



► Windows and doors

Replacement or alteration of windows and doors does not normally require planning permission. However, there are some buildings that will require either planning permission or listed building consent.

Listed buildings

These are buildings recognised as being of special architectural and historic interest. Listed building consent is normally required for internal and external works including any replacement windows and doors. Retention or like for like repair of historic fabric and features is the expectation rather than replacement.

Buildings requiring planning permission to replace windows and doors

- a) Commercial premises and flats.
- b) Properties where an Article 4 Direction relating to replacement of windows and doors applies
- c) Properties where permitted development rights have been removed in respect of windows and doors

Windows and doors are important features of all types of building. The original windows and doors of a building were designed to reflect the use of the building, locally available materials and the style fashionable at the time. Groups of buildings constructed around the same time particularly terraces (picture 1) or pairs of semi detached houses (pictures 2a and 2b) would usually have matching windows and doors resulting in design harmony.



1 Harmonious terrace with matching windows and doors



2a Pair of Georgian houses with original windows



2b Pair of Victorian houses with original windows



3 Terrace with an inappropriate mix of replacement windows and doors in contrast with one property retaining its original frontage design (including unpainted and unrendered brick)

Where older timber windows and doors remain these should be retained wherever possible since they represent the style and materials designed to complement the particular buildings. In addition timber windows and doors are normally capable of repair, and subject to regular maintenance including painting, will have a longer life than aluminium or uPVC.



- 4 Pair of houses one with traditional timber sliding sash windows (left) the other with poorly detailed uPVC replacement windows (right)

An experienced joiner can normally repair old timber windows and doors using matching materials and methods.

There are various nationwide companies manufacturing strips, rods and brushes which can be used to draught proof any part of a sash window. This type of draught proofing can pay for itself in reduced energy bills in 2-5 years.

Where there is rot in timber windows and doors, the cause needs to be identified and tackled. Main causes are frequent soaking due to overflowing gutters that need clearing and/or repairing, inadequate fall on the sill to direct water away from the lower part of the window, water trapped behind hard cement render next to the window frame, surface water or other flooding. Dealing with the causes of timber decay is also likely to benefit the rest of the fabric of the property.

There is clearly a desire to imitate the traditional appearance of historic windows and doors as indicated by the use of small paned cottage style windows or glazing bar patterns added to larger windows, the incorporation of stick on beading to create the illusion of panels on doors or the use of fanlight shaped glazed inserts into doors. It is unfortunate that the resulting doors and windows so often fail to achieve an appropriate appearance. However because there is a recognition that period features on an older house may well increase its appeal and because many

manufacturers of doors and windows are recognising that there is a market for more accurate replication of details, there is now a wider choice of more accurately designed quality replacements in both timber and uPVC. Complete accuracy is difficult to achieve with double glazed units as frames need to be larger to support the additional weight of the glazing units. This guide looks at the typical styles of windows and doors found on a range of buildings in Mid Devon, illustrating appropriate and inappropriate designs.

If you need to replace windows or doors please take into account the following advice.

Replacement of original windows and doors in older properties with either inaccurate replicas or ones of completely different design will usually result in harm because they do not fit with the age and appearance of the building and will harm the character and appearance of an area as the altered building will not harmonise with neighbouring buildings. As noted previously where a property is part of a terrace or one of a pair of semi detached houses it is

particularly important to get the design details right. It is acknowledged that apart from listed buildings, commercial premises, flats and dwellings subject to an Article 4 Direction, replacing windows and doors would not normally require planning permission. However the council offers the following advice to encourage all property owners particularly those within conservation areas to achieve appropriate design for replacement windows and doors.

► Windows

In Mid Devon domestic windows range from the metal casements with tiny leaded panes set in stone, to timber vertical sliding sashes or timber side hung casements typically seen in late 18th, 19th and early 20th century.

Typical historic window details



5 Metal casements in stone surround



6 Side hung timber flush fitting balanced casement windows showing two typical glazing bar patterns



7 Vertical sliding sash

8 Vertical sliding sash with Gothic detail

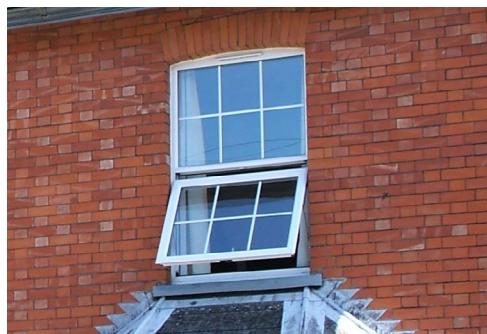


Modern replacement windows are predominantly in aluminium and uPVC but none accurately replicate the design of the older windows replaced; this can be equally true of modern timber replacement windows. The usual obvious differences in the case of replacement side hung casement windows include; the overlap of storm windows rather than casements being flush within the frame; casements not being balanced and or the inclusion of opening top fanlights, so the glazing of the opening parts of the window are different in size to the glazing of the fixed parts; in double glazed windows glazing bars sandwiched between the two panes of glass or added as flat stick on strips. In the case of replacements for vertical sliding sashes, these are often not sliding sashes but tilt and turn to the top part, with a very thick horizontal centre meeting rail and again any glazing bars are often sandwiched between the panes of glass, or are stuck on flat strips.

Typical examples of poorly designed modern replacements



- 9 Small paned modern replacement side hung casement. Not balanced so the shape and size of the opening parts on right side, do not match the frames and panes on the left.



- 10 Modern replacement window imitating a small paned sliding sash

However there are a number of companies producing more accurately detailed and higher quality replacement windows incorporating double glazing in timber and uPVC.

Examples of better designed double glazed modern replacements.



11 Flush fitting casement

12 Vertical sliding sash



► Doors

Older doors may be solid timber plank doors often found in rural cottages and on rear elevations of more formal houses. On Georgian, Victorian and Edwardian houses they may be timber 4 or 6 panel doors some with glazing.

Traditional timber door styles



13 Solid timber plank door



14 Typical Georgian 18th - early 19th century panelled door with fanlight above

Traditional timber door styles



15 Georgian door in panelled door case



16 Typical Victorian 4 panelled door case



17 Early 20th Century door with stained glass panel

Modern doors



18 uPVC door with mock Georgian fanlight inserted in the door



19 Aluminium door lacking any features

Some manufacturers are producing doors with more historically accurate details both in timber and composite materials as shown in picture to right (20).



20 Modern timber door

Replacement windows and doors

If your existing windows and /or doors, whether made of timber, metal or uPVC, are beyond repair consider carefully the design and appearance of the replacement taking into account the age and style of your property.

- Are there any cottages or houses nearby that have old windows or doors that could guide you in the choice of replacement?
- Terraced cottages normally have ledge and brace timber plank doors and small side hung casement windows or simple vertical sliding sash windows with one over one or two over two panes.
- Terraced houses normally have timber panelled doors and vertical sliding sash windows.
- Older windows will be single glazed. It is normally difficult to replicate the exact style and proportions of traditional windows in double glazed units although the availability of slimmer double glazing can give a reasonable likeness where the window has few or no glazing bars.
- Whatever style of window or materials any glazing bars should be either structural wherever possible or be planted on the outer faces of the glass with spacer bars to visually link them.
- Apart from some 19th and 20th century bay windows and 1930s windows flush to the outer face of the wall, older windows are normally recessed within the window opening.
- Replacement windows should also be set back at least 100mm within the opening. This is a traditional detail and will also assist in protecting the window from the elements.

Replacement windows and doors may require Building Regulation approval using a Building Notice. If the window installer is FENSA registered however you will not need to submit a Building Notice.

There is a lot of detailed advice on the Historic
England (formerly English Heritage) website
www.historicengland.org.uk/advice/your-home

Society for Protection of Ancient Buildings (SPAB)
provide online advice on a range of repairs and
maintenance of older buildings
spab.org.uk/advice/technical-q-as

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