FIR TREES

Window & Door Replacement Information Pack



Fir Trees viewed from Westward Lane through the entrance gates.

Fir Trees, Westward Lane, West Chiltington, RH20 2PA
West Chiltington Lanes Conservation Area

1. Purpose of this pack

We would like to replace the existing timber-framed double-glazed windows and a number of external doors at Fir Trees. As the property is within the West Chiltington Lanes Conservation Area, we would like assistance in preparing the appropriate application.

The need for replacement has become increasingly apparent because many of the existing timber frames are rotten, do not fit well and are draughty. Some of the external doors are also beginning to delaminate. We therefore want to replace the windows and affected doors with high-quality modern systems while retaining the existing appearance and character of the house as closely as possible.

2. The property and its setting

Fir Trees is a detached family home set well back from Westward Lane behind mature hedging, trees and timber entrance gates. The property is within the West Chiltington Lanes Conservation Area but is not listed.

From the public highway, the house is largely obscured by the mature hedge. The clearest view of the principal elevation is through the entrance gates. We have included the road photographs because they show the actual relationship between the house and the lane.



Figure 1 - Principal public view through the entrance gates.



Figure 2 - Angled view from Westward Lane showing the mature hedge and limited visibility of the house.

3. Existing house

The photographs below show the existing front and rear elevations. Our intention is not to modernise or substantially change the appearance of the house. The existing timber window frames will be replaced with slim aluminium frames, selected so that they sit comfortably with the existing render, brickwork, weatherboarding and overall character of the property.



Figure 3 - Existing front elevation. Window openings, proportions and glazing patterns are intended to be retained.



Figure 4 - Existing rear elevation.

4. What we want to achieve

Our primary objective is to replace the existing timber-framed double glazing while retaining the appearance and character of the house. Our priorities are:

- Retain the existing window sizes and structural openings
- Retain the existing window proportions, sightlines and glazing patterns
- Keep the existing black external appearance of the window frames
- Retain the overall character of the front elevation
- Improve thermal performance, security and durability
- Reduce the longer-term maintenance associated with the existing timber frames
- Avoid unnecessary alteration to the surrounding building fabric during installation

5. Origin windows and rear patio doors

We have selected Origin systems for the replacement windows and the rear patio doors. The windows will be Origin OW70 Slimline aluminium casement windows, and the rear patio doors will use the Origin OB36+ system.

The OW70 was selected because its 70mm outer-frame depth closely matches the depth of our existing timber windows. This should simplify installation and minimise disturbance to the existing openings and surrounding fabric. The slim frame-and-sash sightlines and externally flush casement also allow us to retain the existing proportions, sightlines and overall appearance of the house as closely as possible.

All replacement windows will be casement windows, using the existing openings and retaining the existing opening arrangements. They will be finished externally in Jet Black / RAL 9005 Matt. The existing lead pattern will be replicated on the new glazing. For clarity, this is decorative leading applied to the glass rather than structural glazing bars or Georgian-style subdivisions.

The rear patio doors will be Origin OB36+ doors and will be fully glazed to maximise natural light. The glazing will use the same lead design as the existing windows so that the doors remain visually consistent with the rest of the house. No glazing bars or subdivided panes are proposed.

The OW70 windows and OB36+ rear patio doors have therefore been selected as a coordinated aluminium system that preserves the established appearance of the property while providing improved thermal performance, security, weather resistance and durability. Detailed supplier drawings will be added once final measurements and specifications are complete.

6. Front entrance



Figure 5 - Existing oak front door and white-framed sidelights.

Front door

The existing oak front door will be replaced by a bespoke timber door manufactured by Timbawood. The new door will be made as a close replica of the current door, retaining its overall proportions, oak appearance, panel arrangement, glazed upper section and the existing 'dental shelf' detail. The dental shelf is a design feature reflected elsewhere in the interior of the house, so retaining it will help preserve the continuity of the original design.

The purpose of replacing the door is to gain the benefits of a newly manufactured door with modern security, weather performance and draught-proofing while preserving the appearance and character of the existing entrance. Timbawood specialises in bespoke timber doors for period, conservation and listed properties and offers made-to-measure front doors with high-security hardware and specialist glazing options.

Sidelights

The existing white-framed openings either side of the front door will remain the same overall size and will remain white. The existing opening sections will be removed so that each side becomes a single fixed glazed panel.

The proposed glazing is shown below. It is a restrained Charles Rennie Mackintosh-inspired design with a rose motif, fine dark leading and small green and muted purple accents. It uses a mixture of clear and obscured textured glass, allowing natural light into the hall while adding privacy and visual interest.

The two sidelights will use the same complementary design and will remain subordinate to the oak front door. No enlargement of the openings or change to the surrounding brickwork, render or entrance arch is proposed.



Figure 6 - Proposed front entrance sidelights: Mackintosh-inspired glazing with a clear and obscured glass mix.

7. Side and rear external doors

The side and rear external access doors will be Origin OB36+ single-leaf doors in Jet Black / RAL 9005 Matt. These access doors will use a 50:50 design with a solid lower panel and glazed upper half to allow more natural light into the house while retaining a simple external appearance. The glazed section will not have glazing bars or subdivided panes; the only decorative detail will be the lead pattern that reflects the existing glazing. The rear patio doors are covered separately in Section 5 and will be fully glazed.



Figure 6 - Existing side external door.



Figure 7 - Existing rear external door.

8. What will not change

- Existing window and door openings
- Overall form of the house
- Roof and dormers
- Brickwork
- Rendered elevations
- Weatherboarding
- Mature hedging and trees
- General landscape setting of the property

The project is principally the replacement of the existing timber-framed windows and external doors with the specified new window and door systems, rather than a wider alteration of the house.

9. Existing vs proposed summary

Element	Existing	Current proposal
Windows	Black timber-framed double glazing	Origin OW70 Slimline aluminium casement windows
Window openings	Existing	Unchanged
Window dimensions	Existing	Unchanged
Leaded glazing pattern	Existing lead pattern applied to glazing	Existing lead pattern replicated
Window colour	Black	RAL 9005 Matt Black
Front door	Oak	Bespoke Timbawood timber replica of the existing oak door, retaining its appearance and proportions while

		incorporating modern security and performance.
Front sidelights	White frames with opening sections	White openings retained at the same size; opening sections removed and replaced with single fixed panels using the proposed Mackintosh-inspired clear/obscured stained-glass design.
Side door	Black external door	Origin OB36+ single-leaf door in Jet Black / RAL 9005 Matt, with a 50:50 solid lower panel and glazed upper half. No glazing bars; existing-style lead pattern to glazing.
Rear door	Black external door	Origin OB36+ single-leaf door in Jet Black / RAL 9005 Matt, with a 50:50 solid lower panel and glazed upper half. No glazing bars; existing-style lead pattern to glazing.
Building elevations	Existing	No other alterations
Rear patio doors	Existing timber-framed glazed patio doors	Origin OB36+ fully glazed patio doors with existing lead pattern replicated

10. Information available

- Photographs of the front and rear elevations
- Photographs showing the property from Westward Lane
- Photographs of the existing external doors
- Origin OW70 casement-window and OB36+ single-door product information and website links
- An initial existing-versus-proposed schedule

We expect to obtain detailed window and door drawings from the supplier/installer once the designs have been finalised.

11. Our overall preference

We want to improve the performance and longevity of the windows and doors without changing the character of the house. We are therefore keen to retain the existing proportions, glazing patterns, colours and overall appearance wherever possible.

We have deliberately not finalised every detail because we would prefer to obtain planning advice before placing the final order. We are happy to make reasonable adjustments to the specification if these would help ensure that the finished project is sympathetic to the house and the West Chiltington Lanes Conservation Area.

Supporting information

Origin OW70 Slimline casement windows: Origin OW70 / Casement Windows

Origin OB36+ single external doors: Origin Single Doors / OB36+

Origin product and specification updates: Origin Product Updates

Timbawood bespoke timber windows and doors: Timbawood

Detailed window and door drawings - to be added when available.