



**For Listed Buildings  
and Conservation Areas**

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*Windows & Doors*

# Introduction

The built heritage of South Lanarkshire has a rich and varied character. The medieval burghs of Rutherglen and Lanark contrast with the Georgian and Victorian villas in Hamilton, the grand country houses of rural Clydesdale and the historic rural settlements around East Kilbride.

In order to safeguard South Lanarkshire's built heritage, 29 Conservation Areas have been established in recognition of the distinctive character of specific settlements and suburbs. There are some 1,000 listed buildings designated for their special architectural or historic interest. Through the listed buildings legislation, South Lanarkshire Council aims to conserve the character of historic buildings and protect them from inappropriate alterations.

The Policy adopted by South Lanarkshire Council for Windows and Doors for Listed Buildings and Conservation Areas is explained in this leaflet. The Policy is intended to assist in maintaining the architectural and historic character of South Lanarkshire's built heritage.

Windows and doors are an important element of the external composition and appearance of historic buildings. In order to secure the survival of our common heritage, it is essential that the historic windows and doors are retained.



## Traditional Windows & Doors

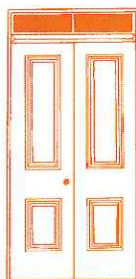
The design of windows and doors provides an important reference to the age, style and character of South Lanarkshire's historic buildings. The proportions of traditional sash and case windows, together with the style and configuration of the glazing bars or astragals, create a distinctive period character and provide clues to date the building. Some examples of traditional windows are shown opposite.

### TYPES OF TRADITIONAL DOORS

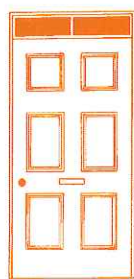
Framed, lined and braced, timber door

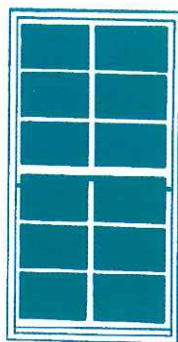


Four panelled door, Victorian

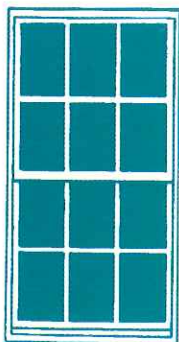


Six panelled door, Georgian

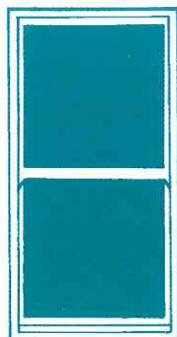




← Sash and case window (Early 19th Century)  
Lying pane style, common in Lanarkshire



→ Sash and case window (Late 19th – early 20th Century) Top sash may be smaller than lower sash.

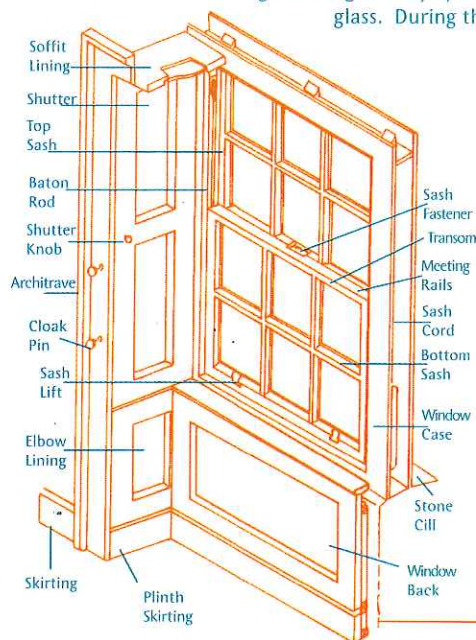


Sash and case window (19th Century) 'Two over two' panes with central glazing bar. Top sash may be smaller than lower sash.

Sash and case window (1750 – 1830) 'Six over six' panes with strong vertical proportions. Earlier windows were smaller, with heavier frames of glazing bars.

### CONSTRUCTION OF TRADITIONAL SASH AND CASE WINDOWS

The hung sash window was invented in the 1670's. Many early windows survive today. One of the oldest sash windows in Scotland can be found at Low Parks Museum, Hamilton. Timber sash and case windows comprise of two hung sash windows housed within a timber box or case. Early sash windows were made of oak, later followed by baltic pine and other timbers. Early glass was generally cylinder rolled glass, followed by eighteenth century crown glass. During the late nineteenth century, plate glass was common.



The survival and retention of original windows and doors is vital to the preservation of the architectural character of listed buildings and the historic character of Conservation Areas. The proportions and methods of opening of original windows contribute to the aesthetics of the building. The survival of original glass also provides a valuable historic reference.

### TYPES OF ASTRAGALS OR GLAZING BARS



Fillet and Ovolo  
Early Georgian



Astragal and Hollow  
Late Georgian



Gothic  
Victorian



Stock Moulding  
Modern



# Inappropriate Alterations

The majority of windows in South Lanarkshire's listed buildings and Conservation Areas are timber sash and case. Timber was chosen due to its durability and the capability to repair and restore windows when components fail.



Modern materials such as UPVC or plastic coated aluminium are not in keeping with the age, style and character of the majority of our historic buildings. It is difficult to achieve an authentic reproduction of sash and case windows in UPVC, particularly the fine details to the mouldings and glazing bars. The durability of UPVC and other modern materials is unproven and the life expectancy of UPVC windows is unknown.



In terms of sustainability, the retention of original timber windows presents a good alternative when compared to the production, use and disposal of UPVC windows. UPVC windows have been considered a cheaper alternative

to traditional timber windows, but this might not generally be the case in terms of long-term value.

By promoting the repair and retention of traditional windows, the demand for traditional joinery skills in South Lanarkshire will be stimulated, so in turn producing the development of specialist skills and local economic benefits.



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# Repairing Windows & Doors

The Policy adopted by South Lanarkshire Council states that there is a **general presumption against the removal and replacement of original timber sash and case or other original windows and doors**. In the first instance, windows should be **retained, repaired and overhauled** as necessary to improve their performance. A draught proofing system or secondary glazing may be appropriate.



It is generally possible to meet modern performance standards for windows by repairing or upgrading the units. In the majority of cases, sash and case windows can be retained and upgraded at a fraction of the cost of wholesale replacement. The introduction of a draught proofing system or secondary glazing can also produce high standards of thermal performance and sound insulation.



The most common problems with sash and case windows are the deterioration of the timber to the sill and lower section of bottom sash. Repairs and replacement of timber to match the original detail can be carried out by a competent joiner at a low cost. A strict maintenance regime can prolong the life expectancy of timber windows.

Similarly, original timber doors denote the period of the historic building. It is worth considering repair rather than replacement. Components of timber doors can generally be repaired at a low cost, which will be a sustainable option when compared with replacement.



# Replacement Windows & Doors

## LISTED BUILDINGS

The policy adopted by South Lanarkshire Council states that where replacement windows are necessary, windows should be replaced in a style and configuration appropriate to the age and character of the building. All new windows should match the originals in terms of their materials, design and method of opening. UPVC windows are not acceptable for listed buildings.



Historic windows, other than sash and case, such as leaded, stained glass or casement windows should be repaired in the first instance or replaced on a like for like basis. Rooflights should generally be placed on the rear section of the roof or should replace original rooflights elsewhere and should have a low profile to replicate the design of traditional cast-iron rooflights.

Where replacement doors are necessary for listed buildings, they should be replaced in a style and design appropriate to the age and character of the property. Replacement doors should match the original doors and be constructed of timber. UPVC doors are not acceptable for listed buildings.

## CONSERVATION AREAS

The policy adopted by South Lanarkshire Council for un-listed buildings in Conservation Areas has been adopted for:

### Frontage and All Significant Public Elevations

Where replacement windows are necessary, windows should be replaced in a style and configuration appropriate to the age and character of the building. This will generally mean timber sash and case windows which match the originals in terms of their materials, design and method of opening. Double glazed timber sash and case windows may be acceptable where glazing bar details are an authentic reproduction of the originals.



### Rear and Non Public Side Elevations

Where replacement windows are necessary, windows should match the originals in terms of the design and proportions of the windows. The transom level should be replicated. Modern materials may be acceptable as an alternative to timber. Alternative methods of opening such as sliding and tilting sash windows and pivot windows or top vent and deadlight windows may be acceptable.



**Rooflights** should generally be placed on the rear section of the roof or should replace original rooflights elsewhere. Rooflights with a low profile to replicate the traditional design of cast iron rooflights are preferable. Velux rooflights may be acceptable for rear or non-public elevations.

**Doors** should be retained, repaired and overhauled to improve performance. Where replacement external doors are considered necessary, they should be replaced in a style and design appropriate to the age and character of the property. Replacement doors should match the originals and be constructed of timber. UPVC doors are not acceptable for the frontage and all significant public elevations of un-listed buildings in Conservation Areas.



### External Finishes

Windows and doors should have a traditional painted finish. As an alternative, for un-listed buildings in Conservation Areas, a micro-porous paint system or stained finish may be acceptable.

## Planning Consent

### REPAIRS TO WINDOWS & DOORS

**Listed Buildings** If you intend to repair your windows and doors and fit a draught proofing system or fit secondary glazing you should check with the Planning and Building Control Area Office to find out whether listed building consent is required.

**Un-listed Buildings in Conservation Areas** If you intend to repair your windows and doors, and fit a draught proofing system or secondary glazing, you will not require planning permission.

### REPLACEMENT WINDOWS & DOORS

WHEN CONSIDERING WINDOW AND DOOR REPLACEMENTS, YOU WOULD BE ADVISED;

- ❖ Not to commit yourself to any sales order until you have discussed the type of replacement windows and doors with the Planning and Building Control Service.
- ❖ To seek advice on the formal consents necessary and submit the appropriate applications.

For **listed buildings**, the alterations or replacement windows and doors as detailed below alter the character of the listed buildings and will therefore require **listed building consent**.

#### Alterations :

- ❖ Double glazing
- ❖ Alternative method of opening
- ❖ Alternative use of material
- ❖ Change in configuration & design of window
- ❖ Enlargement of window & door openings, including removal of mullions.

For **un-listed buildings in Conservation Areas**, planning permission will generally be required for the above alterations.

