

## Double Glazing

In the past it has not been possible to provide double glazed units which were suitable for use in historic buildings.

Advances in design and technology enable both timber and steel windows to be replaced using double glazed units. This achieves higher insulation standards and draught proofing with only a slight change in appearance as a result of having two glazing panels.

## Secondary Glazing

Secondary glazing can be achieved using very small aluminium sections which can be screwed directly to the timber surround to main windows. The sections can accommodate sliding panes for ventilation and the frame can be in a variety of colours to match the background.

Secondary glazing is generally considered to be acceptable in Grade II listed buildings or conservation areas. This is because it is not an irreversible change which affects the building fabric and it can be removed at a future date if required.

## Draught Proofing

There is a range of modern products which can be fitted to both timber and steel windows and doors to achieve this. Because draught proofing seals fit within the frame they are virtually hidden from sight and are difficult to detect.

Draught proofing can substantially increase the energy efficiency of a window, particularly sash windows, and it is a technique which

can with care be applied to Grade I listed buildings.

Listed building owners should be aware that owning such a building means holding it in trust for future generations. They have a responsibility to protect its architectural and historic features.

Advice on types of repairs, materials and craftsmen who can carry out necessary works to a heritage standard can be obtained from the Conservation Officer.

## Further Advice

Further advice can be obtained from the Conservation and Design team at:

**Environmental Services Department  
Civic Buildings  
New Market Street  
Wigan  
WN1 1RP**

Phone: **01942 404254**

Fax: **01942 404222**

Email: **conservation@wigan.gov.uk**

Website: **<http://www.wigan.gov.uk/Services/Environment/HistoricEnvironment/>**

## Useful Websites

**[www.english-heritage.gov.uk](http://www.english-heritage.gov.uk)**

**[www.dcms.gov.uk](http://www.dcms.gov.uk)**

This leaflet is available in alternative formats including large print, Braille and various languages.

# Windows in Listed Buildings



Conservation and Design  
Advice Leaflet 2

## Do I need consent?

Listed Building Consent is required when:

- Windows are to be replaced with a new style of window, even if replacing unsuitable frames with more acceptable ones;
- There is a change in the materials used for the frames;
- There is change in the type of glazing, eg. single glazing to double glazing;
- To re-paint existing windows a different colour to the existing;
- If you are proposing to re-glaze involving loss of original glass.

There are very few instances for which Listed Building Consent will not be required. The replacement of modern windows in a listed building still requires listed building consent and building regulation approval.

You will also require Building Regulations Approval when:

- Existing windows and doors are replaced (when more than 50% of the window or door is glazed);
- When new door and window openings are formed.

It is essential any consents required are obtained from the Local Planning Authority **before** works are carried out.

**The commencement of works prior to consent being granted is a criminal offence and you may be liable to prosecution and enforcement action may be taken under sections 9(1) and 9(2) of the Planning (Listed Building and Conservation Areas) Act 1990.**

## Replacement windows in listed buildings

Consideration should be given to the repair of original windows as this will help to retain the historic integrity and character of the building. Historic windows generally fall into 2 main categories; sashes, which include timber sliding sash and casements or casement windows which are often side hung.

Replacement windows must always be of the same design and materials as the original and respect the size and shape of the window openings. Standard off-the-shelf windows will nearly always require cutting or addition to the windows to make them fit correctly.

## Appropriate materials

When replacing windows you should seek to use windows which would have been used originally in the building:

- Try to find photographs or sketches with the original windows shown;
- Look at similar properties to your own to see the style of window used;
- Reputable window companies and agents should be able to advise you on appropriate window styles;
- If you're still unsure contact your conservation officer who should be able to advise you on the most appropriate replacements.

Timber windows should be painted as they were traditionally, normally white but other colours can be appropriate depending on circumstances and location.

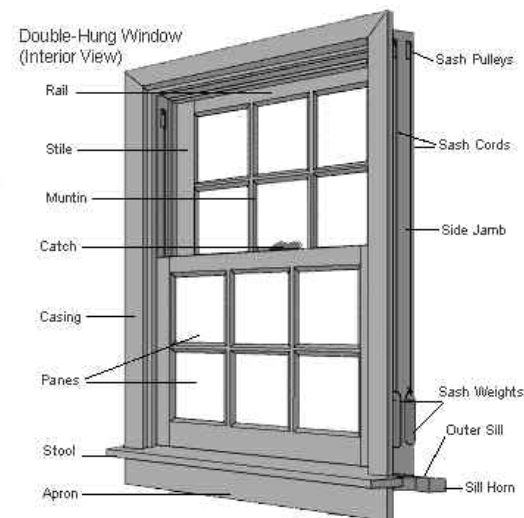
## Inappropriate materials

**Plastic or PVCu windows** - mouldings and detailing are usually crude and frame sizes are often excessive and out of proportion. The visual impact of modern plastic is also out of character with traditional structures and materials.

**Steel or aluminium windows** - due to their modern appearance, these are generally unsuitable replacements. However, if the building is more modern in date they can be appropriate replacements as many 20th century listed buildings feature this type of window frame as standard.

**Mass produced modern timber windows** - normally the glazing bars are too thick and detailed mouldings cannot be achieved successfully.

**Applied glazing bars (lead or timber)** - when applied, these bars are historically incorrect and are often visually unsuccessful as they are often simply stuck on to the glass.



Section through traditional sliding sash window.