

## Description of proposed work

The proposal is for the replacement of the majority of existing windows and external doors at 15 Lansdown Parade, Cheltenham, GL50 2LH with bespoke, modern, wooden-framed, slimline double-glazed, windows and doors.

The house currently has a variety of windows, some original and others which are replacements of various dates and in a variety of non-matching styles. The four doors in question are all non-original, single-glazed and ill-fitting, making them very draughty. All, except for one window (main bathroom), are single glazed, resulting in wastage of a great deal of heat into the environment through the glass. It is currently estimated that some 50-70% of heat is lost through these windows and doors. In addition, the glass in the majority of the windows and doors is not up to modern safety standards and the large panes are a significant safety risk in the event of an adult or child falling against them.

Cheltenham has declared a Climate Emergency and has committed to becoming net zero carbon. Unless the historic housing stock, of which the town is rightly proud, is brought up to modern standards of insulation, it is unlikely that this can be achieved.

The proposed replacement windows and doors will be manufactured by Timber Windows Cotswolds, a company specialising in replacement windows and doors for period properties. Existing box sash windows will be replaced with new, period style box sashes with cords and weights, carrying slim-line krypton-filled double-glazed units which will be sympathetic to the style of the existing windows and will be consistent throughout.

Existing late twentieth century replacement windows will be replaced with double-glazed windows of a style more in-keeping with this period property and consistent with one another (rather than the odd mixture at present). Three of the external doors (kitchen rear, lower front, balcony) will be replaced with double glazed doors in keeping with the property. The fourth door (lower bedroom), currently a re-purposed internal door, will be replaced with a new sash window.

The U-value of the replacement double-glazed units is 1.4 W/m<sup>2</sup>K, compared to 5.6 W/m<sup>2</sup>K for the existing single glazed windows.

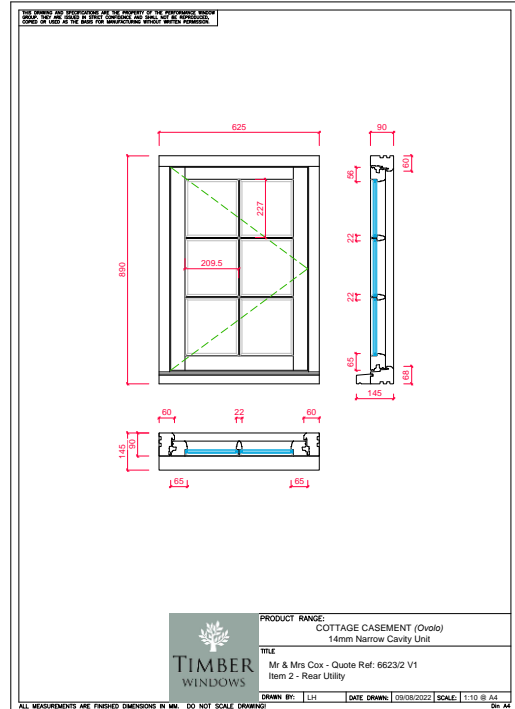
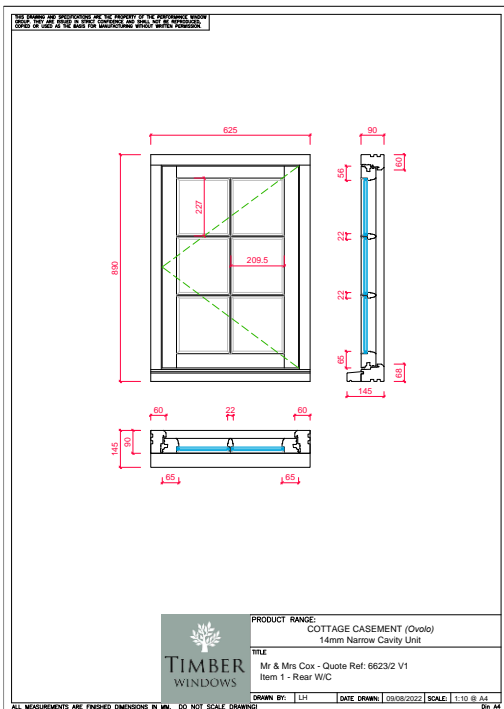
It is estimated that this proposal would substantially reduce the carbon footprint of the property by reducing heat loss through the windows by more than 75%. It will improve the safety of the windows and will enhance the appearance of the property by replacing non-period windows and doors with ones in keeping with the age of the house, without diminishing the appearance of parts with original features.

Detailed proposal:

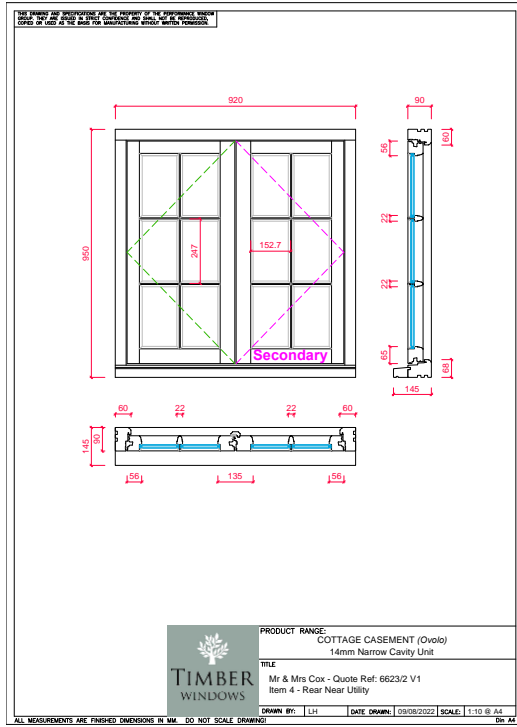
### **Rear of property –**

#### **Basement bedroom and bathroom/utility area**

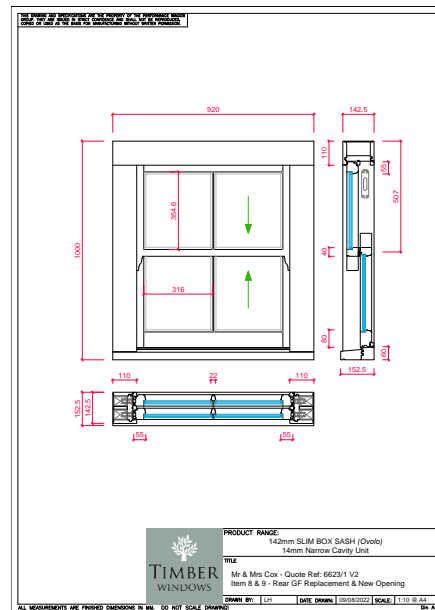
- 1, 2. The rear facing windows of the bathroom and utility room are late 20<sup>th</sup> century replacement single-glazed casement windows with half-lights. These will be replaced with opening casement windows with six panes, to match the style of 3 below.



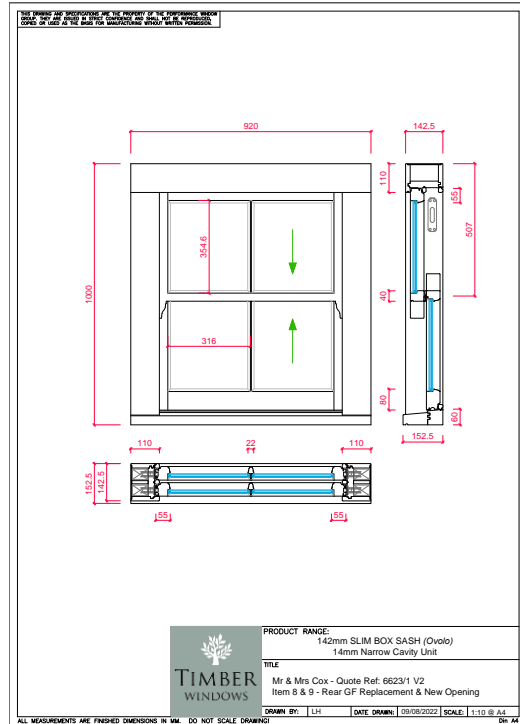
- The side facing casement of the utility area may be original but is painted closed, in poor repair and has cracked glass in several of the small panes. This will be replaced by a double-glazed window of matching style to the original and to windows 1 & 2.



- The existing window to the rear basement bedroom is probably an original sash, but it has been professionally assessed as beyond repair. This will be replaced by a new, double-glazed sash window in a matching style to the original.



- The external door from this bedroom is a modern internal grade door that has been re-purposed as an external door by a previous owner. As such it is thin, ill-fitting and poses a security risk as well as being a source of heat loss. We propose to replace this by creating a new sash window in the opening, which will be large enough to provide emergency escape from this part of the house and will be more secure.



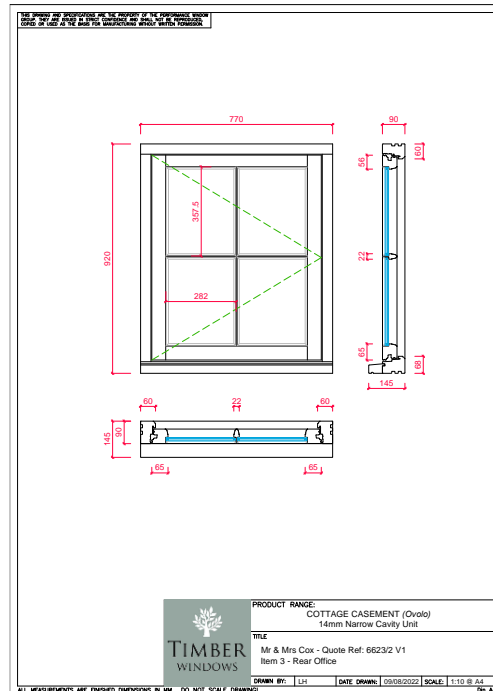
## Kitchen

- The existing rear kitchen door is a large, ill-fitting, modern single-glazed door which remains draughty despite attempts at draught-proofing. This will be replaced with a fully-glazed, double-glazed door of similar style.



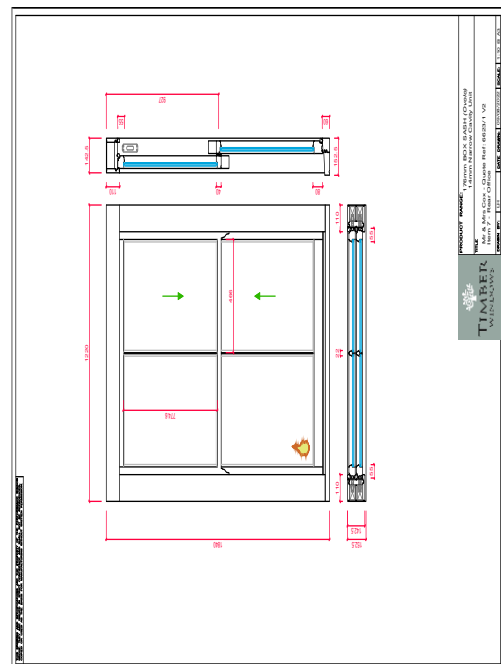
## Ground Floor Study

1. The side window of the ground floor study is a modern replacement casement.



This will be replaced with a double-glazed casement window of a style in keeping with the casement windows elsewhere on the rear of the house.

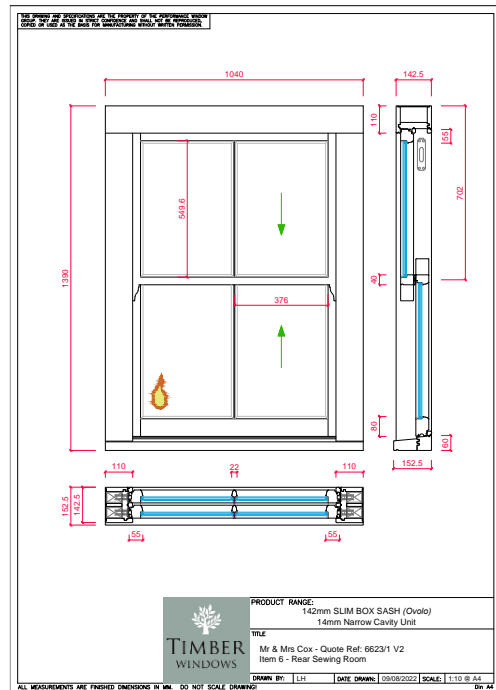
2. The rear-facing box sash window is probably original. It sits close to floor level and is thus a safety risk as its glass is not of a modern standard. It will be replaced with a new slimline double-glazed box sash window styled to match the original.





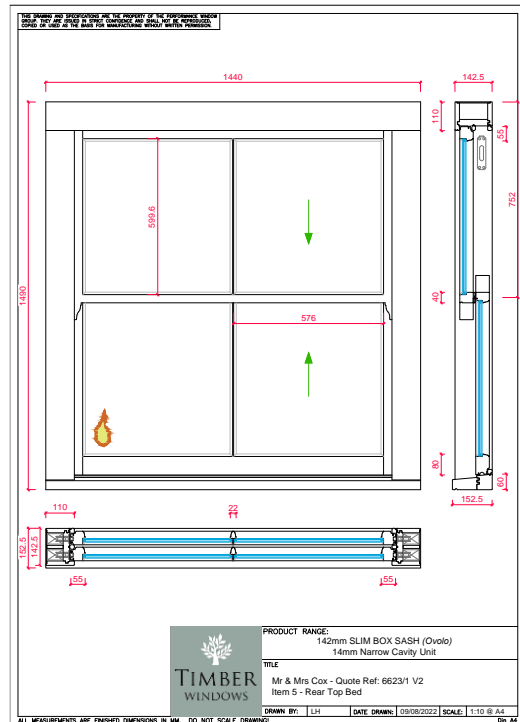
## First Floor Study

1. This box sash window is probably not original and is of a different style to all the other sash windows in the property. It will be replaced with a new slimline double-glazed box sash window to match the style of the sash window in the ground floor study.



## Top Floor Rear Bedroom

1. This box sash window is probably a replacement as it is of a different style to other original windows. It will be replaced with a new box sash with slimline double-glazing and of a style to match the other sash windows on the rear of the property.



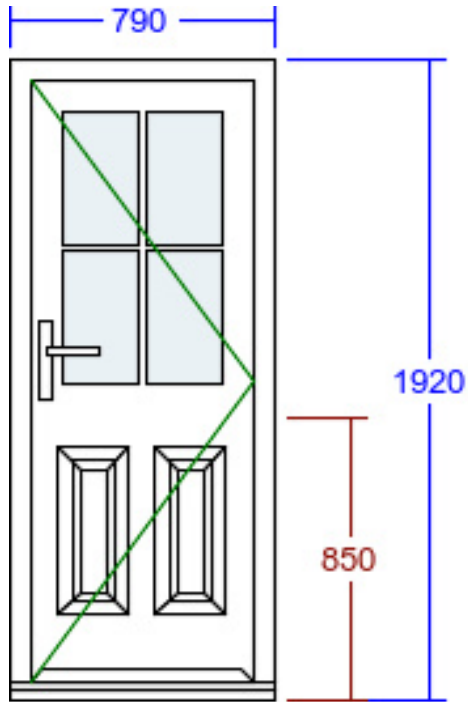
### Front of Property Basement Corridor

1. The door to the front of the basement is a post-war replacement of poor quality and out of keeping with the property. It is also a security risk as it is relatively flimsy. This will be replaced with a new half glazed, double-glazed door to enhance the appearance, energy efficiency and security of this part of the house.



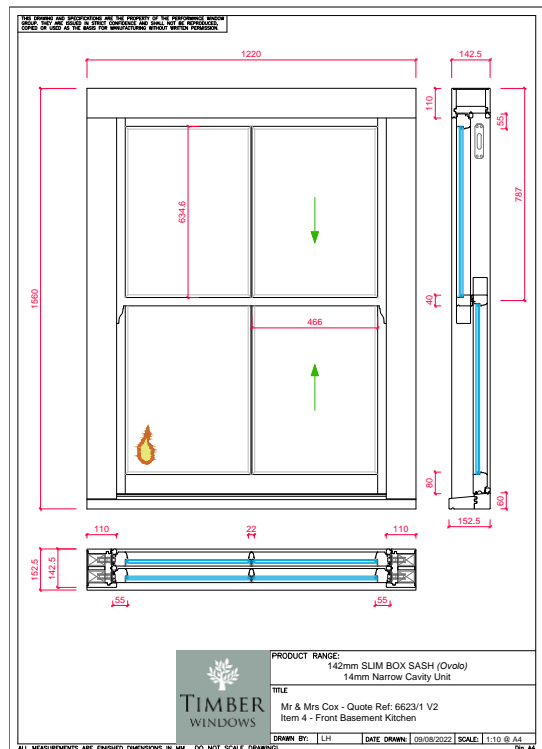


The external security gate will be retained.

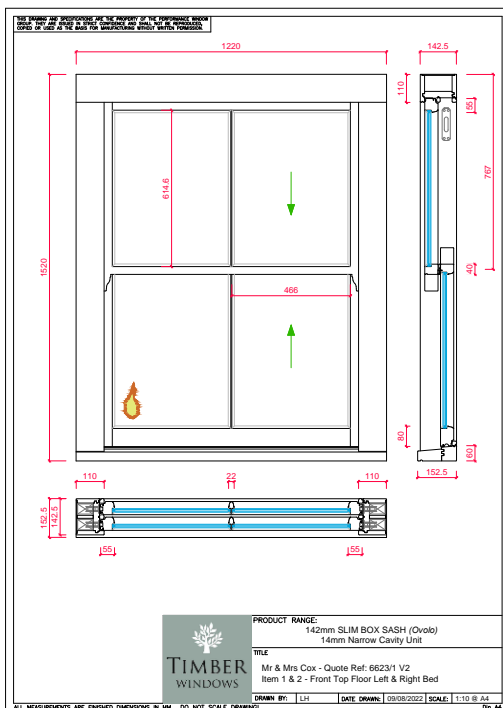


### Kitchen Front

1. The box sash window in the kitchen is not original. It will be replaced with a new box sash with slimline double-glazing and of a style to match the existing sash window in this position.







The overall result will be a visually sympathetic up-dating of this property with negligible effect on the appearance of the front or back of the house. All the replacement window frames will be made from high-quality, treated timber requiring a low level of maintenance. The double glazing will go a considerable way (together with enhanced loft insulation, radiator reflectors etc) towards bringing this historic property up to modern standards of insulation, substantially reducing the carbon footprint of the property in keeping with

Cheltenham's goal of becoming a net zero town.