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WANDSWORTH SASH WINDOWS

LISTED BUILDING SERVICES

The experts in bespoke joinery
Handcrafted by us, perfection for you.

Introduction

Navigating the consent process for works in a Listed Building is never easy and can sometimes feel like jumping through hoops!

We have spent a lot of time working on how we can best serve our clients that live in Listed Buildings and the services that we can offer.

There are effectively four options, each with their own pros and cons. They are:

- ➔ Draught sealing & overhauling
- ➔ Full or part replacement with single glazing
- ➔ Full or part replacement with slim double glazing
- ➔ Full or part replacement with Fineo glazing

In this booklet, we run through each of these options, the pros and cons, whether an application to the Council is necessary and the likelihood of approval for this.



Draught Seal and Overhaul

This service is the quickest, easiest and cheapest of those available, but that’s not to say it isn’t effective.

Our draught seal and overhaul service is only available for sash windows and involves:

- ➔ Removing the sashes (sliding parts) from the box frame.
- ➔ Planing the sashes down as necessary.
- ➔ Hanging the sashes on new nylon plaited sash cord.
- ➔ Ensuring the sashes are correctly counterbalanced.
- ➔ Fitting new staff & parting beads with pre-fitted weatherpile draught excluder.
- ➔ Installing new ironmongery.
- ➔ Cleaning the glass.

Pros	Cons
➔ Listed Building Consent is not required – this means that we can get started doing the works relatively quickly.	➔ The existing single glazing will be retained.
➔ It is an inexpensive way to insulate your property.	➔ If the window is rotten, this service isn’t suitable.
➔ Your windows will be made operational again quickly if they are currently stiff or stuck.	➔ If the decorations/paint finish is poor, this service won’t improve that as we don’t offer a re-decoration service in conjunction with this option.



Full or Part Replacement with Single Glazing

If your windows are rotten beyond repair, then replacement is the route to go down. This replacement can either be a total (full) replacement of the box frame and the sashes or a part replacement of new sashes being fitted into the existing box frame.

With both the full and part replacement, the window will be fully draught sealed with new cords and ironmongery.

The new windows will have integral glazing bars, which Conservations Officers often demand. The glazing bars can be made as slim as 18mm, which Conservation Officers at Local Authorities are very much in favour of.

The centre pane U Value of single glazing is approximately 5.8.

The part replacement option is only available for sash windows.

Pros	Cons
➔ This is the option that is the most likely to be approved for Listed Building Consent.	➔ Changing your existing single glazed windows with new single glazed windows won't have a massive improvement on the insulation of the window, beyond the new draught excluders.
➔ You will have brand new windows with perfectly finished mouldings and clearly defined putty lines.	➔ The expenditure on the works will not be recouped in energy savings.
➔ The option for acoustic glass in thicker configurations can be included and is unlikely to present an issue with Conservation Officers.	➔ Replacement windows with single glazing are not Building Regulations compliant, so a certificate cannot be provided for this work.
➔ It is the least expensive option of the three replacement choices.	

Full or Part Replacement with Slim Double Glazing

The full or part replacement service in this option is the same as before, either be a total (full) replacement of the box frame and the sashes or a part replacement of new sashes being fitted into the existing box frame.

With both the full and part replacement, the window will be fully draught sealed with new cords and ironmongery.

The new windows will have integral glazing bars, which Conservations Officers often demand. The glazing bars can be made as slim as 20mm, which Conservation Officers at Local Authorities will likely not have an issue with.

In a Listed Building Consent application for these works, we will apply on the basis of the glazing bars being 22mm in width as this allows for a sightline around the glass of 7mm. On a 7mm sightline unit, the manufacturer provides a 10-year guarantee.

In some circumstances, Conservation Officers may demand a 20mm glazing bar width. In these circumstances, we would have to use units that have a 6mm sightline around the glass, which the manufacturer only provides a 3-year guarantee for. We would advise on avoiding this option at all costs. The likelihood of the units failing after 3 years is very high and the glass can be very expensive to replace, especially if it is having to be done every 5 years.

We do not manufacture these units in-house and they have a minimum area charge. If you have a window with lots of small, individual panes then these panes are usually around 0.1sqm in area. However, the manufacturers have a minimum area charge of 0.3sqm per unit. If your sash window has 12 small panes in it, you may only have 1.2sqm of glass in your window, but you will have to pay for 3.6sqm of glass due to the minimum area charge. This can make this option very expensive.

Pros	Cons
➔ Replacement windows with double glazing will improve the energy efficiency of the whole window, combining draught sealing and reducing heat loss through the glass.	➔ Whilst this option is more insulating than single glazing, it is not as insulating as the Fineo option.
➔ Double glazing will have a positive impact on property values.	➔ If a 6mm sightline unit is required, only a 3-year guarantee is provided.
➔ If a 7mm sightline unit is used, the manufacturer provides a 10-year guarantee.	➔ If you have windows with lots of small panes, this option can be the most expensive.

Full or Part Replacement with Fineo Glazing

The full or part replacement service in this option is the same as before, either be a total (full) replacement of the box frame and the sashes or a part replacement of new sashes being fitted into the existing box frame.

With both the full and part replacement, the window will be fully draught sealed with new cords and ironmongery.

The new windows will have applied (bonded) bars. These are glazing bars that are applied to the face of the glass to give the impression of individual panes of glass, when in fact it is only one pane of glass. This method of manufacture is not an inferior design, but it is necessary to ensure the glazing bars are slim. Fineo glass has a sightline around the edge of the unit of 11mm. If we were to manufacture with integral glazing bars, the glazing bar would need to be 32mm in width which does not look traditional and would not be approved by Conservation Officers.

Fineo glass is the most insulating option in this booklet, by a long way. The centre pane U Value of Fineo is 0.7, compared to 1.8 for slim double glazing and 5.8 for single glazing.

Fineo also has a 15-year manufacturer guarantee, which is longer than any of the other glass options.

We do not manufacture these units in-house, but as we are using one large pane of Fineo glass per sash, we won't encounter the cost issue that can present itself with slim double glazing.

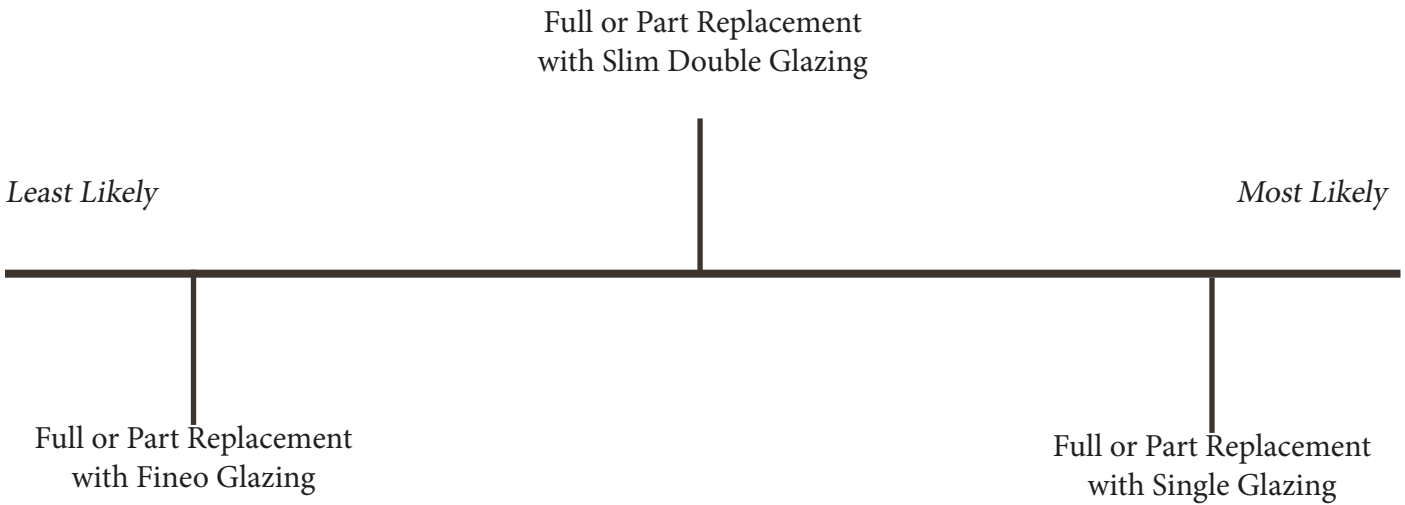
Pros	Cons
➔ Replacement windows with Fineo glazing will dramatically improve the energy efficiency of the whole window.	➔ This is the least likely option to be approved for Listed Building Consent, due to the applied/bonded bars.
➔ This will have a strong positive impact on property values.	➔ 0.1mm micro spacers between the glass are not the most sympathetic design for heritage buildings.
➔ 15-year manufacturer guarantee.	



Listed Building Consent Process

The process of applying for Listed Building Consent (LBC) can be a bit of a minefield. We have done applications for LBC in most London councils and councils across the South of England. There aren't hard and fast rules for what will or will not be accepted, and the only real way to find out if a proposal will be accepted is to apply for it. We have gained approval for all of the replacement options specified in this booklet, but some are more likely to be approved than others.

We have set out below a scale of the three options from least likely to most likely.



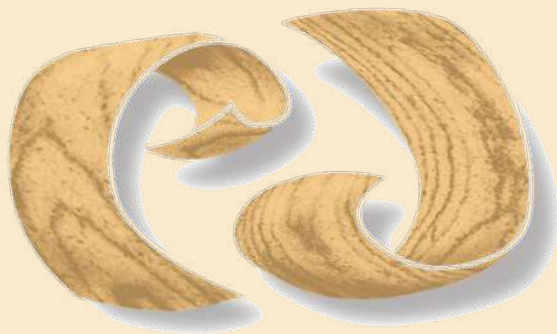
- We offer a LBC service in which we manage the whole consent process for you which involves:
- ➔ Our planning team undertaking a site visit to inspect the windows in detail, take pictures of the existing windows and measurements of the property to produce drawings (this will be carried out on a Saturday or Sunday).
 - ➔ Producing technical drawings of the proposed windows including scale section and elevation drawings of the windows, detailed drawings of the glazing and the horn design.
 - ➔ Producing a report on the condition of existing windows to try to highlight the reasons that a replacement is necessary with images highlighting specific areas.
 - ➔ Drawing elevations of the whole property.
 - ➔ Creating a Heritage Statement detailing the history of the property and the features of particular architectural or cultural interest.
 - ➔ Provide Location & Block plans.
 - ➔ Liaising with the Council to answer any queries they may have about the application.

The LBC process can take a long time, usually at least 12 weeks from you asking us to start and a decision being made, but can often take longer.

Our LBC service is charged at £1,300 + VAT.

As there are three options that you can choose for and, in an ideal world, it would be best to apply for and get permission for the Fineo option as it is the most insulating, it can be offputting to apply for this option as it is the least likely to be approved.

Therefore, we offer to undertake subsequent LBC applications for the same property for a reduced rate of £300 + VAT. This means that if you decide to first apply for the Fineo option and this is refused, you will only need to pay £300 + VAT for an application for slim double glazing.



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JOINERY



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