

7. GUIDELINES FOR REPLACEMENT DOORS AND WINDOWS

The residential buildings on The Dulwich Estate are wonderfully diverse in terms of period and style. Doors and windows are important aspects of the character of these properties.

The original doors and windows should only be replaced where absolutely necessary. In these cases, they should be accurate copies of the original including the colour and materials used. Unless replacement doors and windows are exact replicas of the design and materials of the original, they are subject to approval under the Scheme of Management.

Each application for changes to windows, doors and garage doors will be considered on its merit as are all applications, and in the context of our policy for that particular type of property. Changes to the design and colour of windows is unlikely to be approved when in a group of properties of the same design, in order to preserve the streetscape.

Doors

If original doors cannot be retained, replacements should replicate both the design and materials. Replacement garage doors should be appropriate to the design and period of the house. Original hardwood garage doors should be retained where possible. Where a standard door (including the garage door) is an original feature of a group of houses, replacement doors should match the original design. If the colour of the door was previously specified in the lease, the replacement must be painted appropriately.

Windows

Georgian, Victorian and early twentieth century houses all have timber doors and windows. Small panes of glass are supported by timber glazing bars and leaded lights are also a traditional feature. Timber windows can be replaced, where necessary, without changing the building's original appearance. In most cases, it's possible to find double glazed timber windows that faithfully reproduce the original design. This is not the case with leaded light windows, so secondary glazing should be used to improve their thermal and acoustic performance. Traditional leaded lights have slightly irregular individual panes which gives them a sparkle. This is lost in modern substitutes which have thin strips of lead stuck to the surface of a single sheet of glass.

Steel windows have been used in Dulwich since the 1930s. Early steel windows, such as those used in Roseway, resemble traditional cast iron and have glazing bars. From the 1950s, steel windows were installed in some of the Wates built homes. Some manufacturers still supply double glazed steel windows, but do not replicate the glazing bars. The practice of including a plastic grid between two panes of double glazing to imitate a glazing bar has a detrimental effect on a property's appearance and will not be approved.

It is unlikely that aluminium or UPVC windows will be approved in houses built before 1940 or in traditionally designed houses built after this date.

Guidance on the care, repair, and upgrading of traditional windows is available as a free publication from Historic England (www.historicengland.org.uk. Contact 0370 333 0607). Where replacement windows in aluminium or UPVC are approved, they will need to match the originals in terms of:

- Similar frame dimensions
- Frame colour
- Overall style
- Pane sub-division into opening and fixed lights

- Mullion and transom widths
- Glazing rebate

Windows for extensions should also normally match the design of the existing windows. Where previous, unlicensed replacement of windows or doors has been carried out, we may require these to be modified or replaced as a condition of approval for a subsequent application for works. The piecemeal replacement of windows is discouraged.

WHAT TO INCLUDE IN YOUR APPLICATION

- Drawings which clearly show the dimensions of both the existing and proposed frames.
- Photos of existing windows marking in blue the windows/doors to be changed.
- Proposed elevation drawings of windows and doors.