



By Appointment to  
Her Majesty The Queen  
Manufacturer and Supplier  
of Secondary Glazing  
Selectaglade Ltd.

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## Secondary Glazing

### Blue Mills Essex



Benefit: Warmer  
Type: Refurbishment  
Listing: Grade II\*

The Grade II\* Listed Blue Mills in Witham, Essex dates back to the 18th century. However, its history goes back considerably further. In the 11th century, it was recorded in Domesday as the water mill at Benton Hall, a subsidiary manor of Blunts in Witham. The original 16th century cottage is attached to a Georgian house (at the front), a sequence of early Victorian extensions, and a later Victorian house in 1872 (at the rear). Today, it has been reinstated to its 18th century version, with surviving machinery used as adornments and effective monuments to pay homage to the proud history of Blue Mills.

One can imagine that there is a never-ending list of jobs and repairs to be carried out in an aged property like Blue Mills, which has had various elements added to it over time. The recent owners have lived in Blue Mills for almost 20 years and required a thermal solution, with acoustic benefits to make their home at the mill more comfortable. The thermally inefficient primary windows across the house did little to retain heat.

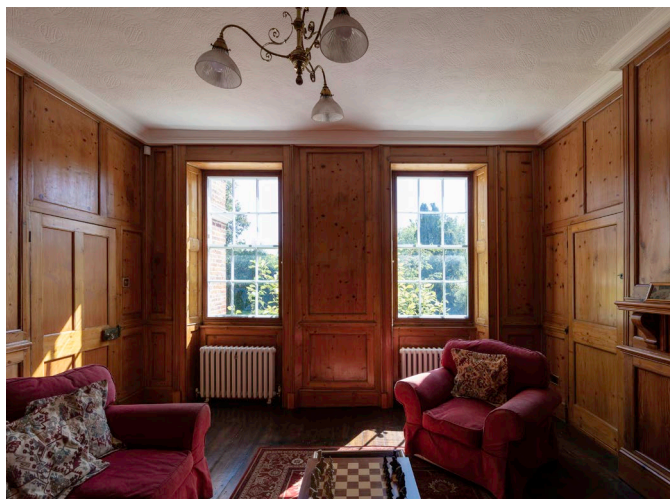
It was important to the owners that an effective resolution would complement the existing architecture of the building. They reached out to Selectaglade for advice on the best possible treatments for their primary windows; a mixture of timber sash windows, fixed lights and inward or outward opening casements. The quirks and irregularities around some of the bay windows





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meant that a considered approach was required.

To begin with, a technical advisor and surveyor from Selectaglaze visited the Mill to measure and evaluate all the windows that required improving. The owners were also keen to try and colour match the secondary frame in a wood panelled room to make them as unobtrusive as possible. Once the owners were happy with the bespoke solutions suggested, they went ahead with the install. Despite the property being Listed, Maldon District Council confirmed that no formal Listed building consent was required for the works.

22 windows have been treated thus far using a number of window styles: fixed light, vertical sliding and side-hung casements. Two windows in the wood-paneled room were treated with Selectaglaze's heritage Series 47 hinged casement system which was able to sit tight behind the wooden shutters, allowing their continued operation. The aluminium profiles were coloured in a woodgrain finish which colour matched the existing surrounds perfectly.

The stunning Billiard Room was fitted with four Series 45 side hung casements. Additionally a Series 25 vertical sliding unit was installed as one of the windows in the Billiard Room was larger than the other. The front door was treated with a mixture of two Series 42

fixed light units on either side of a Series 41 double-side hung casement, whilst the rear door was fitted with a Series 41 Side hung casement. The bay windows on the ground and first floors were the most challenging treatments because the primary windows were not plumb and true, due to the age of the building. In order to prepare the bay windows for the secondary glazing, tapered timbers were fixed to the openings to square up the reveals.

With the key issue being heat retention, the owners are delighted with their decision to use Selectaglaze as the secondary glazing has proved to significantly reduced heat loss, along with high performance seals eliminating draughts.

*"We have been so impressed by the design of the windows and frames and the bespoke options. External noise has been all but eliminated and the air tight fittings and thickness of glass will significantly reduce our energy bill. The framings actually enhance the inherent beauty of the Georgian windows and in no way obscure the views outside. Initially we were focused on the windows at the back of the house but were so pleased with the outcome we doubled our order to include the front upper levels of the Georgian house. The Selectaglaze product has certainly transformed the living experience of our home."*

