

Retrofitting double glazing – Vicki's sash windows

Here at Beacon we try to practise what we preach! As several of us live in older homes, the issue of whether or not to retrofit double glazing has been extensively discussed. I have tried different options with varying success and it's worth talking about what we've found good or not, and why we made the decisions we did.

Factors to consider

- **What are you trying to achieve?** (warmth, sound, saving furniture from sun, overall maintenance upgrade) This impacts on your glass and frame choices.
- **What is your wider upgrade plan?** Have you already done your ceiling and underfloor insulation? If not, that's your priority! Are you considering wall insulation too? (YES do it for warmth and energy savings!)
- **Current and ongoing window maintenance** – this impacts on your frame choices
- **Is aesthetics important?** You might be prepared to spend more on a front of house picture window than on a toilet window facing your back yard.
- **Your total budget envelope** - remember you don't need to do all your windows at once.

Once you have thought about these issues, they will help you to make technical choices about whether you should choose secondary vs retrofit double glazing, type of frame, and glass choice

Vicki's story

The lounge in my Wellington villa gets great morning sun but in the evening it was still cold. The large sash windows were the culprit, and I chose to remove the wooden windows, get double glazing panes installed and then have the windows put back into the house.

The process was pretty straightforward: two visits for measuring and confirming the quote / specification. The windows were completely removed in a morning and within a week the team were back and had the windows installed in a day.



I included the following in my specifications:

- Safety glass
- UV filters
- 'Bubble glass' in one pane to improve privacy
- Repainting of frames (in and out) while they were with tradesmen
- Ensuring the sashes on all three opening windows are working and all gaps are sealed.

While I did lose the functionality of double sashes by fixing the top windows, I am happy to exchange that for the improved warmth and quiet of the room, and the great look, inside and out.

My choices would look like this:

Location	Large sash windows in east facing living area
Goals	Winter warmth – reducing glazed area and double glazing
Wider upgrade	Underfloor insulation, floor length curtains, central heating
Maintenance	Existing glass 'melting' and window maintenance needed (gaps, paint peeling) – this process addressed all issues
Aesthetics	Important in 1900s villa – opted to retrofit double glazing into existing windows
Budget	\$
Choices	Frame: removed windows to retrofit double glazing into existing (aesthetics, performance) Glass: safety glass, UV filters, clouded glass
Outcomes	<ul style="list-style-type: none">• Improved warmth in living room• Quieter• Windows repaired and less draughty• Slightly reduced air circulation from fixed top sash

For more information:

- See Fact sheets on
 - Keeping heat in: Windows
- For a discussion of double and secondary glazing, visit www.smarterhomes.org.nz/design/glazing/double-glazing-glass-options/#toc_3.