

Rose
collection

Timber-alternative sash
windows in conservation areas





Ultimate Rose in

Conservation

Sash windows have been a defining feature of British architecture since the 17th century, gracing everything from Victorian town houses to grand Regency homes. Unfortunately, due to modernisation, many original sash windows have been lost to unsuitable replacements.

To protect architectural heritage, more areas across the UK have been designated as conservation areas, now numbering around 10,000. Beyond this there are further protections applied by Article 4 Directions and listed status.

But what does this mean for homeowners looking to replace their windows?

It's a subject often surrounded by uncertainty and misinformation. To help clarify things, these are the key types of planning protection that affect windows, and what they mean.



Planning Permission and Development

By default, building works require planning permission. However, to streamline the process many works are covered by 'permitted development', which removes the need for planning permission. This includes like-for-like window replacements.

Permitted development (Class A) allows for the replacement of windows with a "similar visual appearance" to the ones being replaced. This term is key as it doesn't include materials. Section A.2 of the technical guidance issued for permitted development cites uPVC windows as an example of permitted change.

Conservation Areas

Contrary to common belief, living in a conservation area doesn't automatically restrict your window choices. Generally the same permitted development rules apply as anywhere else, meaning replacements don't automatically require planning permission or conservation approval, and don't have to match original materials. However, in these areas, local authorities may scrutinise the interpretation of "similar visual appearance" more closely.

Listed Buildings

Listed buildings fall outside of the standard planning framework. Any alterations that affect their character, appearance or special interest status require specific Listed Building Consent, which considers both appearance and materials. Therefore permission is required before changing windows



Article 4 Directions

To add a further layer of protection, some local councils use Article 4 Directions to remove some or all permitted development rights from areas or individual buildings. If your home is affected, you may need planning permission for window replacements. The level of restriction varies by authority, so it's crucial to check the exact wording of your local Article 4 Direction.

Conservation and The Rose Collection

The Rose Collection is designed with heritage and authenticity at its core, making it an ideal choice for conservation areas. The range offers increasing levels of traditional detail, culminating in the Ultimate Rose; our most authentic sash window. With slim sightlines, run-through horns, mechanical joints and putty-line detailing, it's virtually indistinguishable from timber, even from close up. That's why Rose Collection sash windows have been approved for conservation projects across the UK time and time again.

Before starting your project, always check with your local authority to confirm planning requirements.

Accreditations



Rose Collection sash windows aren't just about authenticity and style; they also provide all the benefits you'd expect from cutting-edge design and modern materials and manufacturing techniques. So whether you're replacing old windows or building in new ones, you can be confident that your sash windows will offer both the performance and compliance that you need.

CERTASS



Energy Efficiency

All our windows are 'A' rated as standard, with a U-value of 1.5 W/m²K. With different glazing this can be further enhanced where required.

Part Q/PAS 24

All Rose Collection sash windows are optionally available with the enhanced security that provides PAS 24:2016 accreditation and Part Q compliance for new builds.

Secured by Design

Building on our PAS 24:2016 format, all Rose Collection sash windows are available with Secured by Design accreditation.

Acoustic testing

All models in the Rose Collection have been independently tested and audited. This makes them the only uPVC sash windows on the market with dedicated acoustic accreditation.

Weatherproofing

Rose Collection sash windows are independently tested to BS6375 for air and water permeability and wind loading. All models achieve Class 3 for air permeability, up to 8A – the highest you can get – for water tightness, and 1600 Pa (114.3 mph) for wind loading, which is classed as hurricane level.

Sustainability

uPVC is fully recyclable up to ten times, giving it a 350 year lifespan. Moreover, this is closed-loop recycling – new windows made from old.

Glass and Glazing Federation

Roseview are a proud and active member of the GGF. The GGF is recognised by the UK government and plays a key role in researching and defining new regulations (including Building Regulations) relating to windows, doors and glazing.





QUITE SIMPLY, THE
UK'S MOST AUTHENTIC
TIMBER-ALTERNATIVE
SASH WINDOW



Ultimate Rose



Ultimate Rose redefines tradition. Nothing else comes close.

Ultimate Rose is the epitome of the Rose Collection design philosophy, with outstanding aesthetics and exceptional performance. We've re-engineered the timber-alternative sash window from the ground up, looking at every seam and detail and designing it out.

The ultra-slim 35mm meeting rail, the seamless sash horns and even the internal sash interlock – everything has been redesigned to achieve what no other timber-alternative sash window can; a smooth, seamless finish.

Even from close up, you won't know that it's not timber.

Based around our innovative true mechanical jointing system, Ultimate Rose is built in the same way as a timber sash window. There are no mitred welds or false mechanical joints here, just simple, strong, joinery-style butt joints, horizontal on the frame and vertical on the sashes – just like a timber original.

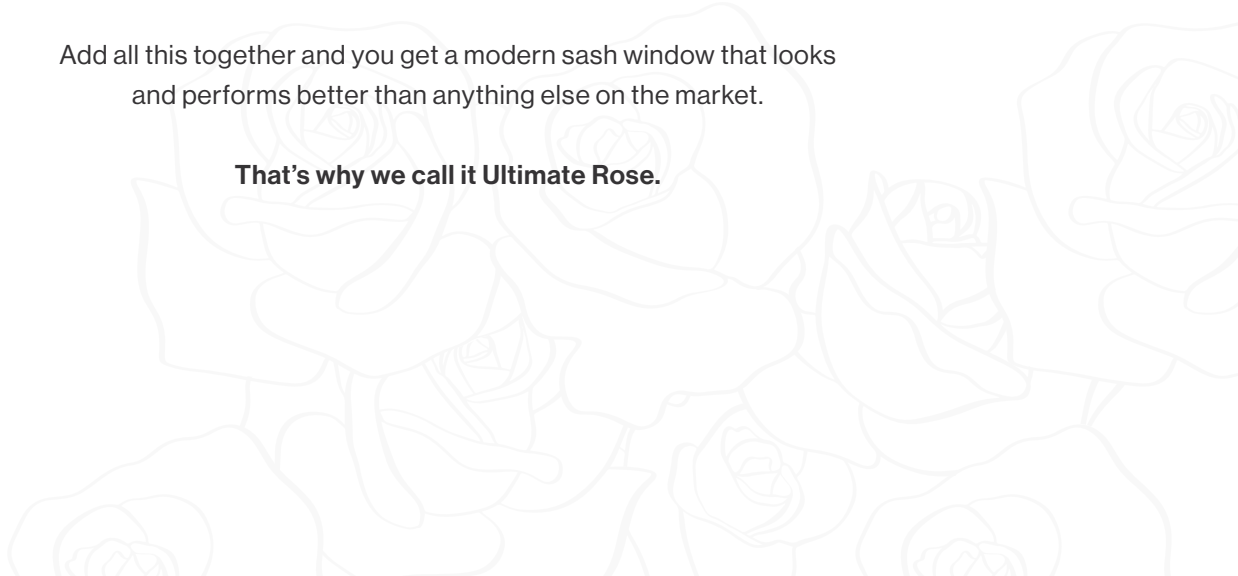
It's the attention to detail that matters.

But while Ultimate Rose may look identical to traditional timber sash windows, the one place it's designed to be different is in performance. 'A'-rated energy efficiency, high security and independently tested sound insulation mean that not only will your home look great with Ultimate Rose, it will be warm, quiet and secure.

And you'll never need to repaint your windows.

Add all this together and you get a modern sash window that looks and performs better than anything else on the market.

That's why we call it Ultimate Rose.



Features and Options

Sash Horns

Sash horns were a key feature of original sash windows, adding strength and stability to the sashes. But they also provided room for a bit of flair, and you'll often see sash horn designs common to a specific time, area, or even to a single joinery shop.

While sash horns are no longer required on modern sash windows, they're important for authenticity. Until recently, it was difficult to replicate different designs in uPVC. However, through our unique technology and innovation, Ultimate Rose is the only timber-alternative sash window that offers a range of designs which include **No horn**, **Dolphin**, **Seahorse** and **Emperor**.

Features

- Closed-end true mechanical joints
- Ultra-slim 35mm seamless midrail
- Slim putty-line external profiles
- Deep bottom rail
- Aluminium-mounted authentic astragal bars
- Chalk, woodgrain or smooth finish
- Traditional globe furniture (non-SBD)

Options

- Removable staff bead
- Chamber cover
- Period deep cill
- SBD/PAS24/Part Q enhanced security
- Upgradeable acoustics
- Colour-matching to any RAL colour
- Four trickle vent options





What makes Ultimate Rose unique?



Ultimate Rose has been designed and built around a range of features that are essential to achieving two goals: to offer the maintenance-free performance of a modern window, while retaining all the character and charm of a period sash window.

Some of those features we take for granted; deep bottom rails, run-through horns, and traditionally styled window furniture. Others are unique to Ultimate Rose.

Standard features

The following features are fundamental to the original design of Ultimate Rose, and are included as standard.

Seamless construction

It's not just what you add to a window to make it authentic, what you take away is just as important. Standard uPVC sash windows have caps and covers that create tell-tale seams and shadow lines. We've pioneered the development of seamless technology that removes them, leaving a smooth, continuous finish – just like timber.

True mechanical joints

Unlike standard uPVC windows, nothing on Ultimate Rose is welded. Every joint is a genuine joinery-style mechanical butt joint, just like you'd see on a traditional sash window. We've even ensured that the orientation of these joints is exactly the same as timber – vertical on the sashes, horizontal on the frame.

Ultra-slim midrail

Look at an original sash window and you'll notice how slim the sections are. Ultimate Rose matches these slim sightlines throughout, but nowhere more obvious than the midrail. We developed a special ultra-slim midrail that's only 35mm deep. Plus it only has a 9mm step to the sash overlap, not the 20mm+ step seen on other window systems. It's the slimmest, neatest midrail on the market.

Paint-effect chalk finish

Typically uPVC windows have either a smooth glossy finish or an applied woodgrain texture. These are fine, but neither accurately matches the effect of paint on timber. That's why we also offer Ultimate Rose in our unique chalk textured finish, for no extra cost. It removes the gloss of standard uPVC and adds texture without adding the pronounced woodgrain effect that isn't there in real life.



Optional features

There's no such thing as a one-size-fits-all sash window – or at least, there shouldn't be. Every home is different, so the windows need to be tailored accordingly. We have a range of optional features that allow you to personalise Ultimate Rose to make it even more authentic to the style of you and your home.

Choice of sash horns

Sash horns, or the lack of them, are an integral part of original sash windows. Ultimate Rose is available with or without sash horns. If you choose sash horns Ultimate Rose is the only timber-alternative sash window on the market that offers different designs. There are three sash horn designs in our range: **Dolphin**, **Seahorse** and **Emperor**. From simple to ornate, you can choose a design that fits your location, your home, or just your style.

Staff bead

Originally, timber sashes were suspended from sash cords, literally hanging in position on ropes alone. They required an internal bead to capture the bottom sash and prevent it from swinging into the house. This was the staff bead. This is not required on a modern uPVC window, and would hinder the sash tilting inwards for cleaning. Therefore we developed our removable staff bead to replicate this original styling detail.

Chamber cover

Timber windows have smooth channels where the sashes slide, with the sash weights hidden behind them. Modern balanced sash windows have a recess in that channel where the spring balances are located. This is called the balance chamber, and it's present on every modern sash window. Chamber cover does exactly what it says, it covers the recess and gives a smooth finish, with just a narrow slot through which the sash gearing is connected to the balances.

Deep cill

You'll often find thicker cills at the bottom of timber sash windows. When it rains, water collects here, making the bottom timber more prone to rot, which is why bottom sashes have deep rails and why we created our optional deep cill. We don't have to worry about wood rot, but we do want to capture every detail of an original window. Deep cill is 50mm tall, instead of the usual 25mm.



Unique Features

Ultimate Rose is the UK's most authentic timber-alternative sash window. It has been designed and built from the ground up to go beyond conventional uPVC sash windows, replicating every detail of period timber sash windows.

These features and options are just some of the details that set Ultimate Rose apart from any other modern sash window.

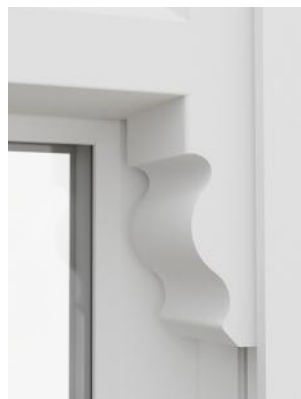
Choice of horns:



No horn



Dolphin



Seahorse



Emperor



Seamless construction



Putty line profiles



Globe furniture



Mechanical joints



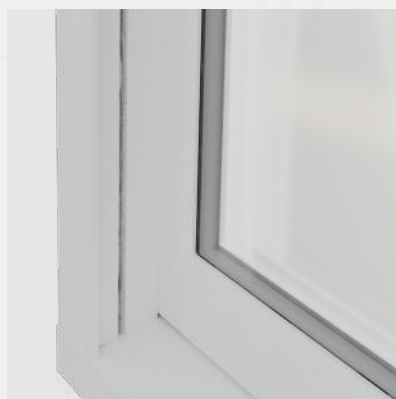
Ultra-slim midrail



Paint-effect chalk finish



Staff bead



Chamber cover



Deep cill

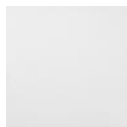
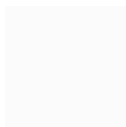
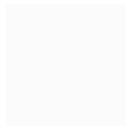
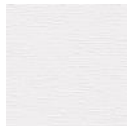
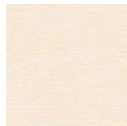
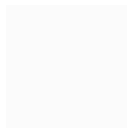
Colour and Finishes

Every model comes in a range of colours and finishes, including smooth, woodgrain and-for Ultimate Rose-our paint-like chalk textured finish.



Choose your own
RAL colour**
(extra)

Custom foils
available
(extra)

Colours	Chalk (Textured)	Smooth	Woodgrain				
Ultimate Rose							
	WHITE	SMOOTH WHITE	WHITE	CRYSTAL WHITE	CREAM	CREAM ON WHITE	AGATE ON WHITE
							
			PEBBLE ON WHITE	QUARTZ ON WHITE	ANTHRACITE ON WHITE	SHADOW BLACK ON WHITE	
Heritage Rose							
		SMOOTH WHITE	WHITE	CRYSTAL WHITE	CREAM	CREAM ON WHITE	AGATE ON WHITE
							
			PEBBLE ON WHITE	QUARTZ ON WHITE	ANTHRACITE ON WHITE	SHADOW BLACK ON WHITE	
		Smooth	Woodgrain	Woodgrain external - Smooth internal			
Charisma Rose							
		WHITE	WHITE	CREAM ON WHITE	CHARTWELL ON WHITE	ANTHRACITE ON WHITE	SHADOW BLACK ON WHITE

Note that different colours and finishes may be priced differently. **On Charisma Rose RAL colours are external only



Furniture Options

Our sash window furniture options varies depending on the model you choose*. Each option is available in a range of colours**.



Globe Lock
Shown in Pewter

Available in Gold, Bronze, Chrome, Graphite, Pewter, and Black.

UR



Globe Tilt Knob
Shown in Gold

Available in Gold, Bronze, Chrome, Graphite, Pewter, and Black.

UR



Pole Eye
Shown in Graphite

Available in Gold, Bronze, Chrome, Graphite, Pewter, Black and White.

UR HR CR



Sash Lift
Shown in Chrome

Available in Gold, Bronze, Chrome, Graphite, Pewter, Black and White.

UR HR CR



Acorn Lock
Shown in Bronze

Available in Gold, Bronze, Chrome, Graphite, Pewter, Black and White.

UR HR CR



Acorn Tilt Knob
Shown in Black

Available in Gold, Bronze, Chrome, Graphite, Pewter, Black and White.

UR HR CR



Shark Fin Limit Stop
Shown in Chrome

Available in Gold, Bronze, Chrome, Graphite, Pewter, Black and White.

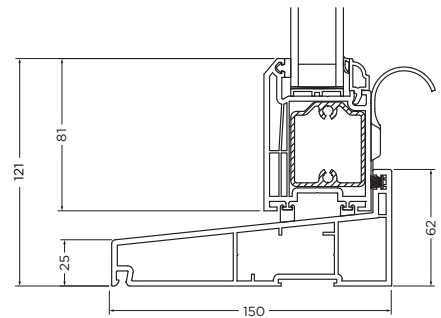
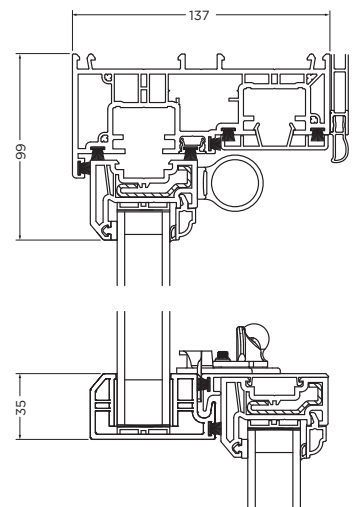
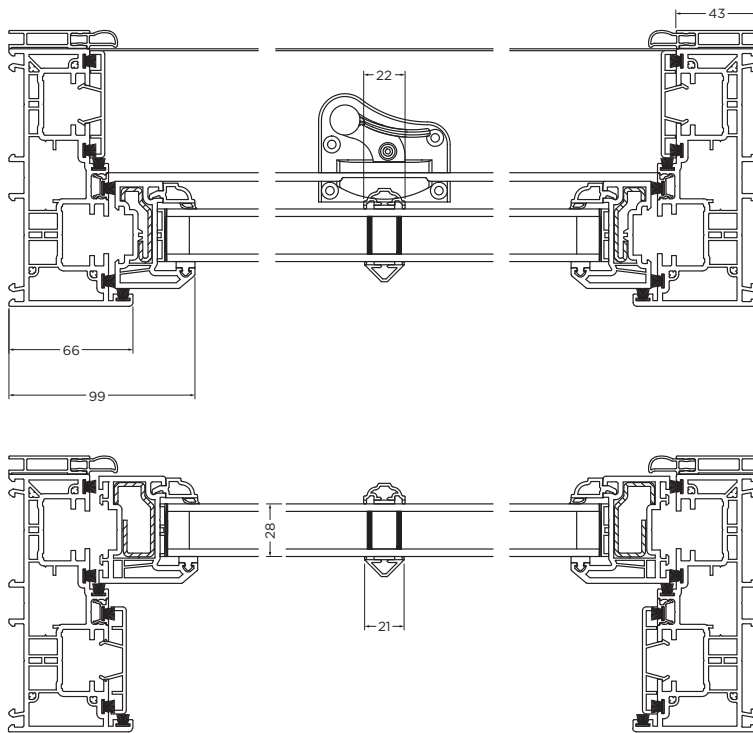
UR HR CR

* Windows over 700mm wide come with two locks, two tilt knobs, two pole eyes on the top sash, and two sash lifts on the bottom sash as standard. Shark fin limit stops are optional across the range.

**All colours except for white include a patented Hardex finish for exceptional resilience and durability.

Ultimate Rose

Technical Details



Icons with borders are standard features. Ones without borders are options.

CASE STUDY

ROTHSAY PLACE

PROJECT DETAILS

MODEL:	Ultimate Rose
TYPE:	refurbishment
SECTOR:	residential
LOCATION:	Bedford
FEATURES:	Conservation area, traditional check reveals, side-by-side comparison



STYLISH URBAN CONSERVATION

This imposing Victorian semi-detached villa required complete refurbishment, both inside and out. As well as brick-cleaning and repointing, stonework repair and new fascias, an important part of the project involved replacing the traditional box sash windows with modern, energy efficient, secure alternatives.

The property is located in a conservation area, meaning that accurate, authentic, traditional replacements were absolutely essential. The owners spent several months researching the options and alternatives, before settling on Ultimate Rose as the most authentic sash window available on the market.

The resulting windows were designed in the classic Victorian style, in keeping with the

property's character. As a semi-detached home the adjacent property still had its original timber box sashes in place, providing a direct comparison.

The result is clear – the replacement windows provide a direct, accurate and authentic alternative, while benefiting from a host of modern thermal, acoustic and security improvements.

***“...accurate, authentic,
traditional replacements were
absolutely essential.”***

For more information on Rose Collection sash windows, please call 01234 712657.

ROSEVIEW WINDOWS UPVC SASH WINDOW MANUFACTURER

35 Stilebrook Road, Olney, Bucks, MK46 5EA

PHONE: 01234 712657 **EMAIL:** hello@roseview.co.uk **WEB:** www.roseview.co.uk

Roseview
windows



CASE STUDY

SURREY MANSION

PROJECT DETAILS

MODEL:	Ultimate Rose Mk3
TYPE:	Refurbishment
SECTOR:	Residential
LOCATION:	Surrey
FEATURES:	Conservation area Complex bays & coupled arches Combination windows



ULTIMATE CONVERSION

The timber windows in this imposing Victorian mansion located in a conservation area within Surrey had rotted beyond repair.

The homeowners wanted to find replacement heritage windows that were indistinguishable from the originals, but which also matched the new flush casement windows that had already been installed in an earlier stage of the project.

They wanted low-maintenance replacement sash windows in various styles, including complex bays & coupled arches.

The new windows also needed to match the enhanced security and performance of their new flush casements.

To keep the true authenticity of this Victorian mansion and meet conservation requirements, Ultimate Rose was chosen to match the slim sightlines with its 35mm midrail and traditional joinery style mechanical joints.

The result was a perfectly matched combination of sash windows and flush casements that provided a long-term maintenance-free solution, boasting both enhanced thermal efficiency and a true authentic heritage aesthetic.

“...The new windows also needed to match the enhanced security and performance of their new flush casements.”

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CASE STUDY

BRISTOL SHAPES

PROJECT DETAILS

MODEL:	Ultimate Rose
TYPE:	Refurbishment
SECTOR:	Trade
LOCATION:	Bristol
FEATURES:	Shaped windows Conservation Article 4 directive



THE SHAPES OF CENTRAL BRISTOL

This historic apartment building in the central Bristol conservation area is covered by an Article 4 directive. The building features a range of window styles, including squares, arches and angles.

The owners of a large apartment spanning two floors wanted to replace the existing windows with modern, energy-efficient, maintenance-free versions. The problem was that even within their one apartment, all three window styles were present. This presented a real challenge – finding shaped, maintenance-free windows that matched conservation requirements while also matching the other windows in the building.

They approached us at Roseview Windows. We confirmed that we could make the shapes they required and recommended Ultimate Rose to comply with conservation requirements. We then put them in touch with a trusted local Approved Installer.

From that point the three parties worked closely together to design, build and install windows that fulfilled the complex brief.

The process took several months from start until completion. The result is a set of fully installed, maintenance-free, energy efficient sash windows in a variety of styles, that both the owners and the Conservation Officer are happy with. From outside you can see both original and Ultimate Rose windows, and it's virtually impossible to tell which is which.

“This presented a real challenge – finding shaped, maintenance-free windows that matched conservation requirements...”

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CASE STUDY

EASTBOURNE HOTEL

PROJECT DETAILS

MODEL:	Heritage Rose
TYPE:	Conservation & Refurbishment
SECTOR:	Commercial
LOCATION:	Hastings
FEATURES:	Arches Conservation Slim-profiles



HERITAGE ROSE ARCHES

Located on the seafront in Hastings, The Eastbourne Hotel needed replacement sashes. Based within a conservation area the owners originally opted for replacement timber windows, as they didn't think uPVC windows would pass the conservation requirements.

After speaking with a local approved installer, they were recommended Heritage Rose sash windows. With the look of timber, the Heritage Rose can pass through conservation while providing enhanced security, a 1.5 W/m²k energy rating and significant sound reduction.

As an added bonus, the uPVC material meant they could eliminate the need for ongoing maintenance and repainting.

Roseview supported the installer with conservation insights and guidance, and after a lengthy approval process, the hotel was fitted with fifty bespoke Heritage Rose arched sash windows.

The transformation not only maintained the hotel's historical charm but also significantly improved its energy efficiency and guest comfort. The owners were delighted with the results, noting an immediate improvement in both the aesthetics and functionality of the windows.

"...With the look of timber, the Heritage Rose can pass through conservation..."

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collection



CASE STUDY

MILLWATER COTTAGE

PROJECT DETAILS

MODEL:	Heritage Rose
TYPE:	refurbishment
SECTOR:	residential
LOCATION:	Surrey
FEATURES:	Conservation zone, acoustic glass, bay windows, traditional styling



GEORGIAN CONSERVATION

After years of neglect, Millwater Cottage was in desperate need of some care and attention. Built in around 1752, this pretty Georgian mill house sits in a beautiful location next to a river, mill pond and old mill. Flanked by listed properties and sitting firmly within a conservation area, renovation works had to be sensitive both to the property and the area's heritage.

Initially the developer, Claire Totman, was set to replace the existing mismatched windows with timber sashes. In Claire's own words, "I was about to place my order for timber sash windows. Then I came across Roseview Windows and I was absolutely blown away."

The project uses Heritage Rose sash windows in

pure white, replicating a traditional gloss paint finish. The single, vertical astragal bars match the proportions of the windows, and to provide extra insulation against noise from the nearby river and mill channels, acoustic glazing was used.

The result is a set of energy efficient, acoustically insulated single and bay sash windows, perfectly suited to the period property.

"I came across Roseview Windows and I was absolutely blown away."

For more information on Rose Collection sash windows, please call 01234 712657.

Danby Lodge

Location: Torquay

Product Details:

Over 30 white woodgrain Ultimate Rose windows were installed in a property in Torquay. These were manufactured to closely replicate the original windows, featuring unequal splits and lattice design astragal bars.

The owner was incredibly impressed and commented how his neighbours were unable to tell he had had the old windows replaced with new uPVC ones.



Brighton General Hospital

Location: Brighton

Product Details:

Over 200 white Heritage Rose windows featuring polished welds were used to replace the existing windows at Brighton General Hospital.

Roseview liaised with the planning department to make sure the windows matched the original timber ones, based on profile dimension, slim mullions, astragal bar designs and avoiding trickle vents by using double-stage keeps. This allowed the windows to comply with ventilation regulations without affecting aesthetics.





Before



After

Ross-on-Wye

Location: Ross-on-Wye, Herefordshire

Product Details:

50 of Roseview's Heritage Rose windows were installed in an 11 bedroom hotel in a conservation area. Ultimate Rose was specified as it was able to closely replicate the style and detailing of the original timber windows.

Specifier:

Castle Lodge Hotel, Ross-on-Wye, Herefordshire

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collection



Metro House

Location: London

Product Details:

Roseview installed over 200 White arched-head Heritage Rose windows at Metro House.

This was a sheltered housing Housing Association project in a conservation area. Not only was it crucial to maintain the original aesthetics of the building, the windows needed to offer enhanced security while improving energy efficiency and acoustic insulation in a low-maintenance package.



Parkwood Hall School - Kent

Roseview Windows completed an installation at Parkwood Hall School, which saw more than 400 original timber windows at the front and back of the building replaced with our Rose Collection vertical sliding sash windows.

Parkwood Hall is a prestigious school that's owned and run by The Royal Borough of Kensington and Chelsea. Originally built in the 1890s as a Victorian hospital it is now a special needs residential and day school.

The building featured timber box sashes but despite regular maintenance these

had deteriorated to such a degree that replacement was required.

Pellings LLP, the Royal Borough's retained Building Surveyors for planned maintenance and refurbishment works to the education portfolio, specified the Rose Collection uPVC window as a viable alternative to the existing timber sashes as they closely replicated the aesthetics whilst offering minimum future maintenance, and improved energy efficiency and increased security for pupils.

All of the windows were built to Secured by Design specification and incorporated

traditional features such as deep bottom rails, slim sashes, decorative horns, Georgian bars and a slim mullion section.

Many of the windows were more than 2 metres high, and others had arched head frames, which we produced in-house at our factory in Olney.

The school owners immediately saw the benefits of having the Rose Collection installed. The product's excellent thermal performance and specialist glass meant Parkwood Hall were able to turn their heating system off two months earlier than usual.

