



Case Study: Mitchell & Dickinson Secondary Glazing for Stone Mullion Windows

Pickwell Manor, North Devon. Built in 1906, Stephen and Susannah Bakers' Jacobean-style manor house lies in rolling countryside near the North Devon coast. The property has been sympathetically renovated by the Bakers and their co-owners the Elliots, and now provides a beautiful home to both families as well as holiday apartments.

'Part of the charm of a house like this is its old leaded windows,' said Stephen. 'However, during south-westerly gales when the horizontal rain hits these types of windows,

they just can't keep the water out. So our number one issue is protecting the house from the weather – particularly the wind and drafts. It's a lovely old house but pretty draughty on a cold, windy evening.'

Stephen and Susannah are passionate about the environment and reducing their carbon footprint. Keen to insulate the house as much as possible, they had already dealt with the loft when their attention turned to addressing heat loss through the windows. 'They're beautiful, big windows,' continues Stephen. 'But there are lots of them, which is lovely on a sunny day but difficult in winter.'

The challenges aren't just the number of windows, however: Jacobean houses don't typically use wooden window frames and

Pickwell is no exception, instead using stone frames and metal opening casements. While this makes for wonderfully distinctive windows, they also transfer a lot more heat compared to wooden frames. This makes keeping Pickwell warm a real challenge.

The Bakers began searching for a good solution that could help to seal their property against the elements, as well as helping to reduce their heat loss and overall energy use. They soon discovered secondary glazing and were impressed by the potential to improve thermal performance; a potential saving of 75% over their existing windows.

While all home owners care about appearance, in a listed building it's critical to preserve the original character. The goal was

a truly sympathetic addition to the property that was almost invisible to visitors. That led the Bakers to choose a bespoke system from Mitchell and Dickinson. Untreated oak was chosen to blend in with the sand stone mullions, along with dark magnetic tape that matched the width of the existing leading.

A particular challenge in Pickwell Manor was the metal openings. With wooden casements, typically secondary glazing can be attached to the hinged portion, with the catches sitting over the top, which allows the whole unit to be opened normally. This is not normally possible for metal casements, where catches and stays are welded to the frame and leave no room for secondary glazing.

The metal casements required the plexiglass



Exterior of
Pickwell Manor,
North Devon



Leaded windows fitted
with CosyGlazing
Stephen and Susannah
Elliot outside heir
Jacobean-style home
in North Devon
Window with stone
mullions fitted with
CosyGlazing


panels to be fitted to the stone frame, which prevents them from moving along with the original opening. However, the Bakers were able to keep their windows functioning by choosing magnetic tape to attach the new panes. This approach allows the lightweight plexiglass to be easily removed.

With many of the casement windows at Pickwell being fairly small, taking up a sixth of the glazed space, the Bakers opted to use two separate panels for each casement. This allows for the larger portion to always benefit from it's secondary glazing, while the upper section can be removed to open the windows in summer.

Ten Mitchell and Dickinson CozyGlazing units were installed around the property over the course of three weeks, and the Bakers reactions speak for themselves. 'It all went really well and we're very pleased with the results,' Stephen told us. 'The guys were very nice and they've been back a couple of times to carry out a bit of maintenance.'

'When you live in a house like this you become very used to turning off lights and closing doors behind you when you leave a room to conserve energy and warmth. You become quite obsessive about it,' says Stephen. 'The new glazing has definitely made a difference: it feels much more comfortable. In the winter, we'll light the wood burner and the rooms stay cosy. We're really happy with the temperature.'

Windows are a major challenge for all listed building owners. Historic properties need to preserve the original style, which excludes the use of double-glazed units. This makes secondary glazing the obvious choice, but it still needs to be sympathetic to the existing windows.

Mitchell & Dickinson specialise in every type of period window and also have very elegant solutions for sliding sash windows, in which the plexiglass is fitted to the top and bottom sashes, and yet the sashes open as usual. 

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