



Bexhill Heritage

Conservation, protection and improvement
of the Bexhill-on-Sea built environment.

Bexhill Heritage - Policy on replacement windows

Context

Many buildings in Bexhill were constructed with windows made from seasoned soft wood. These have lasted well and, when maintained regularly, can expect to survive indefinitely. Frames can be tightened; sash cords or hinges can be replaced, and beading adjusted to almost eliminate drafts. Secondary glazing can also be installed behind the original windows to significantly improve insulation. This can be a less expensive and more environmentally responsible solution than replacing the windows with unplasticized polyvinyl chloride (uPVC).

Nevertheless, parts of Bexhill experience severe winter weather which make for difficult living conditions for occupants of Victorian and Edwardian dwellings, often now flats, tenanted and owner occupied. To preserve wooden windows, the regular application of oil-based paint is required. We also accept that the regular maintenance and painting of wooden windows now often requires the use of scaffolding rather than ladders and this can be both expensive and inconvenient.

Policy

We prefer that wooden windows be repaired and regularly maintained. Failing that, they should be replaced on a like-for-like basis. This should be a requirement for nationally listed buildings where the original wooden windows or their facsimile wooden replacements are extant.

In the town's **conservation** areas*, Bexhill Heritage will not support the replacement of wooden windows of original design by uPVC windows unless the replacements replicate the originals and are of a good quality design and finish.

Where such windows are approved, Bexhill Heritage will expect the Local Planning Authority to condition the grant of planning permission so as to restrict the replacement to high quality examples that replicate original designs and thereafter check the work has been carried out in accordance with the condition.

Bexhill Heritage encourages and supports the replacement of poorly-designed uPVC windows by better quality windows of the highest quality to match the original design and detail.

In arriving at this conclusion, we weighed up all relevant planning and conservation factors and reviewed recent officer reports on planning applications, on delegated plans as well as committee

decisions. We also reviewed appeal decisions locally and nationally and looked at various local installations.

*Bexhill Heritage can advise about conservation area boundaries

Date of policy: January 2025

Review due: January 2027