

ELGIN CARS TECHNICAL GUIDANCE

PART 4 – WINDOWS & DOORS



Repairs should use appropriate techniques, methods of construction and high quality materials proven by tradition. This will normally be the same materials as were used in the original construction. Substitute or artificial materials are ineligible and their use is discouraged on grant-aided projects.

Work must be carried out in line with planning guidance, HES guidance and advice, BS 7913: The Principles of the Conservation of Historic Buildings and current Health and Safety legislation.

Windows and joinery

Where the windows are original then we continue to wish to see them retained.

1. Windows should be overhauled and repaired wherever possible by carefully splicing in new matching timber to follow accurately the original profile using traditional techniques and glue.
2. Where new replacement windows are required they should be manufactured from matching timber sections accurately following the original design and profiles.
3. Reuse original ironmongery where possible. Where necessary select historically appropriate new ironmongery that meets the modern requirements of security and exit, yet is of an appropriate style and quality. Use only slot headed screws.

Double glazing

Grants will not be available for double glazing in category A or B listed Buildings. Grants will only fund double glazing where it is replacing inappropriate windows, in Category C(S) and unlisted buildings, subject to the following parameters:

- Timber windows are constructed to a tradition pattern.
- Glazing bars/astragals are part of the sash construction.
- Glazing elements are fitted/mounted with putty or modern equivalent. Dry glazing would not be supported.
- Moulding detail reflects local patterns or examples from nearby similar buildings.

Original glass

1. Original historic glass (crown, cylinder, plate, patterned or coloured glass or glass with seeds, reams or other notable impurities) should be saved for re-use. The use of a proprietary putty lamp can be valuable in removing old putty without damaging the glass.
2. Modern cylinder, Vauxhall, crown, float glass or horticultural glass may be used for replacements depending on the original glass type to be found on the building. These may vary on a single building or elevation.
3. Match glass type to original examples on site or to date of building construction. Any patterns established as a result of evolution of the building should be respected.

Secondary Glazing (not generally eligible for grant)

1. Secondary glazing may be fitted on the inside but this should follow the glazing divisions of the window and not foul or damage any shutters or the opening of the window.
2. Secondary glazing is not grant eligible unless an historic installation.

Leaded glazing and zinc camed glazing

1. Before beginning a repair to leaded or zinc camed windows, a report should be commissioned from a glass specialist to schedule the works required to bring the window construction into a good state of repair. This report should be sufficiently detailed to give an outline of the works proposed with the associated costs and give a brief outline of the importance of the glazing and identify any unique attributes that may require more in-depth investigation.

Leaded Glass Protection

1. Remove any inappropriate window protection and make new window protection in woven or welded nonferrous or stainless steel wire mesh with a pitch and strength designed to meet the risk. Meshes should be made by a skilled wireworker to accurate templates.
2. Protection should follow the glass line and not cover stone tracery. It should be fixed using non-ferrous fixings into joints in the masonry in, back from the outside stone face but suitably spaced away from the glass to give maximum protection.
3. To increase protection in highly vulnerable areas, consider safety glass or where weight is an issue, clear polycarbonate. Clear sheet material should be fitted behind mesh but not against the leaded glass and be installed with adequate ventilation at top and bottom. Clear sheet used without mesh gives unsightly reflections.

Abutment pointing

The joint between joinery and masonry is to be pointed with either of the following:

1. A traditional site mixed mastic comprising burnt mastic sand and boiled linseed oil placed against a suitable backing stop.
or
 2. Lime mortar pointing placed against a suitable backing stop. Where a building is harled/rendered the use of lime mortar to fill this joint will allow the harl/render to be brought up to the joinery. This should be placed after joinery fascias have been decorated to ensure good protection of the fascia.
3. For late twentieth century metal windows that are a feature of the original design, polysulphide mastic may be used. Proprietary glazing putty is available for glazing twentieth century metal windows.

Painting of external joinery

1. Paint external joinery, using traditional methods and using good quality oil-based paint including preparation as recommended in the paint manufacturer's written instructions.
2. Ensure paint is not spread onto adjacent masonry.
3. Window colour to be as original from scrapes, or off-white. Avoid brilliant white for pre-1920 buildings.
4. Consider the use of traditional lead paints on grade "A" listed buildings.

Further information:

A wide range of information is available to help you plan your works. HES's guidance publications are available on 'The Engine Shed' website <https://www.engineshed.org/publications/>

For any queries, please contact:

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