



By Appointment to
Her Majesty The Queen
Manufacturer and Supplier
of Secondary Glazing
Selectaglaze Ltd.
St Albans

selectaglaze
Secondary Glazing

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Design and Heritage Statement 10 Greyladyes, Old Bursledon, Southampton, Hampshire, SO31 8BX

**Listed Building Consent Submission for Installation of Secondary
Glazing for Thermal Insulation.**

Author: KAM

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Date: 27/03/25

Warmer Quieter Safer

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Scope

This document relates specifically to 10 Greyladyes, Old Bursledon, Southampton, Hampshire, SO31 8BX where internal secondary glazing is proposed to be installed. The property is a grade 2 listed building within the Eastleigh Borough Council authority.

This document considers the following proposals which require listed building consent.

Installation of internal secondary glazing to 2 windows on the first floor on the rear elevation.

Listing Description

List Entry Number: 1322674

Date of first entry: 14/02/1983

Statutory Address: GREYLADYES, 7, 8, 9 AND 10, SCHOOL ROAD

National Grid Reference: **SU 48588 09379**

Details

1. 5230 BURSLEDON SCHOOL ROAD

Nos 7, 8, 9 and 10 (Greyladyes) SU 40 NE 8/70

2. Late C18, early C19. A large 2 and 2-storeyed house, now divided into separate units. The C18, 2-storeyed south front (Nos 9 and 10) of 5 windows has red brickwork (Flemish bond with some blue headers); parapet, rubbed flat arches. At the east end there is a large semi-circular ground floor forward extension, with 3 French windows. The early C19 east front (Nos 7, 8, 9) has a severe Soane-like classical treatment, but with an irregular sub-division of 2.3.1 windows. The first unit (of 2 storeys) is of 2 bays separated by coupled pilasters; the windows are very tall, with first floor delicate wrought-iron balconies and a projecting porch and entrance at the second bay. The second unit is bow-shaped, with windows separated by single pilasters. The third unit is of 3 storeys, again with coupled pilasters. The fourth unit is of 3 storeys, with single pilasters and a 2-storeyed semi-circular bow at the northernmost bay. The parapet has a simple cornice, with plain modillion blocks at the top of the pilaster, which have a Greek Doric stone 'cap' but no base. Slate-hipped roof. Yellow brickwork in Flemish bond. Sashes in reveals.

Schedule of proposed works

Room W1

Internal secondary glazing to the Bathroom

It is proposed that timber grounds are fitted to the existing plaster reveal with No 8 screws and plugs and to the existing window board with No 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Room W2

Internal secondary glazing to the Bathroom

It is proposed that timber grounds are fitted to the existing plaster reveal with No 8 screws and plugs and to the existing window board with No 8 wood screws. The secondary glazing will be fitted to the new timber grounds.

Rear Elevation



W1



W2



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Design Consideration

The secondary glazing is being specified to improve thermal insulation.

Thermal Insulation: Secondary glazing is widely considered the most effective way to improve the thermal insulation of window openings, whilst retaining the historic primary windows and the associated embodied carbon. The addition of secondary glazing will reduce the u value from approximately 4.7 w/m²/K to 1.8 w/m²/K.

Historic England: Secondary glazing is considered an acceptable and beneficial adaptation by Historic England. Reference; Historic England's publication: Energy Efficiency and Historic Buildings: Secondary Glazing for Windows.

Window design and materials: The secondary glazing windows will be manufactured from aluminium with a polyester powder coating. New timber grounds and subframes will be produced from FSC certified timber finished to match the secondary glazing colour.

Minimising external visual impact on existing windows: Secondary glazing will be installed internally on the proposed windows. The position of the secondary glazing frame will align with the original window frame and sightlines to minimise visual impact when viewed externally. When viewed externally, the secondary glazing might be seen by a discerning person when viewed obliquely. Some reflection on the secondary glazing may also be evident from the original windows. The external visual impact on the significance of the heritage asset will be low to very low and is an accepted consequence of installing secondary glazing in historic buildings.

Reducing internal visual impact for the residents: The secondary glazing frame section size is minimised to ensure original glazing sightlines are maintained. The secondary glazing frame will be powder coated white to match the existing surrounding joinery.

Maintaining existing window functionality: The secondary glazing is openable for cleaning, maintenance, trickle and purge ventilation as required. All existing windows will remain operable with the secondary glazing installed.

Fixing the secondary glazing: The secondary glazing, timber grounds will be fitted with minimal discrete fixings to reduce the potential impact on any historic structure. Using No 8 wood screws.

Impact: The secondary glazing treatment is designed in such a way to have minimal impact on the historic features of the property. Apart from fixing holes there will be no damage to existing joinery, architrave, or moldings. The secondary glazing treatment is fully reversible; once removed the fixing holes into the timber window surround can be sympathetically filled and decorate leaving no visible trace of the installation.