

**Adopted by the States of Alderney 26<sup>th</sup> January 2016.**

**Building Development and Control Committee.**

**Replacement Windows and Doors Policy.**  
**in Registered Buildings & Conservation Areas.**

The special character of historic buildings derives not only from their general form and style, but also from the smallest detail. Windows are an important element in the character of old houses and buildings.

Applications for window and door replacement of buildings on the Register of Historic Buildings and within the Conservation Areas will be assessed having regard to Sections 8 and 9 of the Building and Development Control (Alderney) Law 2002.

The policy is based upon the following criteria:

“The Committee shall have special regard to the desirability of preserving the building and any features of special historic, architectural, traditional, artistic or archaeological interest which it possesses.”

***Registered Buildings***

- The BDCC will encourage the repair and retention, wherever possible, of original windows and doors.
- The BDCC will encourage the use of traditional materials, wherever possible.
- Any replacement or alteration of original windows and doors should be on an identical basis. Any previously altered windows or doors should be of a type appropriate to the age and character of the building.
- The use of non-traditional materials will not normally be accepted.

***Conservation Areas.***

Within the Conservation Area the replacement of windows and doors of buildings should be appropriate, in terms of material, design, detailing and finish to the age and character of the building and the character and appearance of the Conservation Area. Alternative materials may be acceptable in the following instances: -

- On buildings built after 1950.
- Where the front façade of the building is more than 3m away from a public highway.
- Where the windows or doors to be replaced are already of a non-timber construction.
- Where the replacement window or door is appropriate in design, detailing and finish to the age and character of the building and the character and appearance of the conservation area.

## **Supplementary Planning Guidance**

### **Replacement Windows and Doors** **In Registered Buildings and Conservation Areas.**

There are numerous alternatives to replacing windows with uPVC or double glazed units, all of which can make a substantial difference to the energy efficiency of the property. Details of private grants to help with traditional refurbishment are available from the Alderney Society c/o Alderney Museum.

In all the above cases, the replacement windows and doors should be appropriate, in terms of design, detailing and finish, to the age and character of the building and the character and appearance of the conservation area. Where alternative materials are permitted, the form and design should match as closely as possible a traditional window in all respects, with particular attention being given to the following: -

**Dimensions** - The sizes of sections (including the frames) in the new windows should closely match those of the original window.

**Horns** - These should only appear where appropriate and if possible replicate the existing detailing.

**Opening mechanism** – Sashes will slide vertically to open and can be fixed with weights or spring balances.

**Glazing bars** - These should be kept slender to match the thickness of the original. Glazing bars fixed between two panes of glass or with a flat profile placed onto the glass will not be acceptable. Externally beads should be wedge shaped to match as closely as possible to putty.

**Glazing** - In the case of double glazing, glazing bars will be required as above.