



THE ULTIMATE GUIDE TO
SASH WINDOWS
for your period LONDON HOME



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A SHORT HISTORY *of* **SASH WINDOWS**



*I*n the 18th and 19th Centuries, the sash window was the most prominent style of window for its simple style and stated elegance. The Georgian era is widely known for the architecture of the time. Simple one or two story box homes, arranged strictly symmetrical and of course with sash windows – never paired and always arranged horizontally and vertically symmetrical. You will recognize a sash window of the Georgian era as they carry 6x6 paned vertical sliding windows.

By the 1832 plate glass was on the scene, meaning the sash windows made in the Victorian era were larger six paned windows with a single vertical bar down the middle. Even more popular in the Victorian era, they were later adapted into four paned sash windows.

The design of the sash windows is largely attributed to scientist Robert Hooke and is thought to have been developed in Yorkshire. Despite various modern options having been developed more recently, during the Georgian and Victorian eras the sash window was the most common window type, and continues to be very popular today.

The purpose of the sash window was to allow for sufficient ventilation while still blocking out rain. One of the advantages of sash windows at the time was the ability to have windows partially open without falling back into place or being hooked fully open.

Sash Windows, although not directly influencing, can be associated with an important aspect of history – the window tax. With major opposition to an income tax, a window tax was enforced – the reasoning? The higher the income, the larger the house and the larger the house, the more windows it will have. This led to window removal and bricked window openings, still able to be seen in some residences today.

Today people appreciate the elegant contribution sash windows make to the façade of the home, and are restoring these architectural elements to their former glory.





Sash Windows Throughout The **English Eras**

Sash Windows Are Born In The Georgian Era

Sash windows in the Georgian era were a symbolic and fashionable feature. This was due to the use of this window style amongst many of England's historic buildings such as the Kensington and Hampton Court Palace.

One of the most used style of sash windows incorporates six panels over six panels. Because of the London Building Act, boxes of sash windows needed to be installed behind the masonry of buildings. Doing so allows for wider glazed area while incorporating small glazing bars for the window. With only small traces of wood seen on the window, the glass component stands out.

Sash windows were also functional by allowing anyone to fractionally open it. This allowed for ventilation during the rain while keeping rain from entering. Sash windows lifespan is significantly higher than previous window styles.

Because of its aesthetic and functionality, casement windows in most buildings were replaced with sash windows during the Georgian Era. The design fit with the dominant architectural style of the period as well.





Sash Windows Evolve In The Victorian Era

The Victorian Era was all about ornate and elaborate designs, which were adapted by sash window manufacturers. Georgian sash windows were altered by fitting larger sheets of glass and re-glazing old windows. Old glazing bars were removed as glazing bars became smaller.

More windowpanes, or sashes, were also added to the Victorian sash windows. Since larger windowpanes were the design norm during that period, four, eight and 12-pane sash windows were used. There were even 16-windowpane sash windows which were featured on homes or building fronting the bay area or harbour. The number of windows, their size and shape gave Victorian homes and buildings their unique character.

Due to the advancements in glass production during this era, a single glazing bar was enough for sash windows. Sash windows became popular with builders during the Victorian Era. Cheaper glass manufacturing techniques and the benefits of installing these type of windows made them the standard for homes and buildings around London.

Sash Windows 'Open Up' In The Edwardian Era

The Victorian Era ended in 1901, ushering in the Edwardian Era in architecture. It was the dawn of the 20th century and people wanted to move out of highly-industrialised cities. This gave birth to the rise of homes outside the city, which people now know now as suburbs. Thanks to the rise of the new social class, the Middle Class, the demand for spacious and airy homes were high. The expansion of the railways also contributed to the boom of communities at the edge of London. "Opening Up", was the main theme during this era and everyone wanted a well-lit home.

To achieve the goal of opening and lighting up home interiors, architects borrowed elements from Georgian architecture. Calling it Neo-Georgian, multi-paned sash windows were incorporated into Edwardian homes. They needed bigger sash windows and doors to allow natural light to come in. Most of these houses had higher ceilings and larger rooms and these type of windows could help light up a home.

Standard sash window heights during this period were floor to ceiling and their width was typically around five foot. Smaller paned sash windows were also installed in pairs to help maximise light. Upper sashes also featured stained glass images which gave Edwardian homes their unique design characteristics.

The Edwardian Era was the shortest in the history of British architecture and it saw the steady decline of sash window use. Due to the complicated process of building sash windows, timber and steel windows replaced them after the First World War. However, sash windows were still in vogue up to the 1930's and are seeing a resurgence today!



A blue-tinted photograph of a window with a flower in a glass vase in the foreground. The window frame is visible, and the flower is in a clear glass vase. The background is a solid light blue.

5 Signs That You Need **New Windows**

Imagine you're fast asleep in bed. All of a sudden you wake-up in a wild panic! You sit up, turn on the bedside lamp and inform your partner in a defiant, urgent tone, "We must have new windows put in!"

Now let's go back to reality. This doesn't happen. Although you may glance out of your windows at home up to thirty or forty times a day, this is usually to check out how your buddleia is coming along, not to observe the condition of your traditional timber windows themselves. Apart from visible signs, such as cracks and obvious deterioration, it's difficult to tell if it's time for a replacement.

To make you aware of the warning signs, and to save your partner an interrupted night's sleep, we've produced a fantastic guide on what you should be looking for...



1. The Condition of the Wood

The types of windows installed in period or modern houses are traditionally made of wood (though some may opt for uPVC). Whether it's sash windows or casement windows, the longevity of its functional life is mostly determined by how the wooden parts remain intact, free of damage, decay and rot. The organic properties of wooden windows can lead to accelerated decline of quality if exposed to moisture and too much heat. Look out for chipped layers and holes appearing on the surface, tell-tale signs that indicate decay. If the rot is too far gone, it's time to think about replacement. The saving you would make on energy bills is enough of a reason alone.

2. Faulty parts

Finding the time is difficult, but the pulleys on sash, and the hinges and screws on casement windows which stabilise the window and enable smooth use, should always be maintained. If these small parts are weak or worn, they will need to be substituted for new ones. Open and close each window to see if it operates smoothly. If there is noticeable friction between the hinges which hinders the smooth operation of opening and closing, it may need replacing. Better to change it now, rather than having a more costly bill later on.



3. Window panes

While cracks in the frame are easy to spot, it's crucial to scrutinise the panes more carefully. Built-up condensation or frost is common on older windows and as well as it being unsightly it also causes damage to the timber. Single glazing is a poor insulator, the benefits of new energy efficient double glazing can prevent heat loss by over 50%.

4. Noise from the outside

The windows you install should also function as noise reduction to shield you from the sounds outside- noisy neighbours and shrieking cats, that sort of thing. Older windows have little or no insulation from draughts. Effective draught excluders not only aid the smooth operation of the windows but also provide insulation around a window, hugely reducing unwanted sound and draughts. Here's a stat for you; double-glazed glass windows improve noise reduction by over 50%. Consider replacement timber windows with energy efficient argon filled double glazing for greater thermal efficiency and sound reduction, as well as reducing your own carbon footprint.



5. Energy saving

Ever since the media and government started to take the warning signs of Global Warming seriously, greener alternatives have been gaining popularity. Maintaining the quality of windows is a good way to play an active role in using less energy, and ultimately reducing the cost of your gas bill. Ensure cold draughts are reduced through effective draught excluding and fit double-glazed timber windows to create a warmer home environment and lower those heating bills.



The Different Types of Windows **for Your Home**

So you may be thinking, “a window is a window, does it even matter what type I get?!”? Yes, it certainly does! Let’s look at 3 of the main types of windows and the characteristics of each of them; Sash Windows, Casement Windows and Sliding Window.

SASH WINDOWS

The traditional window – recognisable on houses around the world, from various different historical eras. Sash Windows – common in South London, South West London, Surrey, Berkshire, Hampshire and West Sussex – are best described as a box frame with 2 sliding panels allowing for airflow on the top or the bottom of the frame. Although a relatively old system, sash windows involve a weight and pulley system to balance the panels. Their major advantage comes in the form of energy efficiency in both hot and cold weather – double glazing allowing for warm air to stay inside and, due to the top and bottom openings, in warm weather hot air is able to flow out the top and cool air to flow in through the bottom.



CASEMENT WINDOWS

This type of window can best be described as functioning like a door. Hinges on the side allow for the window to be levered and opened inwards or outwards to allow a good breeze inside the house – especially if both sides are opened. Another advantage of casement windows is that due to the ease of opening they are extremely easy to clean.



Different Types of **Window Glazing Options**

Different Types of Window Glazing Options



Making the decision to have double glazed sash windows fitted is often a simple decision, but with so many options out there for you to choose between, deciding what exact windows you want is a much more difficult task. To make things simple, The Specialist in Traditional Sash Windows specialises in making the very best products with the latest eco-friendly technology that is guaranteed to keep the warmth in and the cold out.

All the double glazing that is offered by The Specialist in Traditional Sash Windows has a high level U-Value, which helps to retain the heat in your property. Each window will have the U-Value of 1.6 or less, and have been tested and certified to this level.

The different types of glazing can be confusing, which is why staff at The Specialist in Traditional Sash Windows are trained in explaining exactly what the benefits of each option are and why they might suit you best. By the time you have commissioned your windows and doors, there will be no doubt in your mind exactly what you're ordering and why.



Single Glazing vs Double Glazing - **Which is Best For Your Home?**





Single Vs Double Glazing - Which is Best?

Double glazing is designed to keep heat in your home by blocking out draughts and preventing heat from escaping. It is comprised of two layers of glass sealed together and the trapped air between the two panes acts as insulation.

Another benefit of double glazing is the safety aspect, particularly in a family home. Standard single glass windows contain only one single glass sheet, so if one of the kids runs into the patio door, the glass might well break into long and potentially dangerous shards. Double glazing is much harder to break, which will give you added security, as intruders find the two panes much harder to overcome. If you live on a busy street or in built up residential area, chances are it is very noisy outside. Keep the noise at bay with double glazing, which has been proven to reduce outside interference.

Double glazing insulation is measured in U-Value. The Specialist in Traditional Sash Windows, one of the leading double glazing companies in the UK, offers double glazing that has a U-Value that is tested and certified as building regulation compliant.

Building regulations now state that all new build properties and extensions must be fitted with double glazing, instead of single glazed windows. But if you live in a period property with the original box sash windows still in place, you probably would never have considered fitting double glazing. But it is possible to have double glazed windows and still retain the look of the property. The Specialist in Traditional Sash Windows specialises in building and designing box sash windows with double glazing that are completely in-keeping with the original features of your house.



Home Renovations

– What Adds Value & What Doesn't?

Whether you've recently purchased a house or you've decided to update after a number of years, improving certain aspects of the home can add a tremendous amount of value to your property. There are however, some common house renovations that will cost a lot, but won't bring the value. This article will look at the most common improvements that add value and some that don't.



Let's start with the bad news – the most common renovations that don't add value. It's not to say that you shouldn't do these, just keep in mind that if you're renovating to sell – these aren't the best options to choose from. To begin the list we have landscaping. Some individuals love their gardens, but just as music is a personal preference – so is landscaping. If you're renovating to sell and the potential owners don't like what you've done, they're going to rip it out and start fresh.

Second on the list is carpets. Whether for practical or decorative purposes, carpets can be expensive to install and may need ongoing cleaning due to day to day dust and dirt and those accidental spills. Like landscaping, they are also a matter of personal taste, so probably not a good investment if you're planning to sell.

The good news – there are a range of simple and effective improvements that will add value to your home. Firstly, there is timber window restoration. If you're living in a home with traditional sash or casement windows you may have noticed that outside noise has increased, the windows have lost their ease of use or are letting in a cold draught. The easy fix – replace or repair them. New units will fit perfectly, can include double glazing to reduce heat loss and improve the overall look and value of your home.

Secondly, add some bi-folding or French doors to add value. Whether used internally or externally, adding bi-folding doors allows a standard wall to be turned into a versatile door or room divider. Furthermore, adding bi-folding doors opens up your floor plan and adds light – especially useful for smaller homes.





Improve the Exterior of Your House by Reinstating Sash Windows

A great way to enhance the look and increase the value of your period property is to replace any ugly plastic UPVC windows with traditional box sash or casement windows. Previous owners of your property may have replaced the original windows as they could have been draughty, cold and likely to rattle in the wind. With thanks to the experts at The Specialist in Traditional Sash Windows, you are able to have the traditional look of the box sash or casement window, combined with the practicality of draught exclusion and double glazing.

All box frames are meticulously measured to guarantee a snug fit and alleviate any draughts. A full draught exclusion system is fitted to the windows, which means it will be easier to keep the heat in and the cold out. Any work that is carried out on your property is guaranteed for up to 10 years by The Specialist in Traditional Sash Windows. They are also registered with FENSA when a window is fully replaced, The Guild of Master Craftsmen and IWA, to give you peace of mind through knowing that you are working with the very best people in the industry.

Sash windows and box frames can be manufactured from either 'A' Grade Redwood timber, Sapele hardwood or Accoya which benefits from a 50 year guarantee. All wood used is carefully protected from wet and dry rot, as well as woodworm. Unlike the original box sash windows which would have been made from a single pane of glass, double glazing is now available. Double glazing offers you many benefits including better insulation and noise reduction. All glazed units have a U-Value of 1.6 or less, and have been tested and certified.

All sash windows are fitted with good quality window furniture, in brass, polished chrome, satin chrome or satin nickel and dual position key operated security locks. The locks are insurance approved and are designed to be child safe which allows you to keep the window open at a fixed position, but not fully opened.

