

Proposal to replace eight windows at 49 Silver Street, Ashwell, SG7 5QL

Summary

Conservation officer approval is sought to replace 8 single-glazed windows (6 double casement, 2 single casement) with timber subframes and metal casements (12 panes per casement), with hardwood timber framed windows (6 panes per casement), using LandVac vacuum glass. The existing windows are rotten, rusted and cracked, currently allowing water ingress through the panes and through the wooden frames, and damaging the walls and render of the property. The proposed replacements have been designed to maximise retention of heritage features of the existing windows, while improving the durability and energy efficiency of the building.

The property

49 Silver Street is a two-storey, 3-bedroom, detached house in Ashwell Village. It is thought to date from the middle of the 19th century. It was formerly a pair of semi-detached houses, which was combined into a single dwelling and extended, the latter extension having been carried out in about 2004. The current owners have lived in the property since August 2023.

The existing windows

Eight of the windows (4 double casement and 2 single casement to the front, and 2 double casement to the rear) are of a timber-framed metal casement design incorporating multiple small panes of single glazing [Annex A]. Each casement has 12 small panes. There are also 3 more modern timber double-glazed, storm-proof windows. To the rear of the property, there is a double-glazed bifold door. The storm proof windows and bifold door are in generally reasonable condition. However, the older window timber subframes have suffered rot and decay, and repairs undertaken prior to the current residents' ownership have failed. All of the metal framed casements on the ground floor are painted shut [Annex A]. The seals around the casements are poor and draughty. There is significant water ingress through timber sub-frames in the ground floor windows when it rains. A pane in the bathroom window cracked during a recent frost [Annex A: picture 14]. There are fungi and rot the woodwork, and the metal casements are rusted throughout. Condensation on all eight of these windows is severe, and water has run-off of the uneven sills and caused damage to the walls below, especially on the ground floor [Annex A: picture 2].

The bar to hook the first-floor windows open is causing significant damage to the external render of the building [Annex A: Pictures 1 & 17].

The building survey at the time of purchase in 2023 designated the windows as 'Condition Rating 2', noting that repairs and improvements would be needed soon. As noted by the surveyor, the decorations that were undertaken prior to the sale of the property in 2023 were superficial, with little preparatory work undertaken to protect or preserve the timber frames. The windows have accordingly deteriorated fast. With no pavement between the building and the road, people brush past the house when

walking between parked vehicles and the building, and this has resulted in the rotten living room windowsill being knocked off this winter, leading to further water ingress in wet weather.

The property has an Energy Rating E (note the EPC is valid to 25 October 2025 but no significant changes have yet been undertaken by the present owners) [Annex C]. The windows contribute a 'poor' rating. To improve the overall Energy Rating of the property to a C it is necessary to replace the remaining single-glazed windows with double-glazed panes. Double-glazing will also reduce the noise, dust and traffic fumes from the street, which the house fronts immediately onto as there is no pavement.

Proposed renovations

The owners propose to fully replace the eight metal-casement with timber-subframe windows with new casements constructed from hardwood Meranti. To remain as true as possible to the existing design, while maintaining light into the property and improving energy efficiency and insulation, the 12-pane casements will be replaced with 6-pane effect using 8.3mm toughened vacuum glazing with putty imitation and 22mm Ovolo stick on glazing bars. These will be side hung sashes on friction hinges, while the double casements will also have one fixed sash as currently.

We have spoken with several fitters specialising in conservation windows, and we are advised that it will not be feasible to recreate the 12-pane effect of the lead-casement windows with timber. The 6-pane effect (including the size of the individual panes) is in-keeping with the windows in neighbouring properties, as well as most other cottages around Ashwell of a similar age and construction (e.g. those on Gardiners Lane).

The vacuum glazing that will be used is LandVac vacuum insulated glass (VIG). LandVac has become a preferred choice for building professionals renovating historical sites, offering a sustainable, high-performance upgrade that respects the building's original character.

LandVac typically achieves an exceptional center-pane U-value of 0.4 W/m²K. This, as detailed in the LandVac technical data, makes it significantly more insulating than standard double glazing (approx. 1.1 W/m²K -1.2 W/m²K) and even high-performance triple glazing (approx. 0.8 W/m²K) (<https://www.landvac.net/welcome.html>). It also outperforms double and single glazing in terms of noise reduction.

The 8.3mm profile mimics single glazing, maintaining traditional sightlines. Specially designed for heritage, LandVac reduces double reflection.

As explained in this LandVac guide to [replacing windows in a conservation area](#), the toughened, vacuum-sealed panes offer 50+ year lifespans, and, as noted in the [LandVac](#) heritage vacuum glazing services page, the panes are toughened for durability, eliminating the need to replace original frames in many cases. LandVac is significantly lighter than traditional double glazing, reducing stress on the timber frame. The glass is also fully recyclable and does not use noble gases, as stated on cnglass.co.uk.

The hardware will remain true to the original, with black monkey tail locking 'espag' handles. 'Friction hinges' will be installed which are hidden when closed, to enable

removal of the current hanging hooks that are damaging the render. The double locking mechanism will improve the security of the house, while the ability to open and shut the downstairs windows will improve ventilation of the property.

The timber will be spray-finished in white. New internal window linings and new windowsills will be fitted and fully sprayed to match windows.

Any damage to the render caused through the window retrofit will be repaired sympathetically, to match the existing finish using lime-based render.

Image 1: Proposed double casement first floor windows (four) and ground floor windows (two).

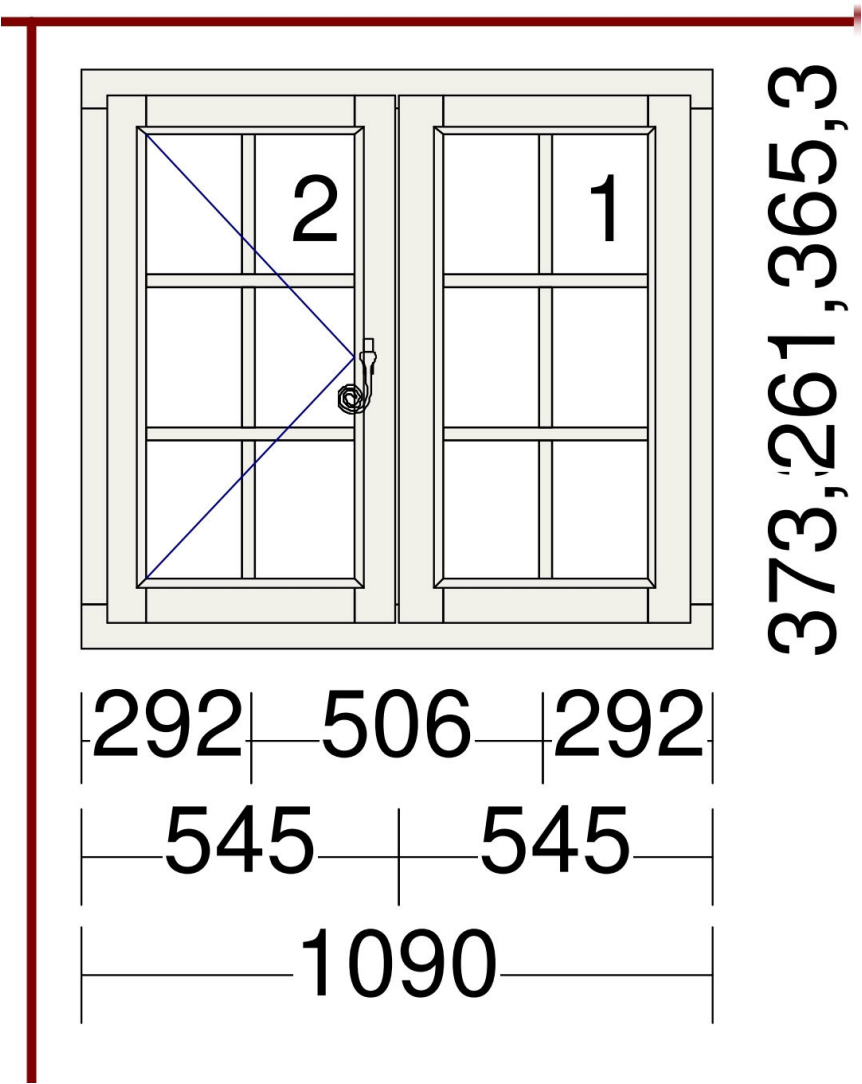
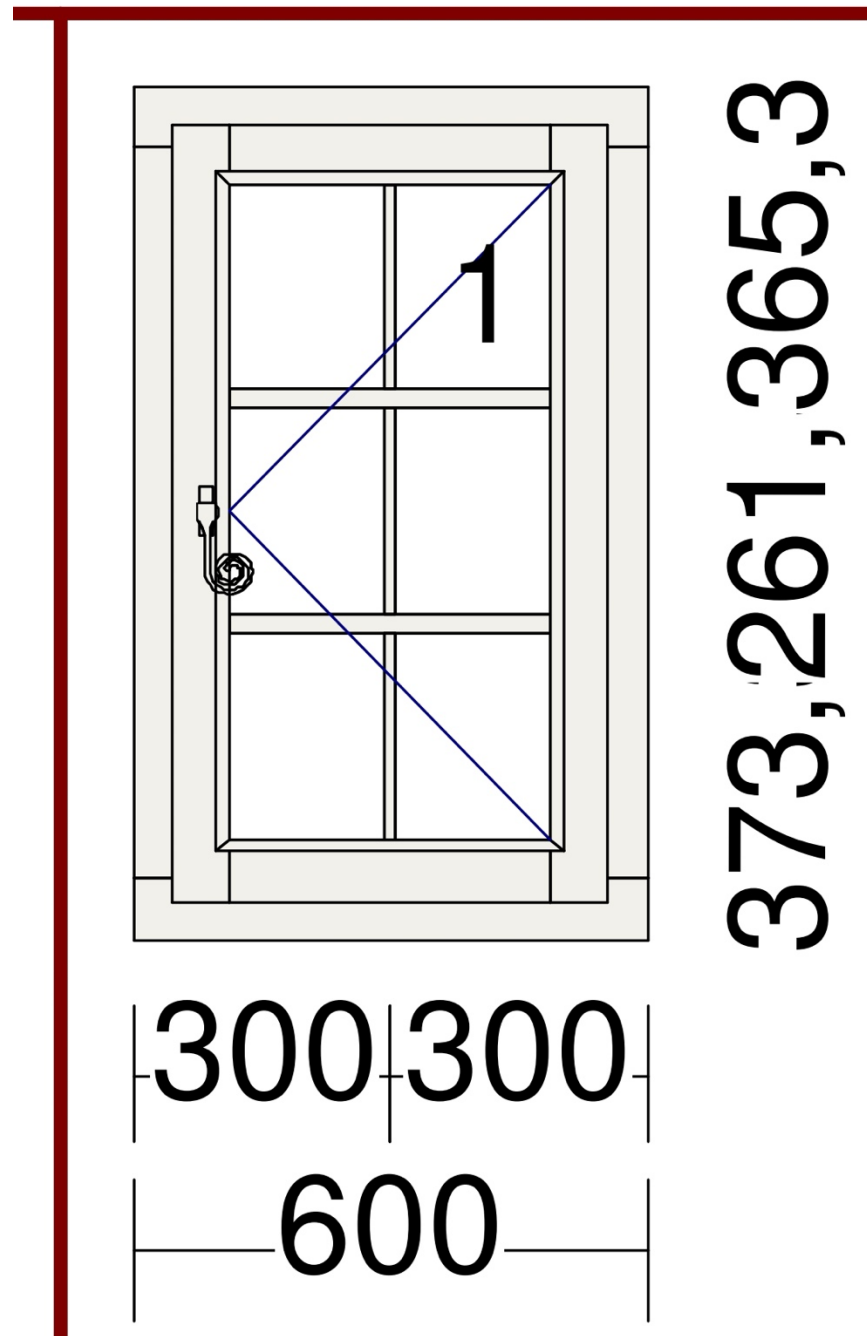


Image 2: Proposed single casement (two ground floor windows)



We do not currently have a photograph of the 6-pane windows that we will install but an impression of how the Ovolo bars will look can be conveyed from the following photographs of a four-pane version in the same materials.

Image 3: Four-pane version (front and rear) to demonstrate the overall aesthetic of the Maruti timber and vacuum glazing with Ovolo stick on bars, note that our planned windows will be six-pane not four.

