

## **DOUBLE GLAZING AND BUILDINGS IN THE HISTORIC ENVIRONMENT**

This statement seeks to set out the approach that the Development Management Service will take to proposals to carry out works to glazing/windows in buildings defined as historic assets or in designated areas in accordance with PPS 5, Planning for the Historic Environment.

**New Buildings generally:** Double glazing required to current standard

**New Buildings in conservation areas:** Presumption is to double glaze to a suitable design that preserves the character of the area, but there may be circumstances where this is not appropriate (eg direct glazing into stone mullions)

**Conversions in conservation areas:** Presumption is to double glaze to a suitable design that preserves the character of the area. There may be circumstances where double-glazing is not appropriate for example direct glazing into stone mullions, or where a traditional window would be lost and its loss and replacement would not preserve or enhance the character of the conservation area.

**New extensions in conservation areas:** Presumption is to double glaze to a suitable design that preserves the character of the area, but there may be circumstances where this is not appropriate (eg direct glazing into stone mullions, or where, for reasons of architectural character, the design of new windows needs to exactly match the existing)

### **Listed Buildings:**

Listed Building Consent is required to alter or replace windows in a listed building. The applicants for listed building consent must be able to justify their proposals. Where change, which may include double-glazing, is sought, a statement demonstrating that the change is appropriate to the character and appearance of the building and will not harm its significance must be provided.

**Replacement windows in a Listed Building:** Where the window proposed to be replaced is historic, there will be an expectation that the window will be repaired and not replaced. Thermal and acoustic performance can be improved by proper draught proofing and secondary glazing may be possible.

Where a historic window needs to be replaced because it cannot be repaired, and its design is appropriate to the historic character of the building, the presumption will be for an identical single glazed copy. The new window should be properly draught-proofed, and may be secondary glazed.

Where a building has been re-windowed there may be a desire to return to the

original glazing pattern. In general the existing windows should be retained, unless they are obviously inappropriate or in very poor condition. In such cases, consideration will be given to their replacement with double glazed windows of a design that is consistent with the original glazing pattern and window design, or the age of the opening. Double-glazing for replacement windows is most likely to be acceptable where it relates to a whole elevation of the building, or part of an elevation of one phase that is visually distinct from other phases. Double glazing will not be suitable where the replacement window could be seen in context with other single glazed historic windows, such as in one individual elevation where the windows should, for reasons of architectural character, be of a particular unified design, or where it is part of a uniform terrace.

If double-glazing is, in principle, acceptable, there may be a need to adopt a thinner section of glazing unit with a higher U value than full standard and/or a high performance specification to accommodate a window design that is appropriate to the character of the building. At no time will applied glazing bars or applied lead comes be considered appropriate in a listed building.

**New extensions to Listed Buildings:** Consideration will be given to double-glazing to a suitable design, but there may be circumstances where it is not appropriate. Factors that may render double glazing unsuitable are: position and size of extension relative to the listed building; direct glazing into stone mullions; or, where the design of windows in the extension needs to match those in the existing house and to double glaze the new windows would be detrimental to the character or appearance of the listed building or to its architectural or historic interest.

**New Windows in new openings in habitable listed buildings:** Where there is an established pattern of window design or glazing and it is important for the character or appearance of the building, the new window should be designed and glazed to take account of the pre-existing design and glazing. In the majority of cases this will be for single glazing.

**Curtilage listed buildings:** Consideration given to double-glazing except where the replacement of an existing window would be detrimental to the architectural or historic interest of the building. An example might be a coach house with large openings to be glazed and some existing historic windows. In such a case the new windows in the large openings could be suitable to double glaze, whilst the existing windows should be retained single glazed, with consideration given to secondary glazing.

**Conversion of listed buildings not previously used for habitable accommodation:** Consideration given to double-glazing except where the replacement of an existing window would be detrimental to its architectural or historic interest.

**Change of Use of listed buildings:** Presumption that the existing windows will not be altered. Consideration will be given to secondary glazing. New windows to be single glazed.

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In all cases where double-glazing may be appropriate, subject to design, consideration should be given toward using high performance glazing which achieves a thinner section of glass and is consequently less visually prominent.

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