

# The age and construction of English homes

A guide to ageing the English housing stock

Simon Nicol, Chris Beer and Chris Scott



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The research and writing for this publication has been funded by BRE Trust, the largest UK charity dedicated specifically to research and education in the built environment. BRE Trust uses the profits made by its trading companies to fund new research and education programmes that advance knowledge, innovation and communication for public benefit.

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IHS Global Ltd is a private limited company registered in England and Wales (no. 00788737).  
Registered office:  
Willoughby Road, Bracknell, Berkshire RG12 8FB.  
[www.ihs.com](http://www.ihs.com)

BRE publications are available from [www.brebookshop.com](http://www.brebookshop.com)  
or  
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Willoughby Road  
Bracknell  
Berkshire RG12 8FB  
Tel: +44 (0) 1344 328038  
Fax: +44 (0) 1344 328005  
Email: [brepres@ihs.com](mailto:brepres@ihs.com)

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The Publisher  
IHS BRE Press  
Garston  
Watford  
Herts WD25 9XX  
Tel: +44 (0) 1923 664761  
Email: [brepres@ihs.com](mailto:brepres@ihs.com)

Printed using FSC or PEFC material from sustainable forests.

**FB 71**  
**First published 2014**  
**ISBN 978-1-84806-361-7**

All URLs accessed August 2014. Any third-party URLs are given for information and reference purposes only and BRE Trust and IHS do not control or warrant the accuracy, relevance, availability, timeliness or completeness of the information contained on any third-party website. Inclusion of any third-party details or website is not intended to reflect their importance, nor is it intended to endorse any views expressed, products or services offered, nor the companies or organisations in question.

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Index compiled by Cathryn Pritchard.

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# Preface

There are some 22.4 million homes in England, housing 52 million people. They range from the smallest studio flat to the largest palace, and vary in age from medieval castles built of local stone to new homes designed to the most exacting sustainability standards. Numerous books have been written on English housing – particularly on buildings of architectural interest. This guide is unique in that it provides detailed information on typical designs and features of houses built at different periods, using statistics from the 2010 English Housing Survey.

Experienced surveyors and housing professionals will have developed an intuitive feel for when a house was constructed and the date of any modifications that have been undertaken – particularly in their own local area, where they are familiar with local materials and designs. As such, this book is intended for less experienced professionals, students of housing or individuals with a personal interest, to be taken onto the streets and used as a reference book.

The book has been structured into four main sections. The first section defines what is meant by age – setting out different age bands from pre-1850 to the present day, and what is meant by type – such as detached, terraced and so on. The second section considers the factors of size, tenure, construction type, condition and location in identifying when a house was built. The third section provides the reader with tips on how to estimate the age of a house by looking at different aspects such as construction materials and individual elements, street patterns and plot sizes, and by finding out about the history of the area. The final section comprises an illustrated guide to different periods in housing, from pre-1850 to the present day.



# 1 Age and type

This section defines what is meant by age and type. It sets out the different age bands from pre-1850 to the present day, and defines the different types of houses such as detached, semi-detached and terraced.





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