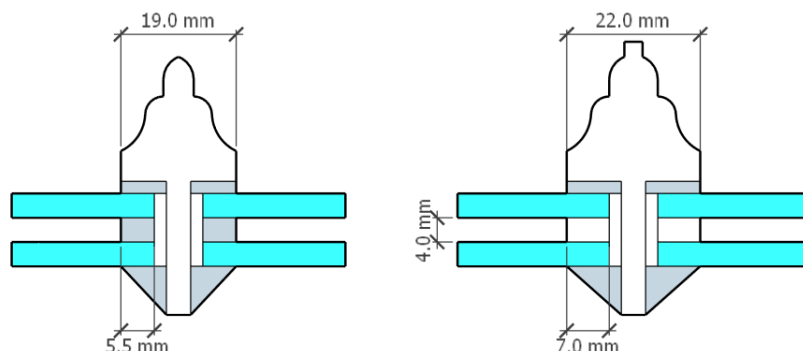
Pros:

- Seamlessly integrates into single glazed sections, preserving the building's character.
- Adorned with traditional putty, evoking a sense of heritage and craftsmanship.
- Accommodates traditional through glazing bars, perpetuating a classic aesthetic.
- Elevates your home's thermal performance while safeguarding its visual allure.
- A mere 4mm air gap creates an almost imperceptible barrier, optimizing warmth retention.
- Achieves an impressive U Value of 1.9 through a composition of 4mm softcoat, 4mm cavity with Krypton gas, and 4mm float glass, outperforming single glazing's 5.9 U Value.

Cons:

- Comes at a slightly higher cost compared to standard double glazing, reflecting its specialized nature.
- Warranty coverage is subject to limitations.
- Replacement expenses can be relatively higher.
- Its service life, while commendable, may not match that of standard double glazing (could be less than 10 years)
- Additional cost for painting putty. (this is not an item covered by GK Joinery)

Below you will see an example of slim glazing with a 5.5mm sightline and 7mm sightline fitting seamlessly into a traditional glazing bar.



Option 4: Vacuum Glazing

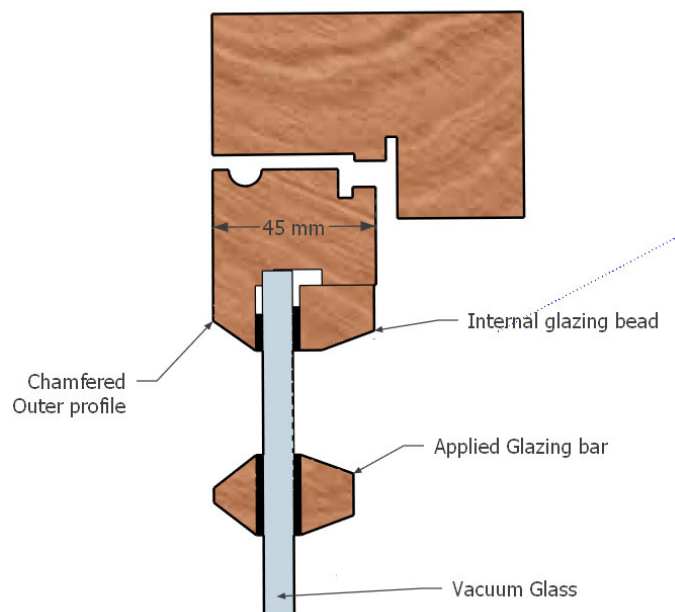
Drawing upon the well-established design principles of our esteemed Wallbridge collection windows, Option 4 introduces a breakthrough: Landvac® Vacuum Glazing. Prepare to embark on a journey of unparalleled thermal efficiency and innovation.

Pros:

- Elevates acoustic performance, ensuring tranquility within your spaces.
- Backed by a robust 25-year guarantee, instilling confidence in longevity.
- Demonstrates outstanding thermal performance, effectively conserving energy.
- Remarkably slim at just 8.3mm, maximizing aesthetics without compromising function.

Cons:

- While delivering extraordinary benefits, this option comes at a premium compared to standard double glazing.
- The presence of micropillars, though minimal, might subtly influence visibility.
- Anticipate a lead time of a minimum of 3 months, a small trade-off for exceptional quality.
- Regrettably, traditional through-glazing bars cannot be integrated due to the innovative vacuum design.



If you have any further questions, please see our website or get in touch with us.

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