

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 architectural character of these properties and most terraced or semi-detached properties, apartments and groups of houses were built with the same windows giving them a consistent appearance.

The original doors and windows are usually repairable and should only be replaced where absolutely necessary. In these cases, they should be accurate copies of the original including the colour and materials used, known as a like-for-like replacement. 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 that particular property. Changes to the design and frame colour of windows are unlikely to be approved when in a group of properties of the same design, in order to preserve the consistent appearance of the group and character of the streetscape.



Conserved group Rockhill



Original steel window replacement

Doors

For many 19th and 20th century properties or terraces, inter-war and post-war group developments, the front door design is the same for all houses. In some cases, the paint colours vary, but this consistent appearance affects the character of the local area which is protected by the Scheme of Management.

When retrofitting your home, it is worth considering retaining your original front door rather than replacing it. The existing door has embodied carbon and the wood, if historic, could well be more durable than modern timbers. An experienced joiner, surveyor, or architect can advise you about how your door could be conserved and how you could improve security through repair and reinforcement. You can also achieve energy savings with repairs such as:

- Timber repairs such as replacement, splicing, or resin repairs.
- Reinforced door panels and frames.
- Improved hinges and locks.
- Draught-proofing seals to the door perimeter and frame.
- Draught-sealed letter boxes and escutcheons on locks.
- Low VOC high-performance paint systems.
- Timber weather bar to the base of the door to deflect rainwater, and a steel bar to the threshold to prevent draughts.
- Heavy curtains hung internally, or a secondary internal door can improve thermal performance

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If your door cannot be retained, replacements should replicate the original design and materials. Any change to the external appearance or replacing a modern door to match the original design will need a permit application. Please contact the Scheme of Management with detailed drawings and a supporting statement. If your property is listed, you should contact the local authority conservation team for further advice.

Further information is available for retrofitting windows and doors at Historic England's website.

Garage Doors

Replacement garage doors should be appropriate to the design and period of the house. Original hardwood garage doors should be retained where possible or replaced to match the original design. Where a garage door is an original feature of a group of mid-century houses, replacement doors should match the original design and materials. If the colour of the door was previously specified in the lease, the replacement must be painted appropriately.

Please see Guideline 4 for further details regarding residential garage conversions.



Suitable UPVC in Peckham Wood



Like-for-like window replacement

Windows

Any changes to the appearance of your windows are subject to approval under the Scheme of Management. This includes a change of material and any changes to the overall appearance such as the frame or fenestration design.

Georgian, Victorian and early twentieth century houses all have timber doors and windows. Traditional features include small panes of glass supported by slender timber glazing bars and leaded lights. Mid-century properties also have consistent architectural proportions and details that are to be retained. The best way to conserve timber windows is to paint and repair them on a regular cycle. This is normally every three years, or high-performance breathable paints can increase this further.

Original windows are often the first items to be considered for replacement when improving energy efficiency or making home improvements. For replacements, changes to the fenestration design of historic, architecturally significant, or properties with group value, are unlikely to be permitted. Replacement single or double-glazed windows that exactly replicate the original design do not require a Scheme of Management permit.

Retrofitting original windows can be a cost-effective way of conserving embodied carbon and reducing heat loss. A window repair specialist can survey your windows and advise you about repairs, draught exclusion, and installation of slim-fit or standard double-glazed units to the original frames. Secondary glazing can also be installed internally without the need for a permit.

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In most cases, it's possible to find double glazed timber windows that faithfully reproduce the original design. The frame thickness and profile should match as closely as possible, and details can be submitted for our consideration. If you require trickle vents for new or existing windows these should be concealed with a projecting timber strip known as 'head drip'.

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 mid-century homes. Thermally improved heritage metal window products are available with slender frames and glazing bars to match the original design while also having double glazed units and thermally broken frames. Further information is available at the Steel Window Association and for aluminium alternatives see here.

For leaded windows, in most cases secondary internal glazing can be used to improve their thermal and acoustic performance while preserving the external appearance of slightly irregular individual panes. This is lost in modern substitutes which have thin strips of lead stuck to the surface of a single sheet of glass, and original leaded windows are to be conserved. For properties that are not listed, or a building of local merit, encapsulating the original leaded windows in sealed double-glazed units could be permitted, subject to the detail.

Guidance on the care, repair, and upgrading of traditional timber and steel windows is available as a free publication from Historic England. 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. For replacement windows in mid-century properties slender frame, square profile windows are required subject to the detail. The fenestration design must exactly match the original design. Ovolo (rounded) profile window and door frames are not suitable in mid-century or contemporary properties.

Using renewable materials such as wood from an FSC source has less environmental impact than aluminium, steel or UPVC. Given the carbon impact of this type of change, it is worth investing in higher quality products that will have a longer lifespan. It is considered that aluminium windows have a longer lifespan than UPVC. 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 be in keeping with 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

- Elevational and detailed photos of existing windows marking in blue the windows/doors to be changed. Include photographs of nearby properties to describe the context.
- Drawings which clearly show the dimensions of both the existing and proposed frames. Manufacturer typical frame details are required.
- Proposed elevation drawings of the property including the windows and doors.