

CASEMENT WINDOWS

Repairing Historic Casement Windows

Most historic casement windows can be repaired *in situ* at a much lower cost than wholesale replacement and there are specialist firms within the Winchester area who can, for example, replace leaded lights, provide appropriate new glass, or piece-in rotten timber sections. Some companies can also upgrade your old windows by inserting modern draught-proofing systems which will provide many of the advantages (including increased warmth and noise reduction) offered by modern double glazing, without changing the appearance of the window or affecting its special character. Secondary internal glazing could also be considered although care must be taken to line-through the glazing bars and frames of the new windows with the original. Please ask the Conservation Section for details.

Will I need permission from Winchester City Council?

Usually, like-for-like repairs to a listed building do not require Listed Building Consent but you may be asked to submit details of your proposed work so that the Conservation Section can be sure of what you intend to do. For more extensive work, including the total replacement of any window on a listed building, Listed Building Consent will almost certainly be required and detailed drawings to a scale of 1:5 or 1:10 may be asked for to ensure that the detailing of the new windows is precisely right.

For all unlisted historic buildings, particularly in conservation areas, the Council encourages owners to repair their windows using matching materials and reinstating the original details. Further, more stringent controls may apply in some conservation areas and owners are therefore strongly advised to contact the Conservation Section before commencing work.

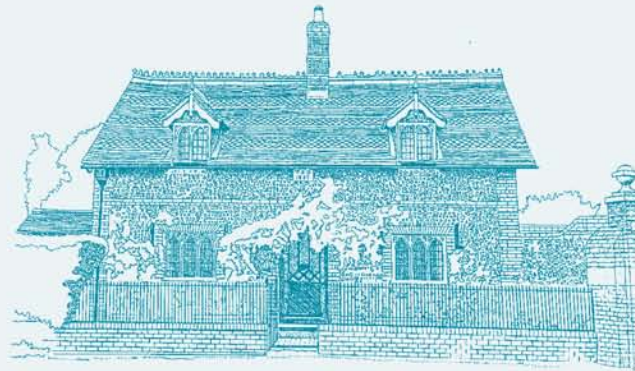
For further advice about casement windows please contact:

Winchester City Council,
Historic Environment
Colebrook Street
Winchester,
Hampshire SO23 9LJ

Tel: (01962) 848 481

Email: conservation@winchester.gov.uk

www.winchester.gov.uk/planning/conservation



Guidance notes to date in this series are:

1. Listed Buildings
2. Listed Buildings: Alterations and Repairs
3. Conservation Areas
4. Sash Windows
5. Casement Windows

*One of a series of Guidance
Notes about historic
buildings and conservation
areas, produced by
Winchester City Council*

CASEMENT WINDOWS

Metal or wood casement windows can be found in many historic buildings in the Winchester area and whilst many of these buildings are relatively modest in scale – farmhouses, cottages or barns – they form an important part of the local vernacular tradition. The Council is keen to encourage owners to repair these windows, retaining their original detailing and materials, rather than replace them using inappropriate modern replicas. Many of these casement windows will in any case be situated within a listed building and Listed Building Consent from Winchester City Council will normally be required to alter or replace them.

Historic Development

Early wrought iron casement windows with leaded lights can still be found in many historic buildings dating from the 16th or 17th centuries. Their modest size was dictated by the small pieces of crown glass or 'quarries' then available and they were usually hung on hinges and opened sideways. Throughout the 18th and 19th centuries improvements in glass-making, particularly the invention of cylinder glass (which allowed the production of flat sections of glass) meant that much larger and thinner panes could be produced, and with changes in architectural fashion sash windows soon became the norm for the better-quality houses.

However, casement windows continued to be used throughout the 18th and 19th centuries in farmhouses and in other vernacular buildings such as cottages and barns. The principal reason for their popularity was one of cost as sash windows needed complicated box frames and moulded sections which were expensive to produce. These casement windows were usually made from wood and were sub-divided into small panes or included a single, horizontal glazing bar. With the



popularity of the 'cottage orné' style during the early 19th century, metal windows with leaded lights again became popular, and similarly, multi-paned casement windows again became fashionable during the Edwardian period when there was a revival in interest in timber-framed, tiled houses which evoked the Tudor houses of the 16th century.

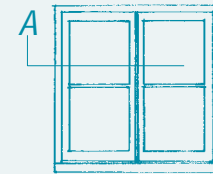
The Importance of Historic Detail

Original wrought iron casement windows are becoming increasingly rare as well-intentioned homeowners replace them with modern equivalents. These replacements lack the sparkle created by the unique changes in reflection of historic glass, which is an integral part of the building's character. Many of these early windows also contain examples of valuable 16th or 17th century glass and have unusual catches and hinges which all demonstrate early craftsmanship. They are an irreplaceable part of the nation's architectural heritage and should be retained for future generations.

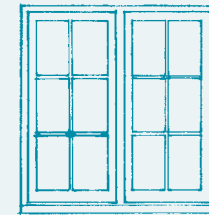
Similarly, timber casement windows of the 18th and 19th centuries also demonstrate local skills and a love of detail which modern windows fail to replicate. Early casement windows were usually painted and were set neatly flush within their frames (single rebated), with slim, moulded glazing bars and single glazing. By contrast, modern casement windows are positioned outside the main frame, with protruding cills, no mouldings, and double-glazing. Their overall appearance is much heavier and the double-glazing gives a mirror-like reflection to the exterior. The use of stained hardwoods, uPVC or false 'leaded lights' adds further to their inappropriate detailing.

TYPICAL DETAILS

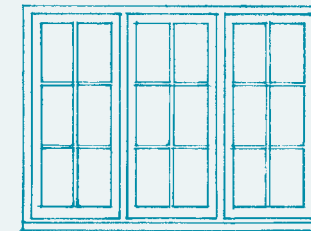
TRADITIONAL CASEMENT WINDOWS



Double, side-hung casements with rebated meeting stiles and single horizontal glazing



Double, side-hung casements with central mullion.



Larger casement window with two side-hung opening lights, mullions and central fixed light.

SECTION A

