

# Heritage challenge

**Alan Burgess, (pictured right) managing director of Masterframe writes: As I reflect upon 46 years in this industry 35 of which have been focused on PVC sash windows, I find myself repeating the challenges we face and asking if anything much has really changed**



Understandably, planning officers still want to maintain the character of the street scene, the design element of which has been ‘unregulated’ or at least companies have got off scot-free if they ignored advice. The result is that we have now lost most of the original sash windows in homes to inappropriate double glazing.

## Inappropriate?

Why inappropriate, surely that’s just sour grapes from a sash window manufacturer?

No, these installations are normally inappropriate because:

- They destroy the street scene; the sight lines are totally wrong, fat chunky double casements with a transom often two or three times fatter than the original sash.
- Tilt turns, open out casements, with or without mock horns, simply destroy any uniformity.
- Laughable Georgian insert patterns, none of which replicate the originals.
- Every home has a different treatment, a complete mish-mash of fenestration styles, street scene changed forever in every town across the UK.

Yes, we can blame homeowners who want a cheap job done, or salespeople who just want to sell and get paid, disregarding any impact their choices will have on the property valuation.

## Detail required

As for planners or conservation officers, their work load has increased, their income streams diminished and they are less inclined to consider samples alone. Today they expect far greater detail when considering applications, 1:20 scale drawings, heritage impact statements, so much more than ever before. Little wonder then that some installers simply bypass the system and install inappropriately styled replacements.



**Vintage traditional window**



**A Timberweld corner**



So difficult and widespread are the types of restrictions, that we have printed a 48 page brochure covering all aspects of the planning system, *How to replace windows in conservation areas and heritage properties* available from Masterframe on request.

## Expectations

Home owners or conservation officers with responsibility for sash window replacement projects, expect replica products. Yes, the occasional one is swayed by cheaper casements or standard, mitre welded, shiny white squares, however most will not be.

Installers often fail to appreciate that detail matters. It is the finer details that make the biggest difference on applications for sash window replacements. Authentic butt jointed construction (not ones with holes in the sides) sashes with different sections, slim, large and deep bottom rail, all in the same sash (to mirror originals), staff bead trim, wood foils, painted finishes, slim transoms, narrow mullions for coupled multi-light combinations where every panel slides.

## Objections overcome

When architectural objections can be overcome, as we have done for schools, housing estates even civic town halls, then you know that particular council can hardly disapprove local window installations, using identical windows.

There is no better window than a sash for ventilation. Offering up to eight air changes per hour, sash windows provide significantly better ventilation rates than casements. As for security, that’s become expected,

Secured by Design and the new document Q will require better levels of security.

Installation however remains one of the most frustrating issues for authorities. They detest inserts, casements (or



Installation at Broughton House

VS) inserted into the existing wooden box frame, to save costs. Sadly this method of installation just destroys any solar gain because of the visible profile thickness, it's far better to remove the existing box frame and set the new window frame behind the outside brickwork, substantially



Mullions

increasing the daylight area.

One by one, conservation officers are beginning to find out that such products exist. One by one, their objections are being overcome (or overturned on appeal) because installers are better educated about the planning process and more willing to challenge poor decisions.

As soon as these improved products are used, new guidelines get written, setting higher standards and expectations because they know better products exist which meet the aesthetics they demand. Remember, conservation officers are not interested in the costs of products only the damage that the appearance of those



*To read more about Vintage Traditional sash window, perfect for use in conservation areas, download the brochure <https://bit.ly/2FDGzWz>*

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# Heart of the nation

Passionate Brits want more measures put in place to protect the nation's heritage sites, according to new research.

The research carried out by Oaksmore ISA (an FCA-regulated alternative investment fund manager) as part of the 2018 British Heritage Restoration report, has revealed the discontent amongst Brits when it comes to the upkeep of UK's heritage sites and historic buildings.

According to the findings, 32% of Brits want their local council to be doing more to protect their nearby heritage sites and one in four think the public should take responsibility for preserving the UK's landmark buildings and sites.

However, the research has highlighted a lack of public knowledge around how best to protect our historic sites. Whilst 15% of Brits claim that the heritage and history of their hometown is one of the things they love most about their local area, 23% feel unsure of how to go about preserving heritage sites and are calling for better education on this from the experts.

The data also suggests a strong feeling that, whilst the government is investing funding and time into tackling the housing crisis, the focus should instead be on preserving the country's existing sites which they feel are being neglected.

In addition, almost a quarter of those surveyed (24%) think one of the biggest disappointments concerning heritage sites today is the growing number of wealthy investors purchasing and privatising key locations, either restricting or entirely prohibiting public access. The public want to reclaim their history and ensure everyone has access to the UK's most beloved historic landmarks.

Reuben Skelton, an executive for Oaksmore ISA, says: "It's clear from our research that the public feel very passionately about their history and the landmark sites that tell the tales of historic Britain. The research has highlighted a real desire amongst the public to protect and restore the UK's heritage sites.

"Sadly, there are too many instances of UK heritage buildings and sites being poorly kept over the centuries,



which is why we want to give Britain's most iconic sites the restoration they deserve and, in many cases, so desperately need.

"The public can and should get on board with protecting their local sites. Some easy ways to do this include writing to your local MP to propose a restoration campaign or coming together as a community to support the site with fundraisers and awareness campaigns.

"Another great way that the public can contribute to the upkeep of their local sites is to donate or invest money directly into it. This can be as simple as visiting the site and paying a small entry fee, donating a sum to those responsible for the site's upkeep, or investing directly into a restoration fund.

"The Oaksmore Innovative ISA invests both time and money into the restoration of the UK's beloved historic sites. Aside from an excellent return, investors can enjoy the satisfaction of giving back to their community and country, and know that their investment is contributing to the upkeep of the country's heritage." □

**Winkhaus has introduced two new products – the autoLock AV3 Heritage Plus and Heritage Duo Pull – both designed to complement each other and suit a wide range of contemporary and period door styles. Based on the AV3 range of multi-point locks, the AV3 Heritage Plus provides automatic locking once the door is pulled shut without the need for a key and comes with several new innovative and convenient features. Unlike the current Heritage locks, the AV3 Heritage Plus offers the daytime latch function that, when activated, makes it possible to easily open the door from the outside without a key. This added practicality is popular with end-users, enabling temporary, flexible entry and exit without using a key. A feature is AV3 Heritage Plus' compatibility with the FAB slave door lock, creating solution for double door entrance doors that permits, if needed, an upgrade to the automatic unlocking – blueMatic AV3-E Heritage Plus.**

**Paired with AV3 Heritage Plus is the Heritage Duo Pull. This high-security PAS24-compatible escutcheon/pull has been improved to offer new features, while retaining its quality and distinctively-crafted appearance.** □

