

Windows & Doors in Traditional Buildings

SUPPLEMENTARY ADVICE NOTE NO. 5

Introduction

The built environment of Clackmannanshire provides a particularly rich and varied heritage. The Council has a duty to safeguard this heritage, and is able to do so through the powers available under various Acts of Parliament.

This leaflet is one of a series aimed at giving supplementary advice on planning policy to assist owners to make informed decisions about their property.

The need for Controls & Guidelines

Windows and doors are particularly important features in the evaluation of any building. As one commentator stated, the windows are the eyes of a building, change the eyes and you change the appearance. The way these 'elements' are set into the walls, the type of window or door proportions, materials and details, all are important and create a distinctive period character and provide clues to the age of the building. The retention of original windows and doors is vital to the preservation of the architectural and historic character of individual buildings and also to the quality of the street scene or townscape.

In recent years, there has been pressure to replace traditional doors and windows with a variety of modern, off the peg designs. Examples include the use of incorrect materials such as aluminium or u.p.v.c., the wrong window design such as pivot, top vent/deadlight or fully glazed doors. The pressure for change is often misguided. There is no evidence to support claims that u.p.v.c. is maintenance free. Over relatively short periods they can suffer from problems such as failure of hinges, moving parts, gaskets and seals and sometimes from distortion and discolouration. Minor repair is often not possible. Aluminium windows can have similar problems. In some instances, there are attempts to change the size of the structural opening, by the removal of a mullion to create a picture window. All mock "olde worlde" effects are also inappropriate. These are harmful both to the historic appearance of a building and detrimental to the character of the area. The value of your property may also be affected.

Am I Affected?

This leaflet applies to all owners of traditional properties including "listed buildings" and those owners living in Conservation Areas.

In all cases, the Council will seek to ensure good design. Depending on the type of property and its location, various types of planning consent may be required. In the first instance, it is important to check whether your property is a "listed building" or located within a Conservation Area.

This can be achieved by contacting this office or by consulting a copy of the Local Plan at your local library.

For "listed buildings", any changes which do not constitute a straight repair, are likely to require "listed building consent". Similarly, most other properties within the Conservation Areas are affected and will require planning permission, most notably Alloa Glebe, Clackmannan, Dollar, Kennet and Tillicoultry. It is important to ensure that all the necessary permissions are obtained. Unauthorised alterations are a breach of planning law and may also make a property difficult to sell at a later date.

Good Practice - Windows

This advice applies to all traditional buildings.

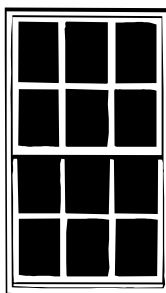
The repair of existing windows is always preferred. There are few instances where it is not possible to repair and upgrade original timber windows. Rotted sections can be replaced, pulley mechanisms overhauled, and ill fitting components made to fit neatly. Good quality draught proofing systems can be installed and secondary glazing can further improve the thermal insulation qualities. The use of microporous and opaque wood stains assists maintenance.

Where windows are repaired copying all the details of the original, no consents are required.

For those properties which are "**listed buildings**", if repair is not possible and replacement is being considered, then the windows should be replaced in a style and pattern appropriate to the age and style of the building. In practice, this will generally mean timber sash and case, with the correct number and layout of panes of glass and the correct detail of mouldings on the glazing bars and frame.

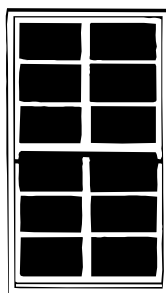
In many instances double glazing units can be incorporated at this stage but in others secondary glazing is the preferred option. Interior detail such as timber shutters should be retained.

Types of Traditional Windows



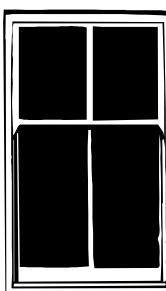
A

Sash and case window (mid 18th Century to C. 1830) in the classic configuration of "6 over 6" panes and with strong vertical proportions. Earlier windows were smaller with heavier frames and glazing bars. As the sash window developed there was a trend to larger panes and fewer, more slender glazing bars.



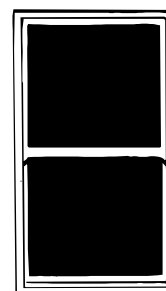
B

Lying pane style, common in the early 19th century.



C

Sash and case window (19th Century) with central glazing bar. Sometimes, the top sash may be smaller than the lower sash.

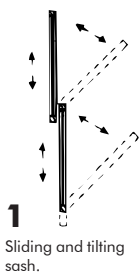


D

Sash and case window, later 19th - early 20th century. Sometimes, the top sash may be smaller than the lower sash.

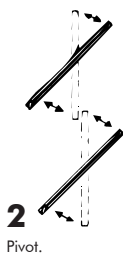
It should be remembered that any building which is "listed" is usually regarded as a good architectural example of its period and the "listing" covers the entire property; front, back, sides and interior. Any proposal therefore to alter the appearance of the

Some Modern Imitation Sash Windows



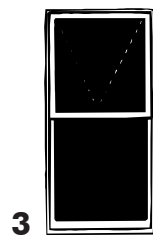
1

Sliding and tilting sash.



2

Pivot.



3

Top vent and deadlight

property in terms of material, design or method of opening will require "listed building consent". For those properties which are traditional, not listed but are located in a **Conservation Area**, the above also applies. This reflects the fact that many of those properties have inherent qualities and contribute to the overall quality and visual harmony of the street scene. However, on these properties, the policy offers flexibility for a relaxation of the rules on rear and non public elevations. In summary:-

a)Frontage and all significant public elevations

To achieve, or retain the appropriate overall appearance of the Conservation Areas, these public elevations shall be treated in the same way as listed buildings.

b)Rear or non public elevations

It is preferable that traditional sash and case windows are also used on private rear or "non public" elevations. However, in such areas, it may also be possible to approve the use of various alternative types of glazing, provided that they respect the basic sub-division of sash windows (see illustration: some modern imitation sash windows).

Good Practice - Doors

Where original doors remain, it is better where possible to **repair** rather than replace. Traditional entrance doors are usually of solid timber construction, either parallel or framed, lined and braced. If **replacement** is necessary, this should match the original including its door ironmongery. Glazing to an outer door is best restricted to a fanlight above the door but there are instances where a half panel is suitable. For "listed buildings", consent will be required to change the appearance of a door and the need for permission should also be checked if your property lies within a Conservation Area.

Building Control

It is also advisable to contact the Building Control Section of our Environmental Services Department at Kilncraigs (Tel. (01259) 450000), Alloa. They have a duty to consider issues such as ventilation, 'means of escape', and safe cleaning. Their consent may be necessary to replace windows. For further details, please see their notes for guidance on Replacement Windows.

Produced by:

Development & Environmental Services
Clackmannanshire Council
Kilncraigs, Greenside Street
Alloa, FK10 1EB
Telephone: (01259) 450000
Fax: (01259) 727450
development_services@clacks.gov.uk
www.clacksweb.org.uk