

CHAPTER 11

SPECIFIC HISTORIC DETAILS OF LISTED BUILDINGS

(Refer to PPG15 Section Annex C. Guidance on Alterations to Listed Buildings for further information)

WINDOWS

- 11.1 Windows are a significant component in the character of the building. Windows can help determine the age and evolution of the building as styles and design varied over the different periods of architecture. They are especially significant within the context of row of terrace houses, as the rhythm and pattern of the windows create a visual impact that affects the character and significance of the historic buildings.
- 11.2 Where original or significantly old timber or metal windows exist, there is a presumption that the Council will require the windows be retained and repaired. Most timber and metal windows are capable of being repaired. The Council holds lists of craftsmen who are capable of repairing to timber and metal windows. If it is agreed that a window is beyond a reasonable state of repair the Council may consider approving a replacement, however, any new window would be of an appropriate style generally matching materials, size and design and detailing, using old glass. Historic photographic evidence may be used as an aid in determining the replacement of a modern inappropriate window. The Council will not generally support speculative proposals.
- 11.3 Prior to a building being Listed inappropriate modern windows may have been installed. The Council will generally view the replacement of these windows with a traditional style, size and design as an *enhancement* to the building.
- 11.4 When repairing or replacing windows, historic hinges, catches and locking mechanisms should be retained for reuse where possible. Old or original glass and hardware should be salvaged and reused. Windows should be positioned in the wall to match the existing, which may be flush with the face of the wall or set back.
- 11.5 There are many historic types of windows, for example, horizontal sliding sash, casements and double hung sashes.
- Windows are often a building's most prominent feature
 - They are one of the most significant components in determining a building's character and appearance
 - Window design has evolved continuously over the centuries, so windows can be of invaluable assistance in dating buildings, and later phases of alteration

- Window design is closely related to the evolution of architectural styles, framing materials and, most importantly, to technological advances in the manufacturing of glass
- The importance of windows does not just rest in their overall appearance, but in details such as their construction and materials, their fittings and mechanics and glass
- The type of windows in a building sometimes reflects the original status of the owner and the building. Within a single building, windows of differing status often reflected the social hierarchy of the internal spaces, from the principal reception room to the service areas



*Example of a Mediaeval
Diamond mullioned timber*



Example of a casement



Example of a sliding sash



Typical window opening mechanisms for traditional casements

Window cills, heads, shutters

- 11.6 Window arches, cills and shutters are important in reflecting the character of a building. Original features should be retained and repaired as required.
- 11.7 Window arches and cills can be found in various materials (timber, brick and stone) and the use of different materials can reflect a building's evolution over time. Stone

cills can delaminate due to frost action and may need to be repaired. Any replacement should be in a matching stone with detailing that matches the existing.

- 11.8 Any proposals for reinstatement of original details must be based on historic evidence, such as old photographs or existing historic fabric and be appropriate to the age and type of building. The position of windows within the walls should be noted whether flush (in timber framed buildings) or set back into reveals (in masonry buildings). These positions also changed with different architectural periods and styles.

Single Glazing

- 11.9 Glass has been manufactured in Britain since the 13th Century. Despite this, glazed windows were rare until the 16th Century, when leaded lights set in metal 'casements' or frames began to be more accessible to the average person. Historic glass can vary, but older glass can be wavy or opaque, and should be retained as it is of historic interest. One of the key features of a single glazed window is the ability to have fine moulded glazing bars, which contribute to the character of the building. The profile and detailing of the glazing bar should be carefully considered in any proposal for repairs.
- 11.10 Ill fitting draughty windows can be improved by the installation of draught stripping or by simple repairs and maintenance to the windows themselves. However, it is important to note that it is not desirable to completely draught proof a building as ventilation is crucial to the breathability of the building. Draught proofing of historic buildings can significantly improve both heat loss and loose or rattling windows without preventing the natural ventilation required.

Secondary Glazing

- 11.11 Secondary glazing is a simple and affordable method of adding sound insulation and reducing draughts. Technology has improved and modern secondary glazing is virtually invisible, easy to remove and maintain. Special timber casements can be constructed and fixed to the interior of the frame using sections and mouldings to match. Depending on how the units are to be installed, the works will probably not require Listed Building Consent providing features of interest, e.g. internal shutters or mouldings are not affected.

Timber Double Glazed and UPVC

- 11.12 The introduction of timber double glazed windows in a Listed Building will only be considered in very specific circumstances. When a building is converted to an alternative use, e.g. an outbuilding converted into a granny annexe, Building Regulations may call for double-glazing to be installed and this may be accepted by Historic Building Officers, however, contact the Council to discuss any proposals. The only appropriate material for the windows and doors is timber. There are glazing products available which allow for a slim profile window, with a narrow air

gap and glazing bars, and these can in some instances, be acceptable. It is often best to use a simplified window style in these cases, to avoid pastiche and reduce the impact of multi-paned windows.

- 11.13 The Council will not support the installation of trickle vents in windows on a Listed Building. Passive ventilation can still be achieved by the introduction of airbricks or small vents in an external wall. Chimneys can also provide additional ventilation.
- 11.14 The Council **will not** normally agree to any proposals for the installation of UPVC units within a Listed Building as these are inappropriate, generally historically incorrect in their detailing and devalue the qualities of traditional buildings.

Timber

- 11.15 Most windows (whether glazed or not) in historic buildings were made from timber. It is a material that works with the building and provides the flexibility to adjust to expansion, contraction, subsidence and other natural occurrences. Repairs to timber windows typically do not require Listed Building Consent providing they are minimal and match the existing details. For example, a small area of rotten cill can be replaced and a section of frame repaired with a new piece of timber spliced or scarfed. This form of repair would not require Listed Building Consent. The use of polymer resin is not normally considered appropriate as it encourages rot in the adjacent timber. However, there may be special circumstances (e.g. where there are historic carvings or features within the timber) where resin may be appropriate.

Lead

- 11.16 Leaded lights are some of the earliest forms of glazed windows. They did not become common in large houses until the late 16th century and in small houses until the late 17th century. Early glass was cut into diamond panes (quarries) from blown discs of glass and held in place with thin strips of lead (comes). These early lattices did not open and were wired to the bars of timber mullioned windows or to iron bars (saddle bars). In the 17th century rectangular quarries became common and opening casements were introduced by inserting glazing into wrought iron and later, cast iron frames. The use of leaded lights continued into the late 18th century, when they were used mainly for cottages, and gained popularity in the 19th with the revival of the Gothic and Queen Anne styles and in the early 20th century with the vernacular revival of the Arts and Crafts period.



Example of leaded light windows (one on left also has secondary glazing)

- 11.17 Where leaded lights exist they should be retained and repaired by a specialist contractor. Original glass should be salvaged and re-used and any new glass should match the existing as closely as possible.

Iron

- 11.18 Late 18th and early 19th Century windows utilising intricate glazing bar arrangements are characteristic of cast iron windows. Simpler cast iron windows can be found on industrial buildings and were sometimes used as an outer frame for leaded lights.

Steel

- 11.19 Steel framed windows were common in the early-mid twentieth century, the best known of which was Crittal. These windows were typical of Art Deco buildings, but can also be seen in numerous cottages and houses. Crittal windows and doors are still in production today and the company can carry out repair work and improvements or replacements as required.

Example of a traditional Crittal window



DOORS

- 11.20 The design of a door can reveal some of the history of a building based on its style, size, and ironmongery. All original or historic doors should be retained. When considering the installation of a new door the design, should be appropriate to the building.
- 11.21 Doors make an important contribution to the character and appearance of historic buildings. Replacement doors and frames, where approved, will need to be located correctly in the wall face and any historic steps, thresholds, heads or arches should be retained.

Ledged and braced

- 11.22 This form of door is commonly found in cottages and farmhouses and was used both internally and externally. The external face comprised interlinked vertical planks bound together with internal horizontal boards. A typical door in an 18th or 19th century cottage is made from three to four planks, sometimes with a moulded edge, ledged for strength and fitted with a Suffolk latch and large strap hinges. The surface finish was typically painted. Bracing was added to external doors to give extra strength. The height of an old door will normally be lower than those produced today.

Panelled

- 11.23 Panelled doors are found in higher status buildings of the 18th and 19th centuries. Internal panelled doors of two panels with detailed mouldings could be combined with external panelled doors comprising four to six panels. The design of panelled doors changed with new architectural styles. They became common in modest houses from the Victorian period on. Most doors would have been painted and not stained or bare wood.

Door furniture

- 11.24 The door hardware, ironmongery or furniture is also indicative of the age of the door and of the building. Simple boarded doors would have strap hinges and 'Suffolk' type latches, whereas panelled doors often have 'H' or 'butt' hinges and round doorknobs. Some doors have original letterboxes and doorknockers; these are of historic interest and should be retained and reused where possible.



Suffolk Latch



Strap Hinge



Door knob



Letterbox

Fanlights

- 11.25 Integrated fanlights within the door are not traditional features. Glass was integrated within the door during the mid 19th century but not as a fanlight detail. Simple fanlights above doors were common by the beginning of the 19th century.

Fire regulations and doors

- 11.26 The conversion of large historic properties to multiple occupation flats or offices can potentially create a conflict between the retention of historic detailing and the requirement for fire safety. It is often possible to retain and adapt existing panelled doors to satisfy both requirements, by the use of intumescent strips, intumescent paint, smoke seals or more drastically the splitting of the door and insertion of fire resistant sheets (this method is an extreme solution and should be discussed with the Council). If self-closing devices are to be used then they should be the 'invisible type'. However the advice of the building inspector and fire officer should be sought.

STAIRCASES

- 11.27 Staircases are a key feature in any historic building; however, many original stairs have been lost or relocated as part of the building's evolution. Typical features found in a historic cottage can include steep and narrow stairs, low ceiling heights, traditional simple balusters, banister, railings, etc. Often original and historic stairs do not comply with current Building Regulations, but as they are existing features there is no requirement to update them to modern standards. In grander historic buildings, stairs are usually more elaborate and often finely moulded or carved.

Modifications to existing

- 11.28 If the original staircase exists there is a presumption in favour of its retention. The onus is on the owner to present a case justifying any modifications. The main consideration is the extent of loss of the historic fabric and the impact on the character of the Listed Building, including changes to the historic floor plan. Listed Building Consent will be required.

New stairs

- 11.29 The introduction of a new stair into a Listed Building will require consent and Building Regulations approval. Again, the impact to the historic fabric and floor plan will be considered. A structural engineer or other qualified professional should be engaged to ensure the new stair could be inserted without compromising the structural integrity of the Listed Building. The design and style and finish of the staircase should be appropriate to the age and type of building. Metal or timber spiral staircases are unlikely to gain Officer support.

*Example of a simple
and modest stair design*



FIREPLACES

- 11.30 Prior to the introduction of fireplaces and chimneys in the late 16th and 17th centuries, houses were heated by a fire in the centre of the open hall and smoke collected in the roof space before emerging through a louver, through gables, thatching or through the chinks in a tiled roof. Fireplaces built in existing houses were sometimes located in the cross-passage, using space no longer needed to control draughts to an open hearth. In new construction during the late 16th and 17th centuries chimneys were built with back-to-back hearths that served the two principal ground floor rooms. Fireplaces were normally constructed from locally produced brick; however, clunch was often used in villages where large clunch quarries existed, e.g. Harlton, Haslingfield, Orwell and Barrington. In grander houses the clunch was sometimes elaborately carved or dressed.
- 11.31 In the 18th century bread ovens were introduced, normally into the side of the fireplace.
- 11.32 The introduction of ranges in the 19th century provided a more efficient method of cooking and heating and resulted in the partial bricking up of large fireplaces. Cupboards were often formed on either side of the hearth and fitted with shelves. Smaller hearths were also common with simple painted timber surrounds and a mantle shelf. A small simple hearth also heated bedrooms.
- 11.33 In the early - mid 20th century ranges and grates were generally removed from kitchens and sculleries and openings reduced further when tiled surrounds were fitted.
- 11.34 When proposing to open up a blocked fireplace careful investigation should be undertaken to determine its development. It may be acceptable to remove a modern tiled hearth but 19th century or earlier fireplaces are of interest in their own right and are often part of a contemporary room design, and like other historic

features, should be retained in situ. Listed Building Consent is necessary for alterations to fireplaces.

DECORATIVE IRONWORK

- 11.35 The character of wrought iron fittings, railings, lamp-brackets etc is derived from the unique qualities of the material and from traditional smithing techniques. Wrought iron can be difficult to obtain, as it is no longer being produced. The main resource for wrought iron is through the recycling of redundant pieces. It is not possible to satisfactorily copy the character of wrought iron using mild steel. The presumption is that any existing historic ironwork should be retained wherever possible.
- 11.36 Old cast iron features, including railings, balconies, windows, fire-grates, door furniture and decorative beams and columns can be visually and architecturally important. Such features may carry the name of the foundry and the date of casting, thereby adding to the historic interest of the building. Broken cast iron can be repaired and damage should not be regarded as a reason for removal.

PARGETTING

- 11.37 The technique of pargetting, or decorative plasterwork, was popular and fashionable in the second half of the 17th century through to the middle of the 18th century. However, there are very few examples of pargetting that remain in South Cambridgeshire. Heavily pargetted buildings can be susceptible to weathering and over time continued limewashing can reduce the crispness of the detailing. Repair and design of pargetting is specialized and should only be carried out by a qualified and experienced plasterer. Listed Building Consent will be required for works other than minor repairs. The only suitable material for this detail is lime.

*Example of
pargetting (recently
redone to match
historic)*



FENCES, BOUNDARY WALLS, RAILINGS AND GATES

- 11.38 The erection of fences, gates, walls and railings, of any height, within the curtilage of a Listed Building will always require Planning permission. Listed Building Consent will also be required if they are physically attached to the Listed Building.
- 11.39 There may be occasions where a fence may not be appropriate, and a native species hedge would be more suitable. A temporary wire fence could be erected whilst the hedge grows and matures although this is likely to require permission.

Fences

- 11.40 Typically built from timber, fences are found throughout South Cambridgeshire defining property boundaries and providing some level of privacy. Several different styles can be found, which include post and rail, picket and woven willow.
- 11.41 Picket fences are generally associated with cottages and usually include a small pedestrian gate of the same design. Traditionally they were unpainted, which when weathered, resulted in a natural colour that blended with the surroundings.
- 11.42 Post and rail fences are found in rural or edge of village locations and are generally associated with farmhouses and agricultural buildings where they are used to retain livestock. Where new fences are proposed within a residential curtilage it may be appropriate to plant a hedge adjacent to the fence to provide privacy.
- 11.43 Traditionally found in large country estates and around some churchyards, metal fencing is a practical and attractive form of stock fencing. Due to its association with parkland and high status buildings, this style of fencing is not normally appropriate in residential areas or as a boundary to dwellings in rural locations. In villages hooped metal fencing is a traditional feature of many Victorian schools.
- 11.44 Close-boarded fences are generally not appropriate within the setting of Listed Buildings. Fences constructed from woven hazel or willow panels are more traditional and natural in appearance but still provide privacy and some security.

Walls

- 11.45 Boundary walls are found in all parts of the district and vary greatly in their materials and detailing. Brick is the predominant form of construction and red brick was commonly used until the 19th century when white and buff coloured bricks made from gault clay became widespread. Bricks were laid in lime mortar in a range of bonds including English, Flemish and Garden wall and were generally finished with a half-round brick coping. Some walls, particularly those associated with large rectories and country houses were capped with stone.
- 11.46 Many historic walls that enclose boundaries built with clay bat, brick or brick and flint. These are all traditional materials found within locality. There is a

presumption that a new wall will be built using new materials and not reclaimed, but will have bond pattern, coping detail and mortar mix all to compliment the Listed Building.

- 11.47 New walls should generally be constructed from new bricks (see Chapter 12), unless the wall replaces an existing wall in which case bricks should be salvaged and reused. The colour, size and texture of the bricks, bond, mortar mix, joint detail and coping will need to be carefully considered and should be appropriate to the age and type of building.
- 11.48 Flint walls are a familiar feature in the south and east of the district where flint naturally occurs in the chalk. Traditional flint walls are a solid construction with occasional brick piers, in red or buff brick depending upon the age of the wall, and a brick coping. Brick walls with flint panels are a modern interpretation of a traditional form and are not generally acceptable as they are being used out of context.
- 11.49 Clunch (hard chalk stone) was used as a walling material in villages adjacent to the quarries and is generally laid as clunch ashlar (regular sawn blocks) with a brick plinth and coping.
- 11.50 Clay lump (unfired clay and straw blocks) was a cheap building material used from the late 18th to the early 20th century mainly in the construction of houses but also for boundary walls. As the blocks need to be kept dry they were laid on a brick plinth, rendered and capped with tiles or occasionally thatch.

Railings

- 11.51 Iron railings date mainly from the 19th century and are generally associated with buildings of that period, particularly in the larger villages that are more urban in character. Railings were usually inserted into holes cut directly into a stone coping that surmounted a low brick wall and backstays and brick piers were added for support. Flank walls, sometimes curved, and usually completed the enclosure of the front boundary. Few historic examples survive as most were cut down in the Second World War but where there is physical or photographic evidence the reinstatement of railings will be supported.



Example of park or estate railings



Example of basic railings

Gates

- 11.52 In addition to fences, the design and detail of components such as gates are also important. A gate can be a small pedestrian entrance or large enough to accommodate vehicles. The design of gates within the setting of the Listed Building needs to be carefully considered. In rural areas a simple five bar timber gate may be most appropriate, while in villages such as Cottenham close-boarded gates approximately 1500mm high are the tradition. Depending on the situation, the Council may support the installation of remotely operated gates, but the installation of new gates giving access to the Highway will also require Planning permission and any highway considerations will need to be addressed.

Original historic gate (left)



New gate (right)



- 11.53 Decorative metal gates dating mainly from the 18th and 19th century are a feature of many large buildings such as country houses, rectories and manor houses. The Arts and Crafts Movement of the late 19th and early 20th century led to a revival of craft skills and examples of decorative metalwork including gates can be seen in some villages. Installation of decorative metal gates is not normally acceptable unless supported by photographic evidence showing that such gates have been removed.