

# selectaglaze

Secondary Glazing

## Jacobean House



**Benefit:** Warmer

**Type:** Refurbishment

**Listing:** Grade II\*

The Jacobean House in Burton Latimer, Northamptonshire is a stunning seventeenth century Grade II\* Listed building made of Weldon ragstone. Above the main entrance, to this day, is a panel with the following inscription: *"this house was built 1622 the freeschoole was founded by Thomas Burbanke and Margaret his wife 1587 memoria. Ivsti. Benedicta. Pro"*

The inscription alludes to the building's former purpose as a school house, teaching Latin and Greek to church school infants. In 1964, the school closed its doors. Thereafter, the building was due to be converted into a parochial hall and office, but as the last trustees were appointed in 1830, the building was ownerless. The dilapidation of the building – damaged guttering and smashed windows left Jacobean House in a precarious position – with appeals to the urban council for a £5000 grant rejected as they saw no use for the building.

In 1970, described as a 'derelict shell', the property was bought and comprehensively renovated by architects Gotch Saunders and Surridge. The Victorian elements were demolished and the Jacobean portion of the house was opened up and the tiled roof replaced with Norfolk reed

thatch. In 1973, upon completion of the work, the property became a private dwelling.



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Fast-forward to 2017, when present owner Stuart Welch contacted Selectaglaze, to enhance the thermal and acoustic properties of the Listed building on the ground and first floor.

The primary windows on both floors were draughty and unable to retain heat efficiently. Furthermore, these windows could not be replaced. Some of the original ovolo-moulded stone mullions and leaded light casements still remained; so providing a bespoke and sympathetic solution, in keeping with the period features, was paramount.

The secondary glazing was fixed into plasterwork reveals, surrounding the historic windows so as to have no impact on the stone mullion windows. The frame of the secondary glazing is hidden from external view by the internal reveal of the window. In each case, the interlocks of the sliding panes are located behind the existing mullions and so are not visible from the outside of the building. Bespoke timber sub-frames were produced and scribed to match the historic reveals. Sightlines were extremely minimal, thus ensuring units were as unobtrusive as possible. Mr Welch often finds when he tries to open the primary windows that he forgets about the secondary glazing and inadvertently clashes with the units!

A total of 13 secondary units were installed using a combination of the 2 pane and 3 pane horizontal sliders from Selectaglaze's Series 10 range, which is a discreet solution ideal for heritage properties.

This along with high performance seals successfully eradicated unwanted draughts and gave a U-value of around 1.9, thus delivering a more comfortable living space and lower heating bills for the Welch family.

The difference was palpable and what was also apparent was the decrease of ingress and egress of noise. When there is a 100mm-200mm cavity between the primary and secondary windows a sound reduction of a least 45dB is achievable.

Since work has concluded at Jacobean House, the Welch Family have noticed a big difference in the Listed property.

*"The secondary glazing units have been a great solution to acoustic and thermal lapses in our home. We have been delighted with the work of the Selectaglaze team throughout the whole process. No job was too big or complicated and the installers did a fantastic job in fitting the glazing."*

*As there are no straight lines in the house, each window had to be meticulously measured. One window was more challenging than the others, so Selectaglaze was more than happy to bring a surveyor in for a second time to re-measure and check the initial figures before the window went into production. I highly recommend Selectaglaze to anyone looking for a personal and professional secondary glazing solution."* Comments Stuart Welch, proprietor of Jacobean House.