

DESIGN

Glazing Bars

Replacement windows should reflect the original pattern of glazing bars typical of the period property.

Wherever possible the original profile of the glazing bars should be matched, perhaps by reusing the original glazing bars.

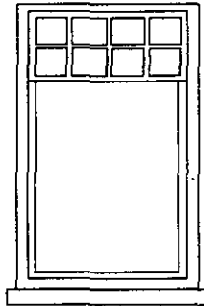
Imitation or stick on glazing bars applied to either side of a window should NOT be used.

Finishes

Replacement windows should be painted, not a natural timber finish. The most usual and effective colours are white or cream.

Glass

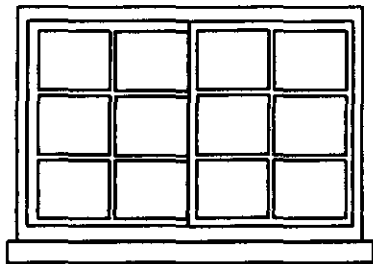
Traditionally crown glass, which had an unusual sparkling reflective quality, was used in sash windows. Wherever possible the original crown glass should be retained. If this is not possible plain glass should be used. The use of frosted glass, textured glass, smoked glass, tinted glass, mirror glass, or bulls eyes should be avoided as they are inappropriate to old buildings.



Early 20th Century Style

Double Glazing

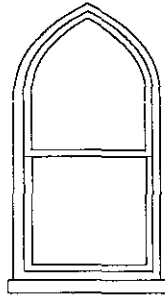
Double glazing designed to match the existing sub-divisions is recommended for use on the interior of sash windows. Additional units outside the windows, and forms of double glazing which alter the appearance of existing windows are not appropriate to old buildings.



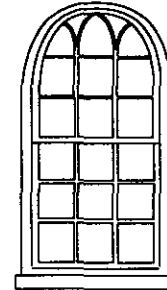
Yorkshire Sliding Sash Style

PLANNING PERMISSION

Applications for planning permission are not required for the replacement or alteration of windows in single dwelling houses. It may be required for other properties, for example shops, factories, offices and blocks of flats.



'Gothic' Revival Arched Head Sash Window (left).



'Gothic' Tracery in Semi-Circular Headed Sash Window (right).

GRANTS

There are selective opportunities for grant aid to encourage the restoration of sash windows.

Listed Buildings and buildings in Conservation Areas are eligible for grant aid for work which respects the integrity of the buildings.

ADVICE AND APPLICATION FORMS

Further information on the suitability of replacement windows, the need for planning permission or listed building consent and the possibility of grant aid can be obtained from:

THE SENIOR PLANNING OFFICER
(CONSERVATION),
Engineering and Planning Directorate,
P.O. Box 12,
Trafford Town Hall,
Talbot Road,
Stretford,
Manchester M32 0YX.

TRAFFORD
METROPOLITAN BOROUGH

PLANNING GUIDELINES for HISTORIC BUILDINGS



SASH WINDOWS

INTRODUCTION

Windows have an important effect on the appearance of any building. The proportions of sash windows and the fine details of glazing bars create a distinctive period character.

After the ravages of time and neglect it is necessary to repair rotten windows. Many owners are inclined to replace rather than repair but many of the modern designs have a damaging effect on the appearance of buildings, especially those which are of the Georgian and Victorian periods.

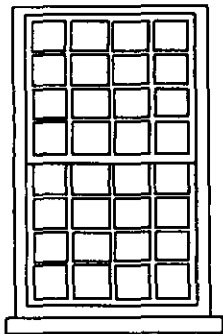
REPAIRS

Wherever possible, owners should repair not replace their sash windows. Repairs are more practicable and a cheaper alternative to wholesale replacement. Repairs have the advantage of restoring the efficiency of sash windows without damaging the traditional character of the property.

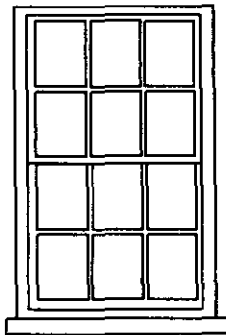
A good joiner can repair all parts of a sash window. Rotten wood can be chiselled out and replaced; if necessary whole elements can be replaced, such as cills, glazing bars, cords and weights.

There are also modern techniques available to insulate sash windows without affecting the external appearance of the building. Good secondary glazing, or the insertion of a pile fabric along the parting beads, can be effective.

Sash Window Styles

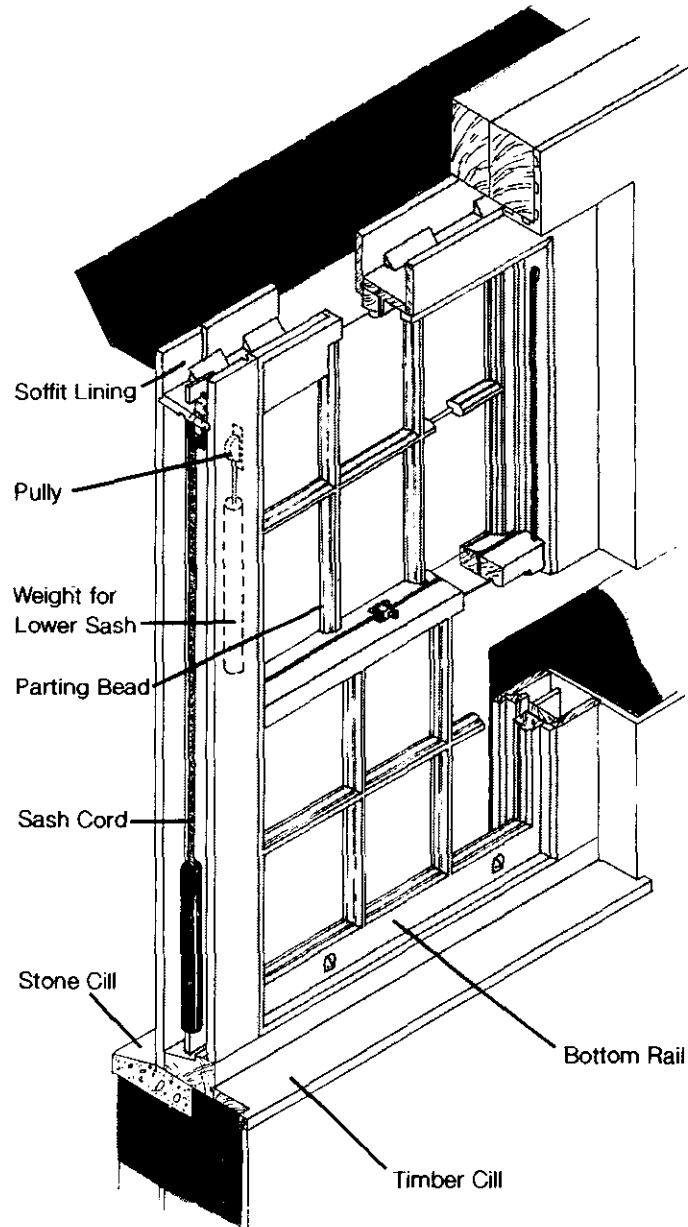


Early Georgian



Late Georgian

The Structure of a Sash Window



REPLACEMENT

For extreme cases of decay, where window replacement is unavoidable, the following guidelines apply :

Listed Buildings

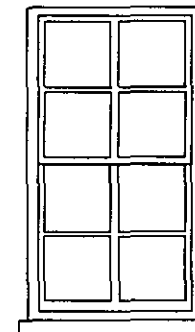
The purpose of listing a building of architectural interest is to maintain its integrity. Accordingly all replacements required for timber sliding sash windows should be to the original specification. No change in the design or material is appropriate. Listed Building Consent is required for all replacement windows and for replacement to be allowed it will be necessary to show that the original windows are beyond repair or that inappropriate windows have subsequently been inserted.

Conservation Areas

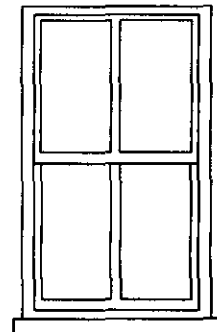
In Conservation Areas window replacements should match the original in appearance. On the front elevation the windows should open in the traditional sliding sash manner. On the rear elevation there can be more variety of opening but the window should retain the appearance of a sash when closed. This is important to maintain the character and appearance of the Conservation Area.

Other Areas

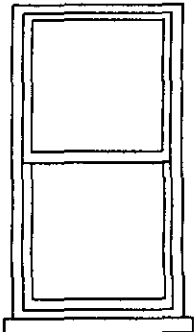
Even outside Conservation Areas it is preferable to repair and restore sash windows in buildings of the Georgian, Victorian and Edwardian periods rather than replace them with new windows in order to preserve and enhance their integrity and character. Replacement windows of different design or materials can devalue such properties both economically and architecturally.



Early Victorian



Late Victorian



Edwardian