

ISSUE 117 MARCH/APRIL 2018

LISTED HERITAGE



THE LISTED PROPERTY OWNERS' CLUB MAGAZINE

HOW TO CARE FOR STONE BUILDINGS

ENERGY EFFICIENCY
CONSERVATION & RESTORATION
HOLIDAYING IN A LISTED BUILDING



WILLIAM HOLLAND
ORIGINAL BRITISH LUXURY BY DESIGN



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LISTED
HERITAGE

THE LISTED PROPERTY OWNERS' CLUB MAGAZINE

Established in 1993, The Listed Property Owners' Club was created specifically to provide the owners of Britain's protected buildings with information and advice on the maintenance, responsibilities and obligations of ownership. Additionally the Club provides a voice in Parliament to represent the views of its members.

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MEMBERSHIP

The Listed Property Owners' Club membership is £60 per year (reduced to £4 a month or £48 a year when paying by Direct Debit). For more information and to join please contact us on the details above.

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Welcome

from The Listed Property Owners' Club

It was great to meet so many members at The Listed Property Show in February and we look forward to meeting many more at the start of our Nationwide Forums throughout 2018. Beginning on the 17th March in Helensburgh, see page 24 for more information.

We hope you will find this issue of Listed Heritage useful as spring gets underway. Like their owners, every listed building is unique and we always try to provide a variety of articles to reflect this – if there is anything you'd particularly like us to cover, do let us know!

For those of you hatching new interior design plans whilst carrying out your spring clean, our interior feature on carpets and rugs should catch your eye, and Lenka Bashford provides advice on caring for handmade rugs once you've made the investment. If you own a stone building be sure to take a look at the articles on caring for stone buildings, and masonry repair case studies.

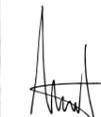
We have two articles on the topic of restoration vs. conservation, and for anyone going through the motions with their own projects, there are the planning appeal casefiles, including cases in Scotland – more Scottish coverage to come in the following issues of Listed Heritage.

Conservation advisor Peter Bell puts WindowSkins to the test, giving his views on the product as both an expert and listed property owner. On the same theme of making our homes more energy efficient, there's an article from domestic energy assessor Jonathan Clarke on Minimum Energy Efficiency Standards for listed properties that are let, and Edward Levien from Isoenergy advises on the best ways to consider your options when heating your home efficiently.

Enjoy the magazine, and please don't hesitate to get in touch if we can help.



Martin Anslow
Chief-in-Editor



Specialist heritage, planning & conservation advice

Our Heritage Team advise on all aspects of the historic environment and has wide ranging experience in the development of listed buildings. Our service is based on an informed understanding of issues and a commercial appreciation of the development process.

Get in touch with our team to discuss how to unlock the potential of your property.

Areas of expertise include:

- Built heritage assessments
- Archaeological site assessments
- Townscape visual impact assessments
- Statements of significance
- Heritage asset designations
- Research and recording
- Expert witness at hearings and public inquiries
- Enabling development
- Listed building consent applications
- Planning appeals
- Conservation area requirements
- Conservation and design advice
- Project management
- Viability commentary
- Planning condition discharges

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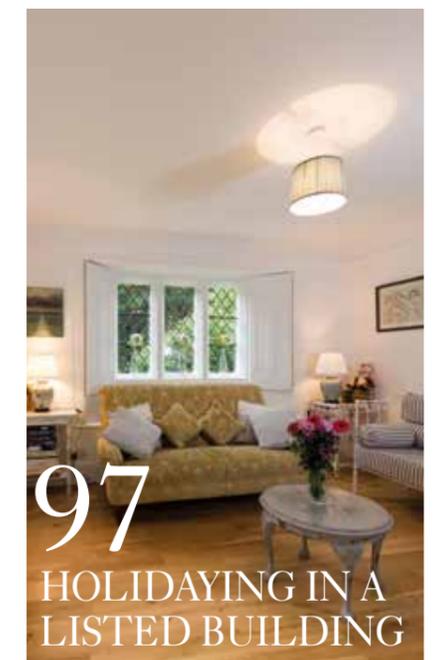
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ENERGY
EFFICIENCY



LPOC puts it to the test:

WindowSkins secondary glazing system



WindowSkins being installed

Condensation still occurs on a sash window in the same room which has not been fitted with a WindowSkin



THE WINDOWSKINS SYSTEM

WindowSkins is a frameless, lightweight secondary double-glazing system developed in recent years by Adam Damree and his team in North London. Adam explains that he set up the company after experimenting for a number of years with DIY double-glazing systems.

The system consists of a 2mm polyethylene (PET) sheet with magnetic strips fitted around its perimeter. Metal strips are stuck to the existing window frame and when the 'WindowSkin' is offered up to the window it is held in place by magnetic attraction. A simple hinge-like mechanism allows the 'WindowSkin' to be opened at the bottom.

The magnetic fixing method means that there are virtually no screw holes or physical alterations to the original window frame. The secondary glazing can be easily removed during the summer months or for cleaning, leaving only the magnetic strip in place on the window frame. The magnetic strips are supplied in either white or black and can be removed without trace at the end of their life.

WHAT THE MANUFACTURER CLAIMS:

- 'WindowSkins are frameless and in pursuit of our minimalist design ethos, will make very little impact to the interior of your home. They are designed not to be seen.'
- 'WindowSkins work by forming an airtight seal against your window frame, thereby trapping an insulating layer of air between the glass and itself in a manner similar to double glazing.'
- 'The airtight seal will reduce cold draughts through your home.'
- 'Unlike double glazing, WindowSkins are far, far, cheaper!'
- '30-day no quibble money-back guarantee, 3-year comprehensive repair or replace warranty.'
- The company prides itself in providing an all-inclusive hassle free service.
- They provide a summer storage option.

RESULTS OF THE LPOC TEST

LPOC invited WindowSkins to install their system on two windows in a Grade II listed building, one a large 16-pane sash window,

the other a smaller horizontally sliding sash window. Both the initial survey and then the installation were quick and relatively straightforward. They have now been in place for five months.

The visual impact of the WindowSkins is very small. In fact it is the least visible secondary-glazing system I have come across which is one of the reasons the system is so well suited to listed buildings. The characteristic double reflection associated with all double-glazing systems is perhaps its most visible feature. The magnetic strips are only visible on close inspection. In strong winds the WindowSkin makes an audible sound as the sheet flexes.

Removal of the WindowSkins is simple. By breaking the magnetic seal the WindowSkin readily peels away and lifts off for cleaning or for summer storage.

A proprietary venting arm allows the bottom of the window to be held in the open position so that the window can be opened for ventilation purposes.



On the two windows tested, drafts were stopped and condensation problems were reduced to a light misting on the colder winter mornings. On the smaller of the two test windows light condensation occasionally appeared on the room-side surface of the WindowSkin but it was quickly removed with a single wipe of a cloth.

The reduction in heat loss is difficult to quantify but I have no doubt at all that draughts through ill-fitting sashes have been vastly reduced and the rooms feel warmer. Figures from the government's Standard Assessment Procedure for Energy Rating of Dwellings 2012 indicate that a typical single-glazed window has a U-value of 4.8 to 5.4W/m²K, whereas a window with secondary glazing typically has a U-value of 2.4 to 2.7W/m²K, indicating a heat loss reduction of about 50%.

Longevity and durability of the system is difficult to forecast but I don't doubt the manufacturer's claims that they are expected to last at least 10 years. Replacement at any time in the future is a routine matter because WindowSkins give each fitting a unique reference number so that they can be reproduced with ease based on their stored survey information.

POSITIVE POINTS:

- The relatively small visual and physical impact of the system when compared to most other secondary-glazing systems which makes it ideally suited to many listed buildings.
- The fact that it requires no permanent alteration to the existing window frames and is totally reversible.
- The substantial reduction in air seepage through ill-fitting or draughty windows.



The two test windows with WindowSkins in position. The line of the magnetic strips can just be seen around the perimeter of the windows

A venting arm holds the bottom of the WindowSkin in the open position

- The ease and speed of installation.
- The ease of removal for summer storage and cleaning.
- When the WindowSkins are removed during the summer the magnetic strips have negligible visual impact on the window frames.
- Low cost when compared to other secondary double-glazing systems.

NEGATIVE POINTS:

- The polyethylene sheet is easily scuffed. WindowSkins offer advice on how to prevent scuff marks but are quick to point out that replacement units are relatively cheap.
- The magnetic strips are only supplied in black and white making them more visible on coloured window frames. The company states that it is prepared to look at alternative colours.

- Installation on some opening lights is complicated by having to scribe the polyethylene sheet around the window latch. In these circumstances a silicone seal is used where the magnetic seal is broken, making removal for cleaning more complex.
- Availability is restricted to the South East (for the time being).
- The system is unable to accommodate arched or circular windows.

CONCLUSION

WindowSkins is one of the simplest and most economic secondary double-glazing systems on the market. It is the elegant simplicity of the frameless design that makes it so well suited to use in listed buildings.

Peter Bell
LPOC Conservation Advisor