



MITCHELL & DICKINSON
MAKING PERIOD HOMES WARMER

Elegant secondary glazing and comprehensive
insulation for period and listed properties



A window at Wells Almshouses
with CosyGlazing installed

Imagine your period home warm and efficient in winter ...

Let us guide you through our solutions

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Discover the delights of a cosy period home

Over the past 10 years Mitchell & Dickinson has created a range of insulation solutions for period properties that are among the most elegant and efficient available today.

Our reputation comes from our passion for preserving beauty, dedication to the highest standards and a deep understanding of thermal efficiency in period buildings.

Our advanced secondary glazing fits every type of window, from Georgian sashes to Jacobean stone mullions. Hand-in-hand with this we offer an unparalleled restoration service, bespoke draught proofing, sheep's wool loft insulation and custom sloping ceiling insulation. These can halve your heat loss, offer significant financial savings and have a dramatic effect on your comfort.

By the time we've finished, your home will be warm and your windows will open and close **'like the door of a Mercedes'**.

'When we got home I thought we had left the oven on. But we had not, it was purely the result of the newly installed CosyGlazing'

Ms S, Bristol



Insulation – a duvet around your home

To be warm in bed in winter we would never use a thin blanket and a steady stream of hot water bottles. We all know that a good duvet is all you need to stay lovely and warm, even with the windows open. But we effectively have a thin blanket on our homes, and continuously pump hot water into the rooms to keep warm. What we need is a giant duvet around our homes.

Insulation is like a duvet, using trapped air as a barrier to stop heat flowing out. If we had 12 inches of insulation on all surfaces, our homes would need no heating whatsoever.

In a typical period home, **30 per cent of the heat is lost through draughts, 20 per cent through the glass and 10 per cent through the loft.** That leaves 25 per cent going out through the walls, and 15 per cent through the floor (which are harder to treat). So the low-hanging fruit of insulation are draught proofing, advanced secondary glazing and loft insulation. Together these can save up to 50 per cent of your heat.

What's the payback period?

After covering the cost of the investment in insulating their home with Mitchell & Dickinson, most people will see additional savings in approximately 5–10 years' time, which is equivalent to gaining over 10 per cent return on your investment. As an example, one of our customers in a 17th century three-bedroom cottage reported that her fuel bills halved from £2,400 a year to just £1,200 a year.

'We looked everywhere and couldn't find a solution that looked good until we found CosyGlazing. What you have done is better than I expected, with good soundproofing too – it's amazing.'

Mr T, Bristol



Wooden framed
integrated CosyGlazing for
sliding sash windows

CosyGlazing secondary glazing

Our unique, advanced secondary glazing system called CosyGlazing provides an elegant, effective and unobtrusive solution to heat loss through your original windows.

We've designed it specifically for period homes and listed properties, so that you can retain your period glass, while making your home warmer and helping to minimise condensation. It's not only ultra-efficient, it's also virtually invisible.

Installation

We have 10 years' experience fitting thousands of windows in older properties, with secondary glazing solutions for every type of window.

We use plexiglass – a modern, lightweight equivalent to glass that's used in the aeronautical industry – to provide a second layer to your period windows. It's fixed using magnetic strips, which are bonded with the same hi-tech glues that stick the glass onto the Gherkin.

CosyGlazing is virtually invisible as the surround is matched to your window frame; we're often asked to paint the secondary glazing frame the same Farrow and Ball colour as the paintwork on the window and it's incredibly effective.

Careful craftsmanship

The service is so much more than simply applying a second layer to your window: we give the windows a full overhaul, removing them, refurbishing the frames, re-weighting the sashes, renewing the sash chords, adding quality window furniture and fixing any rattles or issues so that your windows open smoothly.

Leaded windows with CosyGlazing
in a Jacobean manor house



What types of period windows can be CosyGlazed?

We can CosyGlaze windows with sliding sashes, hinged casements, glazing bars, leaded lights and stone mullions, as well as arched, curved and metal Crittall windows. In fact, we have never encountered a window that we couldn't fit CosyGlazing to because it can be cut to any size and shape.

Perfect for sash windows

Our integrated system for sash windows allows you to slide the sashes open as usual while the CosyGlazing remains in place. Or, if you seldom open a particular window, we can fit a single panel of plexiglass that can be lifted off when required.

How long does installation take?

We typically install CosyGlazing, loft insulation and draught proofing in 1-3 weeks, depending on the size of your property, and you can use your home as usual during the installation.

Our team of craftspeople are friendly, professional and efficient, and we focus on working cleanly so you experience minimal disruption and mess. We care about your experience so much that customers have said afterwards they missed having our team around!

The benefits of CosyGlazing

- Reduces heat loss from single glazing by 70 per cent
- Fits to all types of window
- You can open your windows as usual
- Approved for Grade I, II and II* listed buildings
- Provides additional soundproofing benefits
- Reduces condensation, although we cannot guarantee to eradicate it

Our policy is to restore
rather than replace



Window restoration

If your original window frames are in need of repair, our highly skilled craftspeople can restore them as part of our CosyGlazing installation service.

We use appropriate timbers including reclaimed pitch pine and sustainably grown oak, together with epoxy resin compounds as used in the marine industry. These provide a lifespan equivalent to the original window.

Historic England favours restoration over replacement because it preserves the very high quality old timbers, allows you to keep your beautiful old glass, and thereby retains the look and feel of the property.

We often meet customers who have been told to replace their windows because they are too decayed, yet we find we can restore them, retaining 90 per cent of the original timber and glass at around one third of the cost of fitting a new hardwood window.

'We are thrilled with our new insulating windows. They are very discreet and smart and will clearly provide excellent insulation.'

Mr S, London



Window furniture

From traditional black monkey tail catches to smart brass sash lifts, we have created a comprehensive range of authentic and high quality handles and fittings for your CosyGlazed windows. They allow the plexiglass and fasteners to sit together on even the finest frames so they look as good as they perform.

To suit your taste we offer furniture in traditional black, polished brass and polished or brushed stainless steel. We also have fittings that make opening windows easy (whether they are within reach or very high up), and even design custom fittings for special situations. If you have period catches on your windows that you wish to retain, our engineers can adapt them if necessary to work with the plexiglass.

'I would commend the workers who installed my internal glazing and refurbished my sash windows, for their professionalism and high standard of workmanship.'

Ms M, Bridport



Listed building consent

Conservation officers love CosyGlazing because it's both reversible (you can take it out, leaving your windows intact and unaltered) and invisible from the outside, which makes it approved for listed buildings.

Nine out of 10 conservation officers across Southern England agree that CosyGlazing does not require listed building consent for Grade I, Grade II or Grade II* listed buildings. However, we always recommend that you contact your conservation officer to get their view.

Very occasionally they'll ask homeowners to file a Listed Building Consent Application (which is free), however, we have never had an application turned down.

If you have concerns, we're happy to make a discrete enquiry with your conservation officer on your behalf, and can also manage your application process if you wish.



Draught proofing

In many period homes, draughts are the biggest source of heat loss, and cause a large increase in heating costs. The solutions available in the building market don't usually look very good (for example visible plastic brushes) and if DIY fitted, don't always work well. They can make it hard to close doors and windows and often come off after a few years.

That's why we developed a comprehensive range of elegant, durable draught seals that work beautifully, stand the test of time and are concealed. This allows you to control the ventilation of your home so that you can stay warm – even in winter gales. We aim to cut draughts by 70 per cent so that there is still adequate background ventilation.

Our range of specialised draught proofing utilises durable rubber window and door seals fitted into elegant timber beading, routed-in door brushes and concealed-brush beading for sash windows. It looks attractive, unobtrusive and, most importantly, does the job.

Sheep's wool insulation is 12 per cent more efficient and supports British Farmers



Sheep's wool loft insulation

Loft insulation is the perfect accompaniment to secondary glazing. Why would you stop heat going out through your windows only to lose it through the roof?

We recommend sheep's wool loft insulation because it's more efficient and durable than mineral wool and is environmentally friendly. It has an official lifespan of 60 years and is far more resistant to damage than mineral wool. If mineral wool is walked on, moved by plumbers or electricians, trampled by rodents or has belongings placed on it, it will remain squashed. In contrast, sheep's wool can be moved, walked on or squashed and will always bounce back to its original volume. This means that it is still 100 per cent effective in saving heat for its entire lifespan.

As a purpose-manufactured loft insulation product, sheep's wool is 12 per cent more efficient than mineral wool; its thermal efficiency increases in damp conditions; it is treated with borax to repel pests; it's environmentally friendly and will return to the earth at the end of its life. Last but not least, it supports British farmers.

We can also install LoftZone StoreFloor – a raised loft flooring system that means you can store your suitcases in the loft without reducing the recommended thickness of the insulation (300mm).

'The work carried out by the team was superb and we are really pleased with the standard of fit and finish.'

Ms J Devon

Vaulted ceiling insulated with thermal laminate boarding



Sloping ceiling insulation

Sloping ceilings have a very high heat loss per square metre. This is because they usually consist of just a sheet of plasterboard or 15mm of lath and plaster between the warm air in the room and the cold ventilated void between the rafters. If you compare this to a 450mm wall or even just 100mm of loft insulation, it becomes clear how little insulating effect this has.

Sloping ceiling insulation consists of thermal laminate boarding, a high-efficiency insulation board with plasterboard attached which is applied to the underneath of the sloping ceilings by screwing through to the rafters. Gaps around the edges are then filled and the whole area re-plastered. 100mm thickness is recommended wherever possible but, if you are limited on headroom, 50mm and 70mm are both available and still effective.

The solution offers an attractive return on investment in terms of money saved on heating bills – typically in the region of 7-10 per cent return per year. So if you have covered the other areas, this is a very attractive next step for warmth, efficiency and money saving.





Clovelly in North Devon – an
entire heritage village insulated
by Mitchell & Dickinson

Estates and large projects

While we insulate individual period homes – large and small – we also work with estates, landlords and large projects.

One example is the insulation of the entire listed village of Clovelly (pictured), for which we won Large Project of the Year at the South West Energy Efficiency Awards.

This groundbreaking project was commissioned by The Honourable John Rous, owner of the Clovelly Estate, who commissioned a number of test properties before proceeding with the insulation of the whole village of 114 homes. His objectives are to improve warmth and comfort for tenants, reduce heating bills and raise the Energy Performance Certificate (EPC) ratings to E or above. The five-year project is still underway.

Our specialist publication *Retrofit News* offers information for landlords on meeting the Government's Minimum Energy Efficiency Standards and improving the thermal efficiency of tenanted homes using sympathetic methods at an affordable cost.

We also work with architects and property developers on refurbishment projects, especially when listed and where there is a desire to maintain historic doors and windows while enhancing energy efficiency.



'It's made the house much more comfortable'

CASE STUDY

Michael & Susan

Michael and Susan's three-storey Regency townhouse has a significant number of very large windows, including sashes

The couple asked Mitchell & Dickinson to install secondary glazing for all of the windows in regularly used rooms, both at the front and rear of the property and on different floors.

Michael says: *'We had a combination of simple-attached CosyGlazing for windows that we don't open much, and also had a number of sash windows glazed and reconditioned. Some of them had been painted in and not opened for fifty to a hundred years. It's been wonderful to be able to open them again.'*

'We started with the assumption that most of the windows were in good condition but during the process it became clear that some of the windows (often 200 years old) had issues with the sashes, sills or sash boxes, although others were fine.'

Issues

'The house has an enormous square footage of single-paned glass, so the problem was a combination of large windows leaking heat and some windows which were draughty. When we moved in, 34 years ago, we put up curtains with thermal linings. While this is great at night, it's of no use during the day when the curtains are open.'

'We'd thought about having secondary glazing in the past but were put off because we were uncertain about the technology and the expense. Our experience has been that there's no doubt Mitchell & Dickinson's product is the most satisfactory aesthetic solution for preserving the appearance of sash windows while providing the advantages of secondary glazed windows.'

Installation

'I found the team delightful and highly professional. They did their best to minimise disruption and were good at communicating, doing a fantastic job. I would, without hesitation, recommend them to others.'

Result

'The house is undoubtedly warmer and we delay putting the heating on in the autumn. It also makes it easier to heat; it's such a big house that we often heat a room (such as the sitting room) individually and it means we are more successful in being able to keep the room warm in the evening after the central heating has gone off, simply with a gas fire. It's made the house much more comfortable and is genuinely unobtrusive.'



'It's definitely made a difference; we're really happy with the temperature'

CASE STUDY

Stephen & Susannah

Built in 1906, Stephen and Susannah's Jacobean-style manor house lies in rolling countryside near the North Devon coast

The property has been sympathetically renovated with co-owners, the Elliots, and now provides a beautiful home to both families as well as holiday apartments.

Issues

'Part of the charm of a house like this is its old leaded windows,' says 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.'

Solution and installation

Having heard about Mitchell & Dickinson's innovative system for insulating period properties, the solution seemed perfect for the Bakers as it met their need for effective insulation while preserving the beauty of their period windows and helping the environment by reducing CO2 emissions.

During installation, 10 windows were treated and the work took around three weeks to complete.

'It all went really well and we're very pleased with the results,' Stephen comments. 'The guys were very nice and they've been back a couple of times to carry out a bit of maintenance.'

Result

'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,' says Stephen. 'You become quite obsessive about it.'

'It's 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.'



'We've had comments from people saying how good they look'

CASE STUDY

Guy & Poppy

Guy and Poppy asked Mitchell & Dickinson to secondary glaze three of the windows in their Victorian terraced home

Guy says: *'We bought the house fairly recently and it was the Victorian character and age of the property which appealed to us. Being by the sea we get a lot of wind coming off the coast and so the house is very draughty. Double glazing was the solution that every other house except one in our street had plumped for, but we didn't want to change the original windows which are part of why we loved the house in the first place.'*

'We had three windows glazed: the living room and two front windows in our daughter's upstairs bedroom.'

Installation

'We were impressed! We'd actually already got the original windows sanded down and painted by a local handyman so they were in relatively good condition. When Mitchell & Dickinson came, they took out the windows and sanded them down further, fitted airtight brushes between the windows, then (offsite) cut the CosyGlazing to fit our windows.'

'They were brought back to our house and attached, which also included weighing the windows so that the sash weights could be recalibrated as they

weighed a little more with the additional layer. So they cut and added extra lead weights and replaced the sash cables.'

Experience

'The team were excellent. They turned up when they were meant to, came prepared with dust sheets and moved the furniture around so it was not in the dust zone.'

'They vacuumed regularly and on finishing, vacuumed everywhere and cleaned the windows inside and out and checked that everything was okay before they left.'

Result

'It looks really good. Well actually, it doesn't look much different which is just what we wanted. From the outside the windows look exactly the same and from the inside they look hardly any different, but it makes a lot of difference to the temperature and soundproofing. We've also noticed that the temperature doesn't drop in the evening – it keeps at a constant, agreeable temperature and the noise has decreased dramatically.'

'Would we do it again? Definitely.'



Who we are

It's our pleasure to introduce you to the award-winning team and tell you a little about who we are and what we do. Firstly, we're craftspeople, serious about creating beautiful solutions to keep Britain's period homes warm in winter.

Secondly, we're environmentally conscious, and the desire to protect our planet is as important as providing a fantastic service. We measure our success by a triple bottom line of people, planet and profit.

We aim to protect Britain's heritage by making its architecturally-important buildings warm and comfortable to live in – now and for future generations.

We're based in Devon and work across Southern England, making Britain's period properties more comfortable, one home at a time.

Recent awards

South West Energy Efficiency Large Project of the Year 2018

South West Energy Efficiency Installer of the Year 2017

South West Energy Efficiency Champion 2017

Devon Environmental Business Champion 2017

Chartered Institute of Building Sustainability Award



Next steps

If you'd like us to make your period property warmer and more comfortable to live in, we're here to help. Here's how the process works:

1. Give us a call and tell us a little about your project. We'll provide some advice over the telephone.
2. If it sounds like we can help you, we'll arrange a time to send one of our surveyors to visit your property to advise on the best solutions.
3. We'll then provide you with a written quote. You can either have all of the work done at once (most efficient) or use our quotation like a menu – opting for the areas you want to do first.
4. If you choose to engage us, you can place your order by arranging a 50 per cent deposit. Once this is received we will call to agree the best dates for the installation.
5. We then send a specification surveyor, who will take exact measurements of windows, cover logistics and health and safety aspects of the installation. If you want to make any changes to your order you can do so on or before this visit.
6. After completion of the project we make a follow up call to ensure that you are completely happy with the work.

Planning ahead

Please note that we have four teams of craftspeople working on different projects and are often booked a little way in advance, so it is worth planning ahead and talking to us early if you are interested in finding out more about the service.

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