

THE CARADON *DESIGN* GUIDE

SECTION E

RESIDENTIAL DEVELOPMENT

D O R M E R S
&
R O O F L I G H T S



Supplementary Planning Guidance

July 2000

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SECTION E



D O R M E R S
&
R O O F L I G H T S

C O N T E N T S

INTRODUCTION	E13
DORMERS	E14
DESIGN PRINCIPLES	E14
ROOFLIGHTS	E15



DORMERS
&
ROOFLIGHTS

I N T R O D U C T I O N

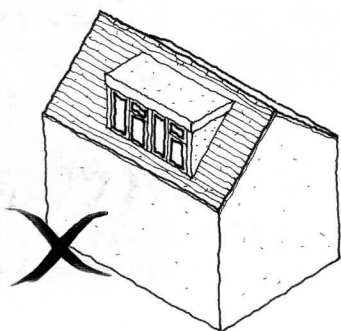
Caradon District Council has produced the Design Guide to help conserve and strengthen the special character of the built environment. Especially its traditional towns and villages. This factsheet is concerned with Dormers and Rooflights. Other sections of the Design Guide will provide valuable background information.

- *Section A* Explores the concept of local distinctiveness.
- *Section B* Provides information on Design within the Planning System.
- *Section C* Looks at fitting development into the landscape.
- *Section D* Focuses on local context.

DORMERS & ROOFLIGHTS

DORMERS

- Dormers are a fairly common feature in Cornwall especially on smaller cottages. A room-in-roof has the advantage of making the most of a building's volume, and often creates an interesting and characterful space. However, the external appearance needs careful consideration - modern dormers are often far too large, of ugly materials and of inappropriate styles for traditional and new houses alike.
- Building Regulation permission will be required for a dormer and in most circumstances, for the installation of rooflights. The window or rooflight openings may be required to be used for emergency escape if there is a fire in the building. Under these circumstances there are restrictions on the minimum size of the opening and the distance from the eaves of the building.



Avoid big boxy dormers



Modern cottage style house. The barge boards are rather too deep, but the overall effect successful.

DESIGN PRINCIPLES

- Dormers should be considerably smaller in scale than the main roof. Smaller, separate dormers look better than one large one.
- **Retain and repair** old dormers rather than reconstruct or modernise.
- Dormers will not be appropriate at all on some historic or Listed Buildings where their inclusion would be detrimental to character and style. Any work carried out on Listed Buildings or on Conservation Areas is required to be of the highest standard in terms of materials and detailing.
- Flat roof dormers create a jarring 'boxy' shape and are not appropriate.
- Installation of dormers should not be attempted if extensive alterations to an old roof structure is required.

DORMERS
&
ROOFLIGHTS

- Barge boards and stop ends are modern details and create a top-heavy effect. Design out or minimise these elements.
- Consider the positions of any new dormers in relation to the windows beneath. Their width, finish and glazing pattern should match those on the rest of the facade.

ROOFLIGHTS

- Rooflights are sometimes an acceptable alternative to dormers but must be used with restraint, and preferably on rear roof slopes, especially on older properties.
- Use the correct flashing for slate roofs so that the rooflight sits into the roof, not perched on the surface.
- Restrict the size and number of rooflights visible on any roof slope.
- Use rooflights with a vertical emphasis, or a 'Conservation' pattern with an additional vertical glazing bar.



Rooflight of vertical format, neatly set into the roof.



The use of dormers can reduce the apparent scale of a building to one and a half storeys.



'Pitched' dormers are the most typical in the area but are more complicated to construct. Note the small size of the dormer compared to the window on the main facade. Lead or slate are suitable materials for the dormer cheeks.



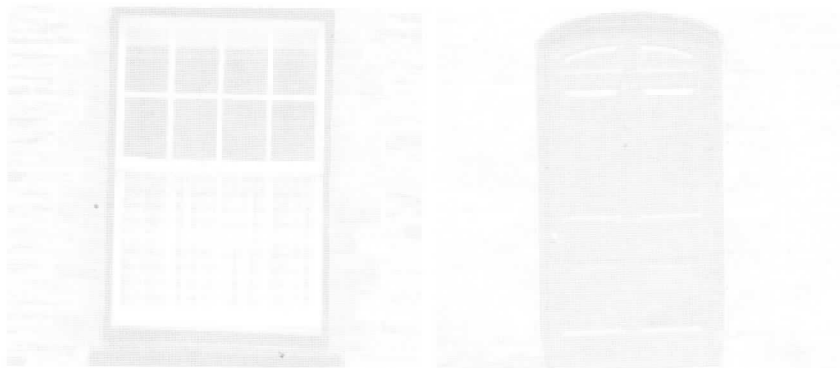
A modern hipped dormer with mitred real slate hips and cheeks. The fascias are rather too deep on this example. The use of hipped dormers helps to merge the element into the roof.

THE CARADON *DESIGN* GUIDE

SECTION E

RESIDENTIAL DEVELOPMENT

WINDOW & DOOR
JOINERY



Supplementary Planning Guidance

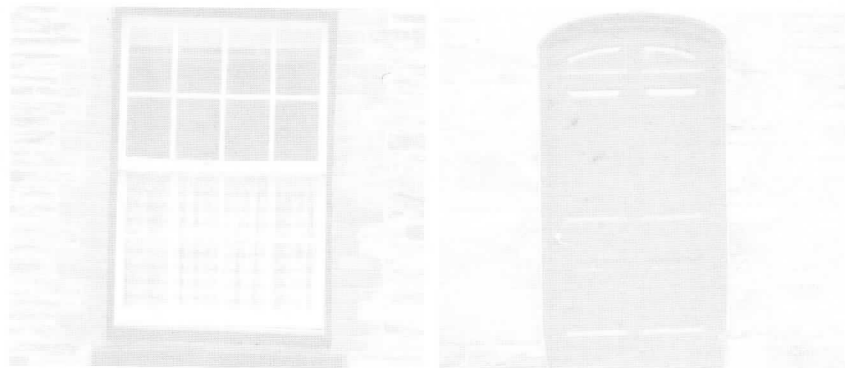
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W I N D O W & D O O R
J O I N E R Y

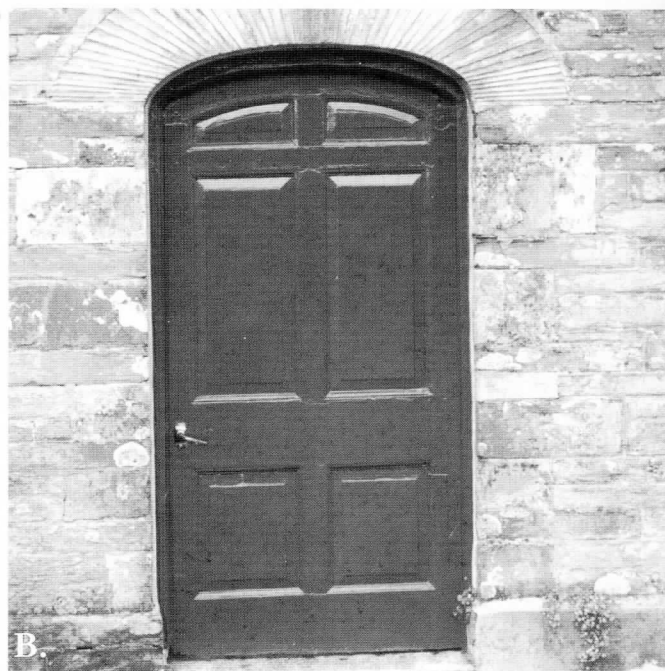
C O N T E N T S

INTRODUCTION	E16
WINDOWS	E17
Design Principles	E17
Plastic PVCu Windows	E20
Listed Buildings and Designated Areas	E20
DOORS	E24
Design Principles	E24
Listed Buildings and Designations	E25





A. Georgian 16 pane vertical sliding sash window.



B. An unusual arched top raised and fielded six panel door.

I N T R O D U C T I O N

Caradon District Council has produced the Design Guide to help conserve and strengthen the special character of the built environment in Cornwall, especially its traditional towns and villages. This factsheet is concerned with appropriate window and door joinery. Other sections of the Design Guide will provide valuable background information.

- *Section A* Explores the concept of local distinctiveness.
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WINDOW & DOOR JOINERY

Windows and doors are the main features on an elevation and contribute greatly to the overall character. Each architectural period had windows and doors of a distinctive style and detailing. Traditionally, windows of cottages were small, especially on exposed north elevations.

Unfortunately, inappropriate replacements for old windows and doors causes much of the damage done to our valuable architectural heritage.

WINDOWS

Design Principles

- Choose a design appropriate to the original period of your house, including any new or additional windows. This applies to a traditional cottage, a Victorian vicarage or an Interwar bungalow!
- Avoid adding shutters, especially to modern properties and where solely cosmetic. Traditionally, shutters were simple, hinged, framed timber panels.
- Until this century lintels were made of stone, brick or wood and long spans were difficult to achieve. Traditionally window openings were therefore vertical in emphasis, which also has the advantage of improved privacy from the street. Where a wide opening is required consider using timber or stone mullions. Linked windows may also be appropriate. The exception is the strongly horizontal glazing patterns of some Interwar or Deco properties which should be retained or reproduced.
- Set windows back at least 50mm from the building face. This creates a shadow line and a sense of solidity. Windows in slate hanging are frequently flush on the facade.



Avoid windows with horizontal emphasis.



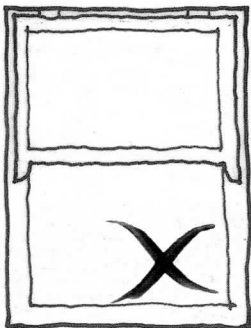
Avoid top hung night vents, which look too heavy.



When replacing windows match the glazing pattern to suit the period of the property. Horizontal glazing patterns are typical of the interwar period.

WINDOW & DOOR
JOINERY

- Avoid projecting timber sills. The traditional slate or stone sill requires much less maintenance in the long run.
- Avoid designs which are asymmetrical or of horizontal emphasis.
- Leaded lights are a feature of some late Medieval and Interwar houses. However, the use of self adhesive lead lattice is to be avoided, especially on large areas of glass.
- Avoid window designs which include small top hung night vents, they are visually jarring especially on older properties. Integral trickle vents or modern window locks can provide secure ventilation.
- Avoid the use of fake styles - they never look convincing. 'Georgian' or 'sash' top hung casements usually lack the correct proportions or sense of depth of the authentic feature. Avoid 'swept' (curved) or 'gothic' headed casements. Semi-circular fan-headed windows are generally to be avoided, unless authentically detailed. PVCu versions should be used with care.
- There has always been a need to replace windows, however, it is vitally important that the character and charm of your home is not compromised by inappropriate materials, poor design, cost or apparent ease of maintenance.
- **Repair original windows whenever possible.** Older timber is usually of lasting quality and repair by a skilled joiner can often cost less than replacements. Any repair or new work to windows should exactly match the size, detail, mouldings of the original.
- Avoid anodised aluminium. The combination of hardwood surround, grey metal frames and large expanses of glass creates an exceptionally grim appearance. Coated aluminium of an appropriate design and colour may be suitable in some circumstances.



Avoid fake 'sash' casements.

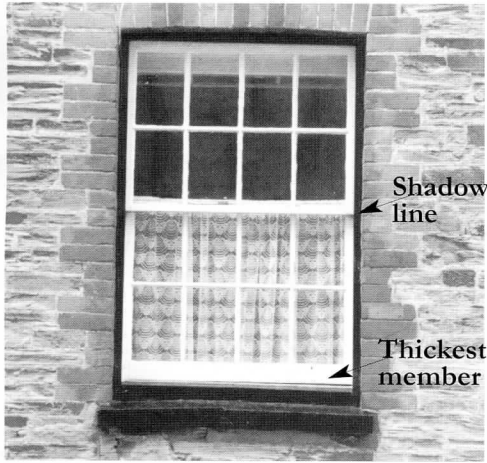


Avoid swept head casements.



Avoid incorrectly detailed fan-headed windows.

WINDOW & DOOR
JOINERY



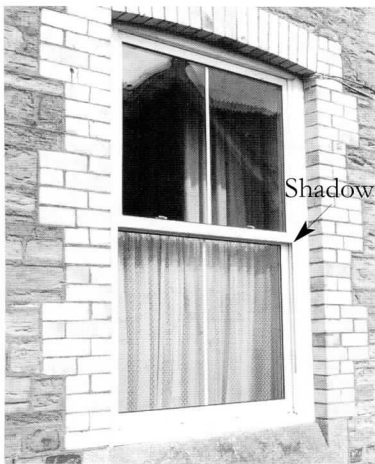
The real thing! A timber vertical sliding sash window. Note that the sides of the sash frames are wider than the central meeting rail and that the bottom row of the lower sash is the thickest of all. Note the shadow where the two sashes meet.



Compare this with the original window shown adjacent. The 'meeting rail' is the widest element, while the bottom of the lower sash is the thinnest! These subtle changes in proportion and detailing make all the difference.



The 'glazing bar' effect should not be carried across the whole window area, and the use of fillers avoided. Replacement windows must fit the opening.



Nearly right! A PVCu sliding sash window. Note the shadow at the meeting rail and the thicker frame to the bottom of the lower sash.



Attempt to retain the authentic proportions of an old window as closely as possible. The original pattern of the above example can only be surmised!



The original method of glazing a square proportioned opening. Note that the vertical proportions are retained by subdivision into smaller sliding sash windows. Avoid the use of decorative lead flashing on older properties.



9 pane design



12 pane design



16 pane design



- Small paned 'Georgian' style bow windows are to be avoided - the proportions are seldom correct, especially as replacement to an authentic bow window, where specialist advice should be sought regarding period detailing.
- Avoid replacement windows using timber from forests which are not managed sustainably - ask your supplier for the necessary evidence. The reddish colour of tropical hardwood is often unappealing, especially on older properties.

PVCu Windows

The current 'fashion' for white PVCu is understandable, but fraught with pitfalls. The following principles should be considered:

- Avoid PVCu for older buildings, if at all possible. Even if well executed they do not have the subtlety of proportion and detail of the original window design.
- Set back all windows by 50mm.
- The window should fit the opening. Any use of fillers or surrounds is to be strongly avoided.
- A sash window should not be replaced with a casement window. Sliding sash PVCu equivalent may be acceptable in some cases. On no account should the 'glazing bar' effect be carried across the whole area of the window, the lack of the central transom (horizontal sash frames) is visually disturbing.
- Glazing bar design should create panes that are vertical in emphasis and follow the traditional 9, 12 or 16 pane patterns.

Listed Buildings and Designated Areas

- Seek specialist advice for any major repair or replacement work. English Heritage, SPAB, The Georgian and Victorian Societies all publish detailed information on this crucial aspect of building conservation, see Appendix 2 for further information.
- **Retain and repair** original joinery if at all possible.
- If replacement of windows is necessary, an exact copy of the original should be made, or an authentically detailed pattern to suit the age of the building. For example a Victorian window may be replaced by a Georgian replica in a Georgian period property, if more appropriate.

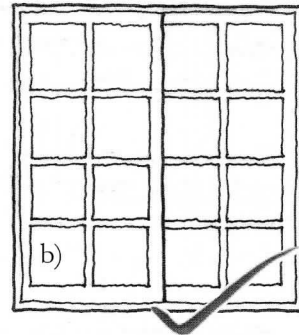
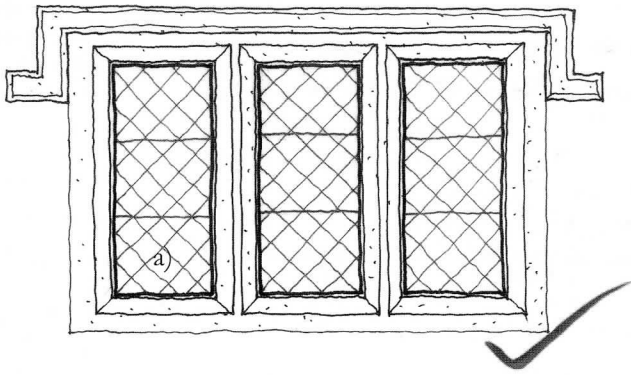
W I N D O W & D O O R
J O I N E R Y

- Semi-circular fan-headed windows were a feature of some Georgian and Victorian properties and if replaced must be authentically detailed.
- Aluminium, stained hardwood or PVCu should not be used on Listed Buildings, or on facades visible from the public domain in other Designated Areas.
- If replacing modern windows seek specialist advice regarding the age and correct style of window for your property.
- Some 16th and 17th century mullioned windows retain their wrought iron and leaded lights. Appendix 2 includes details of specialists for repair to leaded panes.
- Retain old 'Crown' glass including existing bullions. Modern glass appears flat when compared to 'wobbly' old glass, which catches the light in a characteristic manner. Do not insert bullions where none existed before.
- Original windows are often 'draughty' in exposed areas. Specialist weather stripping for sash windows is available. Secondary glazing is effective in excluding draughts and noise. The glazing pattern of secondary glazing should suit the pattern of the original window.



WINDOW & DOOR
JOINERY

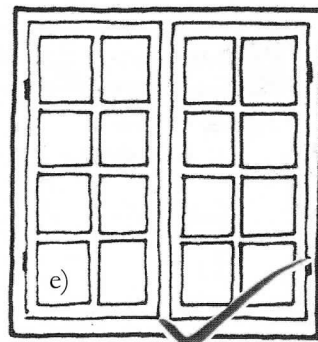
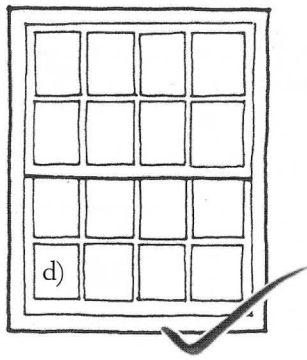
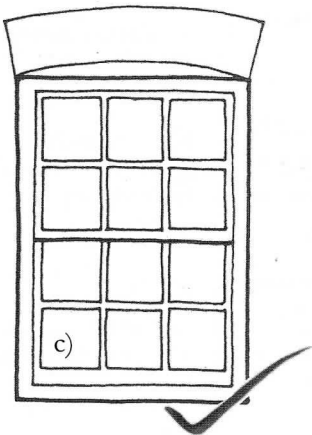
Some examples of windows found in historic properties



a) 16 century stone mullioned windows with diamond leaded lights in wrought iron casement.

b) Horizontal sliding sashes are sometimes found in cottages and should be retained whenever possible.

Georgian period windows

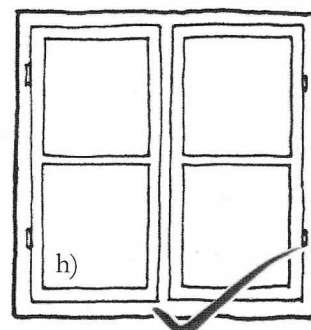
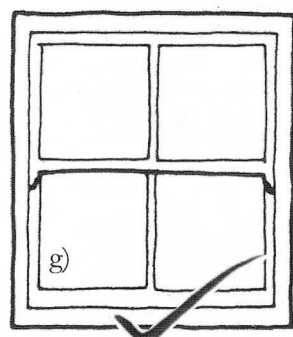
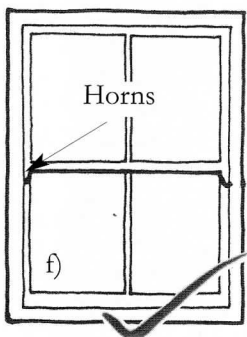


c) Early Georgian windows had heavier section glazing bars these should be retained.

d) 16 pane window.

e) Typical casement notice central meeting style.

Victorian period windows



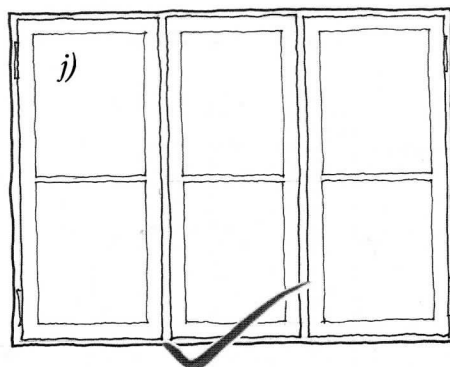
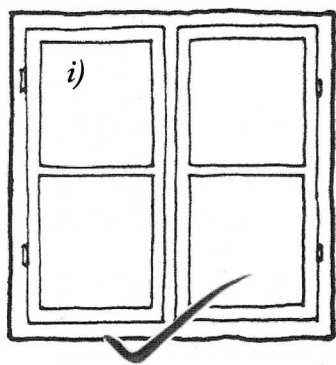
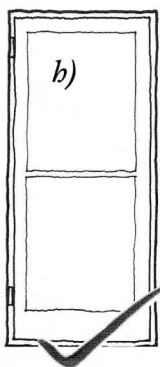
f) Notice horns on windows of this date.

g) Suitable for cottages.

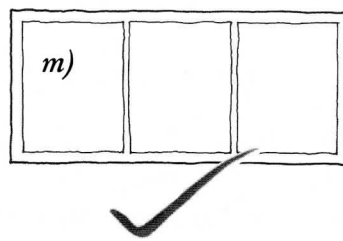
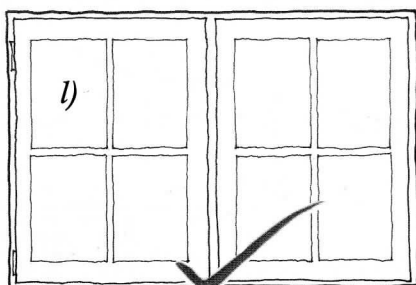
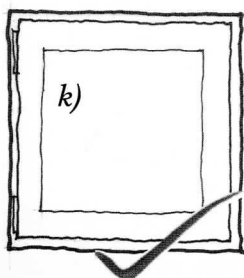
h) Typical casement with central meeting style.

WINDOW & DOOR
JOINERY

Modern window styles



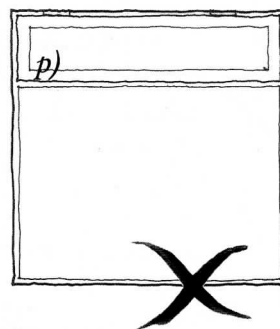
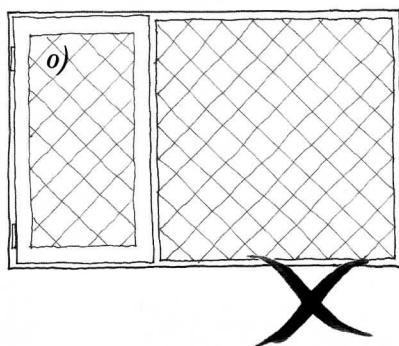
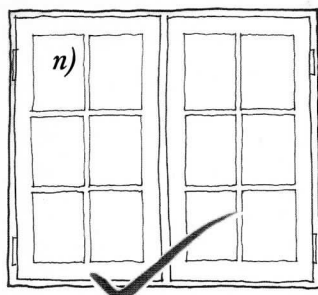
b-j) Modern casements with or without horizontal glazing bars.



k) Simple square casement. Suitable for small format windows e.g. bathrooms.

l) Linked windows are suitable for wider openings.

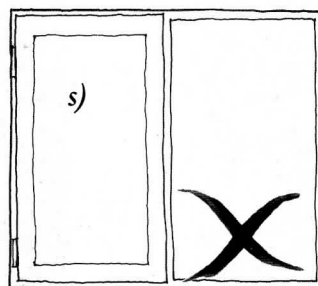
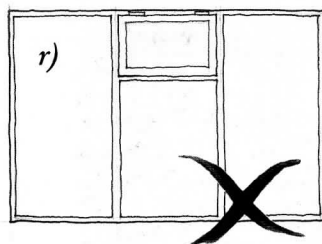
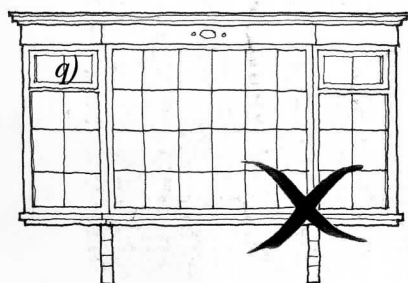
m) Subdivided fixed lights are suitable for wider openings.



n) Cottage style casement with central meeting style.

o) Avoid applied leaded light effect.

p) Avoid top opening casements which create a horizontal emphasis.



q) Avoid off-the-peg bay windows.

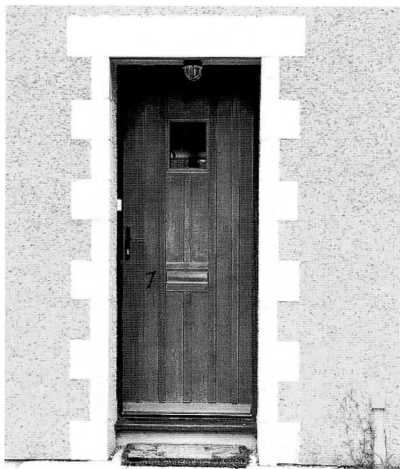
r) Avoid night vents.

s) Avoid single opening casements which create an asymmetrical effect.

DOORS

Design Principles

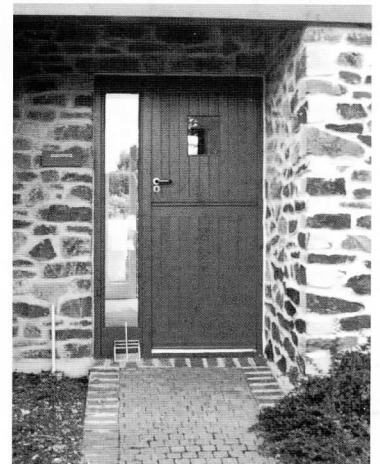
- **Repair** an original door if at all possible.
- Avoid stained tropical hardwood or glazed aluminium doors.
- Set back doors from the face of the building by at least 50mm.
- Avoid flimsy timber sills.
- Avoid PVCu front doors. The frame and seal detail creates a mean and visually unsatisfactory entrance. The panelled effect is seldom of the correct detail or proportion.
- Avoid very ornamental or patterned doors. A simple door of good proportions is generally suitable.
- Avoid integral fan lights. Fan lights are appropriate over the door.
- The style of the door should suit the period of the house.
- The design of patio doors (French Windows) should reflect the character of the building and other windows and doors.
- Older doors are often wider than modern versions. Do not modify an existing frame and opening to fit an 'off the peg' modern door. The extra width of an older door creates a cosy welcoming effect.
- Stained or varnished doors are to be generally avoided. Black/dark grey stains or microporous paints may be appropriate for rural cottages.
- Paint is the traditional finish for domestic doors.



A modern cottage style door. Note the dressed stone quoins to the door surround.



An unstained oak boarded door weathers to a silver grey. This would be suitable for a rural property.



A modern stable door simple, well proportioned and fits well with the vernacular.

WINDOW & DOOR JOINERY

- Avoid strong bright colours. Darker tones are generally appropriate. Azure blue may be suitable in coastal locations.
- Avoid plastic or chrome numerals, letterboxes and knockers. Solid brass or black iron are more appropriate.

Listed Buildings and Designated Areas

- Retain and repair original doors and unusual features such as half doors.
- When replacing modern or inappropriate doors, reclaimed timber panelled doors are recommended. These may be obtainable from local salvage yards.
- Timber ledged, braced and boarded doors are generally suitable for small cottages.
- Timber four or six panelled doors or panelled and glazed doors are generally suitable. Six panel doors are more appropriate for Georgian period and larger properties. Four panel doors for Victorian period houses and cottages.
- Avoid 'stick-on' stained glass effects. Real stained and lead camed glass may be suitable for some Victorian houses.
- Aluminium, PVCu, stained tropical hardwood are not suitable on Listed Buildings and should be used with care in Designated Areas. Solid brass numerals, knockers, letter plates and knobs would be appropriate for 18th and 19th century houses. Black japanned thumb latches would be suitable on small cottages. On no account should mock strap hinges or studs be used to create an 'olde worlde' effect.



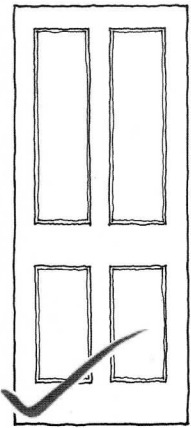
Retain and repair original joinery. Note the fan light is positioned over the door, and the correctly detailed glazing pattern. Repairing this door would be cost-effective in comparison to replacing it with a new one.



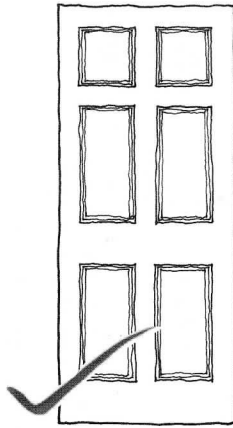
A Victorian door partly glazed with etched stained and cut glass panels. Retain these elements if at all possible.

WINDOW & DOOR
JOINERY

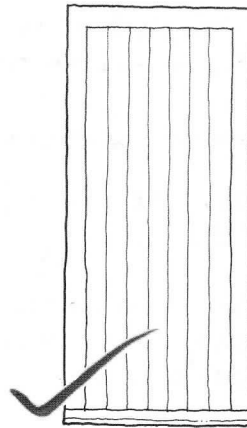
Doors appropriate in older buildings



a)



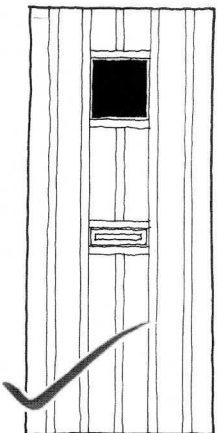
b)



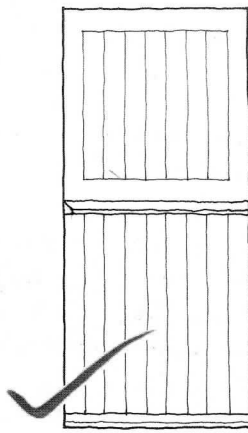
c)

- a) 4 panelled suitable for cottages and Victorian property.
- b) 6 panelled suitable for Georgian property.
- c) Framed, ledged and boarded suitable for cottages and rural properties.

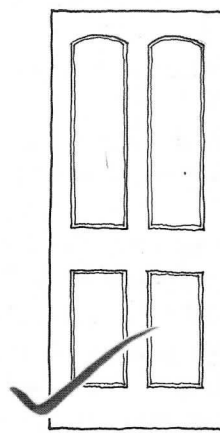
Doors appropriate for new buildings



d)



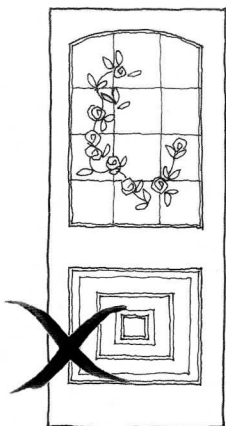
e)



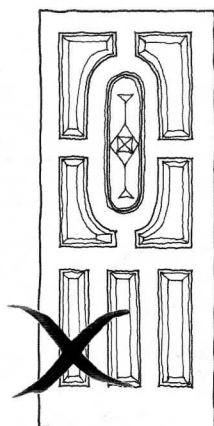
f)

- d) Modern cottage styled door.
- e) Modern double door suitable for secondary entrances and in rural location.
- f) Modern 4 panelled door.

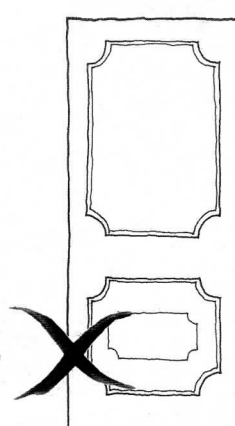
Avoid



g)



h)



i)

- g) Avoid over decorated doors.
- h) Avoid over complicated panelling.
- i) Avoid applied decoration.