



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

Selectaglaze

Secondary Glazing

Thomas Homes



Benefit: Warmer and Safer

Type: Renovation

Listing: Grade II*

A striking collection of three Georgian Listed buildings in Berkshire, including one on the Buildings at Risk register, have recently been converted back into 53 stylish apartments.

The developer, Thomas Homes Limited, has spearheaded the restoration and conversion of the buildings on the University of Reading's London Road Campus. Thomas Homes specialise in the renovation of buildings in sensitive locations where design and quality are the major considerations.

The most noteworthy among them is the Grade II* Listed St David's Hall, built in the 1830s, which was a former hall of residence and was on Historic England's "Buildings at Risk" register.

The new conversion of these Listed buildings, by Thomas Homes, had to be carried out in a careful and sympathetic fashion and went a significant way towards restoring them back to their original layout and former glory.

The project demanded that where possible all the original single glazed timber sashes had to be retained. This meant an extensive refurbishment programme and where the

windows were beyond repair, replica single glazed units were made to replace the old.

The planning obligations required secondary glazing to the large majority of windows in these apartments. With the windows having timber shuttered surrounds, the secondary glazing was required to sit in these reveals.

As Thomas Homes had a duty to retain and preserve the historic features of the building, the original timber shutters were restored and fixed in position within the shutter box as a decorative feature. This made fixing the secondary glazing

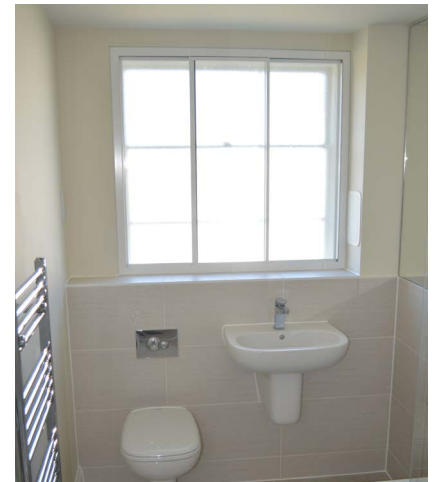




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a little more technical. Whilst the shutters were removed for refurbishment, a timber reveal was introduced between the box sash and shutter box, onto which the secondary glazing was installed with the correct cavity to achieve the desired dB reduction. This meant that a full view of the decorative shutters was retained, preserving the historical elements of the structure whilst upgrading the building to modern thermal and acoustic targets.

The main requirement for the secondary glazing was noise insulation from the busy thoroughfare, London Road. There were some challenging windows, so the developer needed advice on which styles of systems would be appropriate for a project such as this. The largest windows were 2m wide x 2.7m high and some with arched heads. The secondary glazing needed to allow access to the external windows for cleaning and maintenance purposes.

To ensure the apartments were tranquil and peaceful in, Thomas Homes sought advice from Selectaglaze to assist in reducing the external noise levels. With fifty years' experience, Selectaglaze is the leading specialist in the design, manufacture and installation of secondary glazing.

Over 300 units were fitted to all three of the Listed Buildings, across all floors over a two year period. Four different Series were used to suit the various reveals and different sized primary openings across the complex. Furthermore, the secondary glazing in the bathrooms at St Laurence's Hall

was glazed with obscurity glass for enhanced privacy.

Due to the successful reduction of drafts and outside noise, Selectaglaze was recently asked to return to one of the apartments to fit more secondary glazing. The Series 10 2-pane horizontal slider and the Series 20 vertical slider were fitted as the new occupant was not satisfied with the double primary glazing installed.

'Due to needing to not only satisfy strict acoustic targets as part of the planning conditions attached to the Grade II Listed project, we also needed to install a secondary glazing product which would work in a sympathetic nature with regards to the existing historical fabric of the building. The product supplied by Selectaglaze went well above and beyond what we had expected from a secondary glazing product by enhancing both the sound insulation from the busy main roads outside and at the same time worked perfectly to display the existing original timber sash windows of which needed to be retained whilst being very non-obtrusive with its slim line frame profiles. This combined with a very efficient installation helped us to achieve all the required targets on a very sensitive historical building'. Thomas Homes.

As testament to the sensitive restoration, conversion and workmanship to bring these buildings back to modern day use; the development has been chosen as a finalist for the Residential Development of the Year category at the prestigious Thames Valley 2018 Property Awards.

