Lime Cottage, Cassington, Oxfordshire

Listed building consent for the replacement of seven windows and one door

WINDOW COMPARISON

Introduction

This document looks at the comparison between the three different window styles in relation to this proposal. The three windows are:

1. The C.19th Century ground floor front elevation windows. These are not part of this application with regards to removal or replacement, they have been included in this document however for a direct comparison between the windows that are proposed to be removed and the windows with which they are being replaced.
2. The C.20th Century windows which are proposed to be removed in this application.
3. The proposed replacement windows.

The document will look at the following elements:

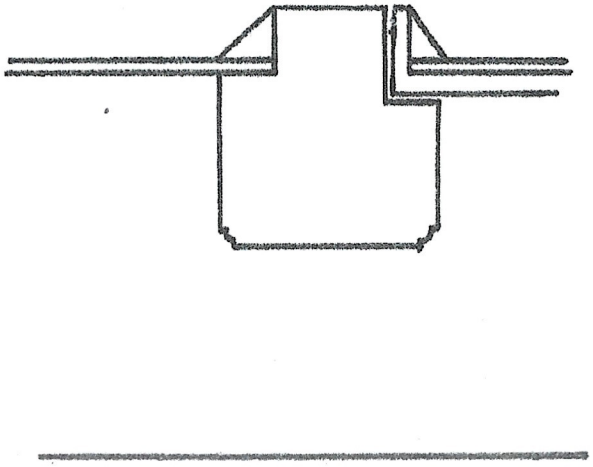
- Glazing bead sizes and styles.
- Sill section sizes and styles.
- Meeting rail (mullion) sections and sizes.
- Casement sections and sizes.

All section drawings are at a scale of 1:2 on A4.

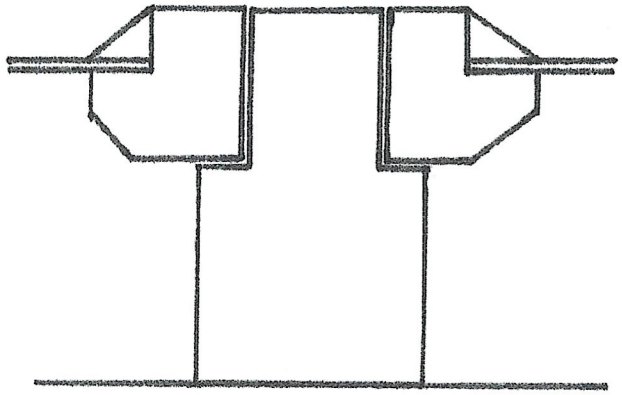
Figure 1. – Meeting rail and casement sections

It is difficult to get a direct comparison between all three windows due to the fact that the C.19th Century windows are either fixed timber casements or opening steel casements. Both the C.20th Century windows and the proposed windows are fixed timber casements or opening timber casements. However there are elements of the C.19th Century windows that can be compared, these are laid out below:

1. Looking at the mullions of all three windows, the proposed windows have a mullion that internally is very similar in section as well as both having an ovolo detail on either side. The C.20th Century windows have slightly larger section size and do not have any moulding on the internal side. This represents a very poor design for a traditional building and the replacement windows represent a design that is much more appropriate.
2. All three windows have a chamfered bead on the external side of the casements; this is traditional putty on the C.19th and C.20th Century windows whilst it is a timber moulding on the proposed windows. Proportionally these are all the same.
3. Looking at the external side again, the comparison of the meeting rails and mullions are more difficult with regards to the C.19th Century windows due to the reasons stated above. Looking at the C.20th Century windows, the casement rails are slightly smaller than the proposed but the overall width of the two rails and mullion is very similar (20mm wider for the latter). This is due to the slimmer mullion of the proposed windows which proportionally is better design of the overall aesthetic. The C.20th Century windows two casement rails and mullion are all the same width which proportionally is incorrect for a traditional window.
4. Looking at the internal side of the casements, the C.20th Century windows have a chamfered detail on all casements. This is a poor design for a traditional window and not in keeping with the C.19th Century windows. The proposed windows have an ovolo detailing around the inside which matches the detailing on the internal side of the C.19th Century mullions.

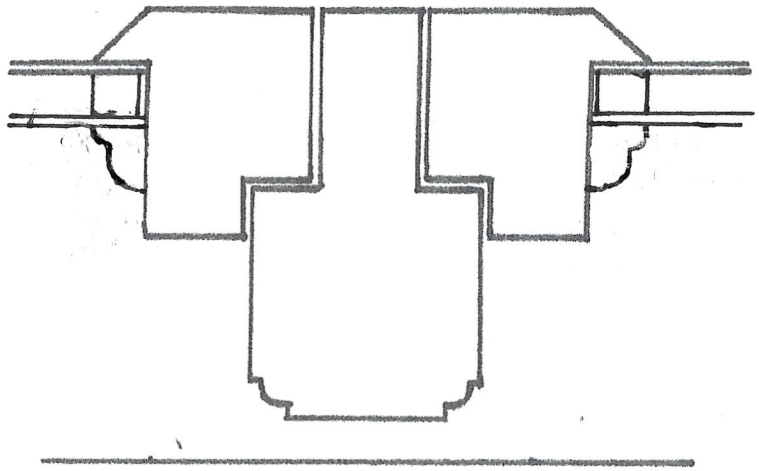


C.19th Century windows



Bottom lines all show sill positions

C.20th Century windows

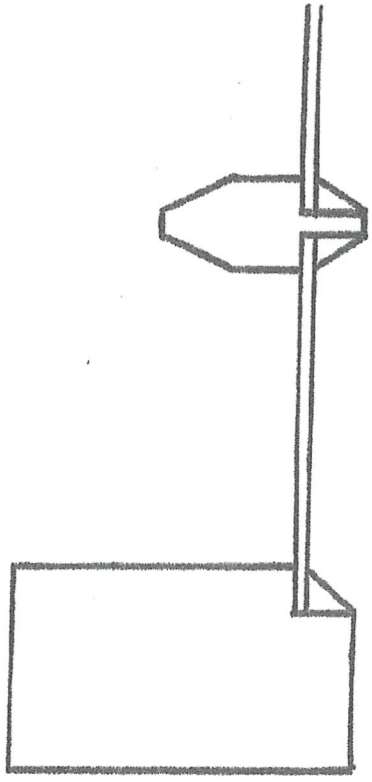


Proposed window

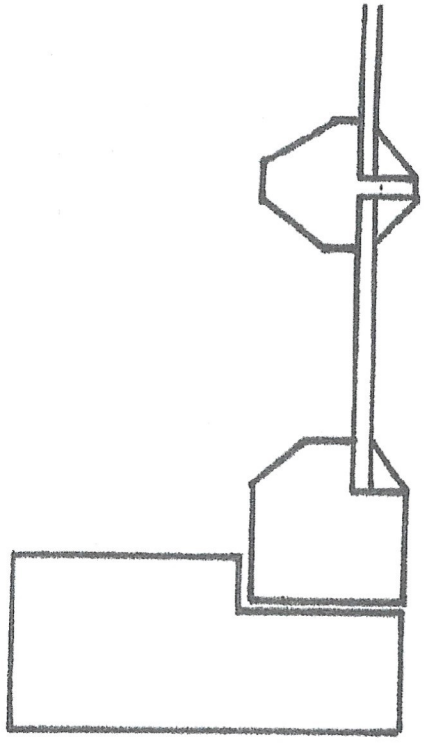
Figure 1. – Glazing bar and sill sections

1. The glazing bars of the C.19th Century windows are 22mm thick with an overall depth of 54mm and internal depth of 35mm. They have a chamfered profile on the interior side.
2. The glazing bars of the C.20th Century windows are 35mm thick with an overall depth of 40mm and an internal depth of 25mm. They also have a chamfered profile on the interior side.
3. The glazing bars of the proposed windows are 36mm thick with an overall depth of 48mm and internal depth of 15mm. They have an ovolo profile on the interior side.
4. The sill section of the C.19th Century windows is 50mm x 90mm with a 15mm rebate for the glass.
5. The sill section of the C.20th Century windows is 45mm x 110mm with a 40mm rebate for the casement. The casement has a 15mm rebate for the glass.
6. The sill section of the proposed windows is 44mm x 115mm with a 44mm rebate for the casement. The casement has a 15mm rebate for the glass.

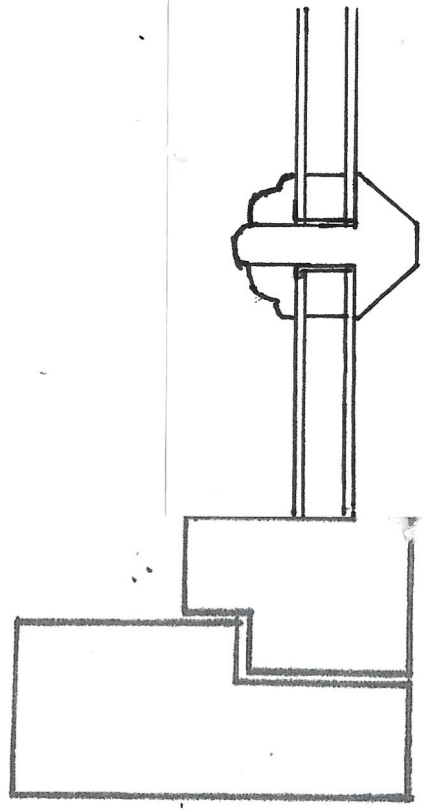
The glazing bar of the proposed windows is proportionally more in keeping with traditional windows than the C. 20th Century windows. With a 35mm wide glazing bar, the C.20th Century windows are of a very poor aesthetic design and not in keeping with the C.19th Century windows. Whilst the ovolo profile of the proposed windows is different to the chamfered profile of the C.19th Century windows, the C.19th Century windows include an ovolo moulding on the mullions and side rails as shown in figure 2.



C.19th Century windows



C.20th Century windows



Proposed windows

Conclusions

Looking at the three window designs, the proposed windows are not creating any noticeable change to the existing windows, they are slightly more aesthetically in keeping with the C.19th Century windows in style and detailing. Internally this is more noticeable due to the C.20th Century windows having a very blunt looking chamfered moulding instead of the ovolo moulding of the other two styles. The glazing pattern of the existing holds no heritage significance and was likely designed in this way due to the fashion at the time. The proposed glazing pattern is more appropriate for the asset as well as matching many other heritage buildings in Cassington

There will also be no aesthetic heritage loss due to slim double glazing being installed as all windows that are being replaced currently have modern float glass installed.

The proposed windows and door will create a heritage gain aesthetically and communally by replacing poor quality windows of a poor design. There will be no evidential heritage loss as all windows that are to be replaced are from the C.20th Century (1965 approx.) and therefore hold no heritage value.