

LISTED BUILDING CONSENT

HERITAGE SASH WINDOW STATEMENT

Replacement of Non-Original Casement Windows

Property	Manor House	Applications	73482 (PA) and 73481 (LBC)
Document	Heritage Sash Window Statement	Prepared by	Amanda Riley
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1. Purpose of Statement

This statement supports the application to replace the existing non original casement windows with traditionally proportioned sliding sash windows. It explains the proposed use of painted Accoya timber, 8.4 mm LandVac vacuum glazing and applied heritage glazing bars measuring approximately 22 mm in width.

The proposal has been developed to reinstate a window form more appropriate to the character and architectural interest of Manor House while improving thermal performance, durability and the long-term sustainable use of the building.

2. Existing Windows and Proposed Design

The existing casement windows are later, non-original additions and are not considered to contribute positively to the special architectural or historic interest of the listed building. Their replacement provides an opportunity to restore the more appropriate vertical proportions, opening arrangement, and visual character of traditional sliding sash windows.

The replacement windows will be purpose-made following a detailed survey of each opening. They will be manufactured in painted Accoya timber to the submitted elevations, schedule and cross-sectional details. The approved external appearance, proportions, glazing pattern and joinery profiles will not be materially altered without prior review.

3. Justification for Applied Glazing Bars

Applied glazing bars are proposed in place of true divided glazing bars because this provides the closest visual match to the slender proportions of traditional sash joinery while remaining technically compatible with the selected vacuum glazing system.

The design objective is to achieve an approximately 22 mm heritage glazing bar. With a single LandVac unit top and bottom of the Sash, applied bars can be aligned externally and internally to create the appearance and shadow lines of traditional divided lights. This retains a fine, visually recessive glazing pattern and avoids the broad, heavy bars commonly associated with standard insulated glazing.

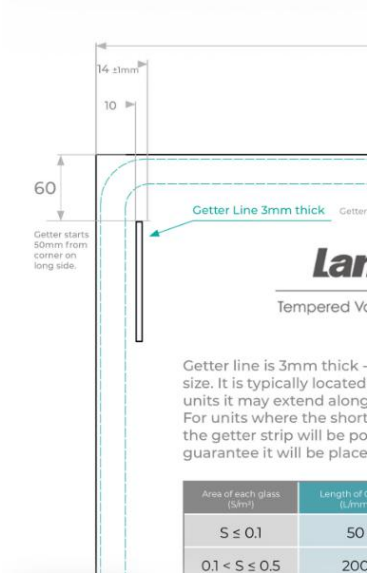
If each light were formed from a separate piece of vacuum glass, the sash would need to accommodate four individual sealed units, their edge-seal zones, glazing tolerances, bedding and supporting timber. On the proposed design, that build-up would require materially wider true bars, understood to be approximately 38-40mm rather than 22 mm. It would also introduce additional glass-edge sightlines around each unit. The resulting joinery would appear substantially heavier and would be less faithful to the delicate proportions expected of heritage sash windows.

This distinction is particularly important because each LandVac vacuum-glazed unit incorporates a getter strip required as part of the vacuum system. The manufacturer's technical data identifies the getter line as approximately 3 mm wide (See Getter Line Illustration below) , set within a shallow groove in the outer pane and positioned close to the perimeter of the unit. Its length and orientation are determined by the size and proportions of the glass, and the line may remain perceptible where very slender glazing bars are used. Forming the glazing pattern from multiple individual vacuum glazed panes would therefore repeat the getter and edge-seal sightlines around each separate unit, increasing visual interruption beside the glazing bars. Using one vacuum-glazed unit to each sash, with aligned internal and external applied bars, limits these technical sightlines to the perimeter of the principal unit while allowing the traditional multi-pane pattern to be expressed with a finer approximately 22 mm bar. The applied bar arrangement

is therefore the more visually controlled solution for integrating the necessary vacuum glazing components without requiring materially wider true divided bars.

The applied bar solution is therefore not proposed as a visual shortcut. It is a considered technical response that enables the traditional glazing pattern to be expressed at the appropriate scale while maintaining the integrity and performance of the vacuum glazed unit. Final fabrication, bonding and alignment details will follow the glazing manufacturer’s and specialist joiner’s requirements.

Getter Line Illustration



4. Vacuum Glazing and Thermal Performance

The proposed glazing is 8.4 mm LandVac vacuum glazing. Vacuum glazing uses a very narrow evacuated cavity between two panes of glass, allowing improved insulation to be achieved within a unit that is substantially slimmer than conventional double or triple glazing.

The slim unit is suitable for heritage-style joinery because it avoids the deep rebates, thick glazing build-up and broad sightlines normally associated with standard insulated units. LandVac product literature reports centre pane U-values of approximately 0.4–0.7 W/m²K, depending on the selected product specification. The final whole window U-value will also account for the timber frame, glazing edges and installation junctions and will be confirmed by the manufacturer for the completed assembly.

Compared with traditional single glazing, the proposal is expected to reduce heat loss, cold internal surface temperatures and draught-related discomfort. These benefits can be achieved while retaining the slender proportions and visual character required for a heritage sash window.

5. Accoya Timber and Structural Longevity

Accoya is proposed because it is an acetylated timber with high dimensional stability and durability for external joinery. Its reduced tendency to swell, shrink, distort or decay will assist the windows in retaining their fit, operation and weather resistance over time.

The improved stability of the timber will also support the service life of the factory-applied paint system and reduce the risk of premature deterioration at joints, glazing rebates and exposed end grain. As a painted timber product, the windows will remain maintainable and capable of local repair, rather than requiring wholesale replacement where isolated defects arise.

The LandVac units will be installed with the edge clearances, setting blocks, compatible glazing materials, drainage and rebate ventilation required by the glazing supplier. Final fabrication and installation details remain subject to specialist contractor review and current written manufacturer guidance.

6. Conservation and Sustainability Balance

The proposal seeks to balance the conservation of the listed building with proportionate improvements to environmental performance. The existing non original casements will be replaced by a sash window design more appropriate to the property, while the use of slim vacuum glazing avoids the bulky profiles that would otherwise compromise the heritage appearance.

The approximately 22 mm applied bars preserve fine glazing proportions and avoid the heavier 38–40 mm true bars that would be needed to house multiple separate insulated units. Accoya provides a durable and repairable timber solution, while the improved glazing performance is expected to reduce operational heat loss and extend the useful life of the windows.

This approach reduces the need for repeated replacement, supports continued occupation of the historic building and achieves energy improvement without unnecessary loss of historic fabric or material alteration to the approved architectural character.

7. Heritage Safeguards and Design Caveats

All structural openings will be surveyed before manufacture. Minor dimensional variation may be necessary to accommodate irregular or non-square historic openings, but any adjustment will preserve the approved sash proportions, glazing pattern, bar width and overall design intent.

The applied bars will be aligned internally and externally, securely fixed using a system compatible with the glass and coating specification, and detailed to provide consistent sightlines. Samples details can be made available if reasonably required before manufacture.

8. Conclusion

The proposed painted Accoya sliding sash windows with 8.4 mm LandVac vacuum glazing provide an appropriate replacement for the existing non original casement windows. They reinstate a window form better suited to the architectural character of Manor House while delivering improved thermal performance, durability and maintainability.

Applied glazing bars are necessary to achieve the intended approximately 22 mm heritage profile. A true divided-light arrangement using four separate vacuum glazed units would require materially wider bars of approximately 38–40 mm and would introduce additional glass-edge sightlines. The proposed solution therefore offers the most appropriate balance of conservation, technical performance, structural longevity and sustainability.