

Your Ref:

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CRP/bb/2467

Lime Trees, 2 Ruscombe Road, Twyford, RG10 9JS

WINDOW HISTORY AND DETAILS OF REPLACEMENT

Introduction

Lime Trees is a detached dwelling house on the south-east side of Ruscombe Road. This property was first listed as a Grade II building in May 1984 and is listed under the Planning (Listed Buildings and Conservations Areas) Act 1990 as amended for its special architectural and historic interest. Lime Trees was built in the early 19th century. Following comments received by the Built Heritage Officer requesting further information in order to ‘adequately assess the effect of the proposed works to the significance about the property as a designated heritage asset’, we provide the following information to establish: -

1. The age and history of the existing windows
2. Clarification on the works to be completed broken down into individual elements, box frames, sills, door frames and thresholds including sash mechanisms.
3. Evidence to justify replacement over repair.
4. Confirmation of the thickness of the slim profile glazing and that the multi-pane sashes are to have traditional integral glazing bars.
5. Details with glazing bar and moulding detail ‘as existing’ and ‘as proposed’ in order to judge the aesthetics of the replacement.

It has been acknowledged that the outbuilding ‘is limited in its contribution to the setting of the listed house’ and therefore this report focuses solely on the main dwelling and the history and details of its windows.

1. The age and history of the windows

The original dwelling is thought to have been constructed in the early 19th century when sash windows were increasingly common with crown glass and timber glazing bars and casements replacing earlier leaded glazing and wrought-iron openings of the 18th century. Six over six panes with narrow glazing bars were considered a classic Georgian design with larger double hung sash windows common place by the 1900s. The manufacturing of glass also continued to evolve with newer glass providing an undistorted view when looked through. A typical Georgian sash window had narrow glazing bars with the window recessed into the brickwork leaving a rebate, which was done typically to give a more delicate appearance to these larger windows. Given the style, sash cord mechanism present and the existing glass present at Lime Trees, it is likely that the original windows of the main dwelling were likely replaced between the 1920s and 1940s. **Photograph 1** shows one of the main sash windows to the property on the ground floor, side elevation.



Photograph 1 – Typical six over six pane sash window on the ground floor of the original dwelling with the rebate infilled with a Georgian style architrave

It is likely that when these windows were replaced an external architrave was added to remove the rebate and give a more modern finish to the Georgian sash window more typical of this later period. This style can be seen on all the sash windows to the main dwelling. The exception being the kitchen window, which forms part of the newer rear extension, which has a slight rebate between the window and the brickwork (**Photograph 2**) and likely built circa 1950. Despite the different style of windows found within the two-storey side extension, given the similarity in appearance and thickness of the glazing bars, as well as the Georgian style architrave that despite the two-storey extension being built later than the original dwelling, the windows to the two-storey side extension were replaced at the same time as the original dwelling. **Photograph 3** shows the first-floor bedroom window of the two-storey side extension. Despite the curved aperture above the window the style, architrave and glazing bars are of a similar style and appearance.



Photograph 2 – Kitchen window of rear extension likely built in the 1950s



Photograph 3 – First-floor bedroom window to two-storey side extension with similar Georgian architrave to the exterior edge.

2. Clarification on the works to be completed

The works are to be completed by a specialist company, which advocates making traditional timber, double glazed sashes, which are fitted into the original frame, which they fully restore. The process involves carefully removing strategic parts of the existing frame in situ. Their own manufactured timber components are installed within the existing window frame, made from a mixture of hardwood and Accoya rot resistant timber. New rot resistant timber double glazed sashes are hung by waxed cotton sash cord over premium metal wheel pulleys, with lead counterbalance weights. On completion the window aims to match the existing as much as possible. The slim profile glazing has an overall thickness of 14mm. The detailed section through the full height of the window is attached as Appendix I. An example sash window installed is shown in **Photograph 4**. The new window is indistinguishable from the original frame. This specialist company protect all aspects of the original frame. The box frames, sills and door frames, including the thresholds are therefore maintained with only the window casement units and the exterior doors being replaced.



Photograph 4 – An example of the traditional timber, double glazed sashes installed

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An example of the glazing bars are shown in **Photograph 5**, with the glazing bars of the original dwelling underneath it for direct comparison (**Photograph 6**). We would argue that the proposed new glazing bars are within an acceptable level of variance from the original and would actually provide a renewed, clearer moulding profile. It is clear from **Photograph 6**, that due to the age of the windows some of the glazing profiles are clearly damaged and beyond repair.



Photograph 5 – A collage of the proposed glazing bars to the new windows with painted and unpainted views



Photograph 6 –An example of the glazing bars to the existing windows. The damage to these profiles clearly visible in the above photograph.

3. Evidence to justify replacement over repair of the window casement units and window details

Historically these windows have been well maintained and have been painted regularly in an effort to keep the windows in good working order. However, the constant painting over a number of years combined with localized repairs has led to the clear detailed profile of the glazing bars to be distorted and partly lost due to the coats of paint required to prevent water ingress to the existing timber frame of the windows and areas where the glazing profiles have weathered over the years. This is shown clearly in **Photograph 6**. Continued stripping and repainting of the glazing bars will likely lead to the glazing profiles being lost completely if this process continues. Despite regular painting there is still evidence of decay. The extent of the decay was not examined further to ensure the existing timber frames were not damaged further with crumbling of the window casement itself possible.

All windows to the main dwelling are also non-openable/ partially openable as a direct result of general wear and tear. Whilst the sash cord mechanisms are still working to the most part, the window casements do not run freely within the box frame and often jam, so the windows cannot be used. This is also a likely result of repetitive painting and patch repairs of the existing timber. The windows to the main dwelling have been well looked after for a considerable amount of time but are now beyond localized repair. Photographs 7 – 10 provide evidence of localized areas of decay and damage, despite good general care of the windows.



Photograph 7 – Areas of decay to the existing bay window

Cont.



Photograph 8 – Areas of decay to the ground-floor rear elevation window



Photograph 9 – Areas of decay and cracked paintwork to the utility room Yorkshire Sash



Photograph 10 – Areas of decay and cracked paintwork to the side elevation sash window

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The windows also contain single glazing leading to significant heat loss from the property. It has been acknowledged under recent guidance from Historic England that slim profile glazing, as proposed in this application, would not only improve the thermal efficiency of the window but is an acceptable method in an effort to adapt historic buildings for energy and carbon efficiency. We would argue that the proposed replacement of the window casements will actually improve the aesthetic of the building overall with clear moulding profiles and fully functioning sash windows, which are a faithful reproduction of the existing. This proposal will improve the overall thermal efficiency of the property, whilst maintaining the historic aesthetic of the windows.

As confirmed in the project specification produced by 'SavetheSash' and the documents supporting this application, the new casement windows will be a near identical replacement to the existing with an acceptable level of variance due to the slim glazing profile bars used and the slim profile glazing. The new windows will be placed within the original frame, which will be fully restored with the use of traditional integral glazing bars, into which the glazing is fitted to replicate the character of these historic windows as per Historic England guidance.

Wallace Bacon Consultants, February 2025

