

architectural BRONZE CASEMENTS

CONSIDERATION OF BUILDING REGULATIONS

Historic, Listed and Traditional Buildings

There are some classes of buildings where special considerations may apply in deciding adequate provision for Building Regulations;

- Listed buildings.
- Buildings in conservation areas.
- Buildings which are of architectural and historical interest and which are referred to as a material consideration in a local authority's development plan.
- Buildings which are of architectural and historical interest within national parks, areas of outstanding natural beauty, registered historic parks and gardens, registered battlefields, the curtilages of scheduled ancient monuments, and world heritage sites.
- Buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture.

When undertaking work on or in connection with a building that falls within one of the classes listed above, the aim should be to provide improved thermal performance and adequate ventilation as far as is reasonable and practically possible. The work should not prejudice the character of the host building or increase the risk of long-term deterioration of the building fabric or fittings.

In general, new extensions to historic or traditional dwellings should comply with the standards set out in current Building Regulations. The only exception would be where there is a particular need to match the external appearance or character of the extension to that of the host building.

Particular issues relating to work in historic buildings that warrant sympathetic treatment and where advice from others could therefore be beneficial include:

- Restoring the historic character of a building that has been subject to previous inappropriate alteration, e.g replacement windows, doors and roof-lights;
- Rebuilding a former historic building (e.g. following a fire or filling a gap site in a terrace);
- Making provision for the fabric of historic buildings to 'breathe' to control moisture and potential long-term decay problems.

There are certain regulations that the replacement windows and doors must comply with. Owners of listed buildings and buildings in conservation areas may not need to satisfy these requirements in all cases. However, it is still necessary to apply for consent through the local authority. Discussions with your local Conservation Officer and Building control department will help guide you through the options available.

Please remember that separate planning permission and/or Listed Building Consent may be required from the local authority for these works.