ARCHITECTURE

PROPOSED ALTERATIONS TO

28 GEORGE STREET, WARMINSTER, WILTS, BA12 8QB

HERITAGE STATEMENT

INTRODUCTION: 28 George Street is a Grade II listed building that forms part of a group listing with the surrounding properties. The building is a significant part of the historic fabric of Warminster, Wiltshire, and is recognized as having both architectural and historic importance. The proposed works for the upper floors of the building involve internal alterations to improve the functionality and comfort of the space, while also ensuring the preservation of the building's heritage value.

The majority of properties to the North of George Street have converted the upper floors to residential including No.28. The host property, similar to many others, retain the ground floor as commercial accessed through a shared entrance.



Photograph of terrace No's 25 - 36

ARCHITECTURE

DESIGNATION

28 George Street has been designated within a group designation to include the full terrace from 25 to 36 George Street, Warminster.



The extract above indicates the location of surrounding designated assets. With significant heritage assets North and South of George Street, all proposals must be sympathetic to the surrounding environment.

LIST ENTRY NUMBER: 1193928

LIST DESCRIPTION

Typical circa 1815-1830 terrace in various builds. 3 storeys. Red brick with one window each. Stone cill bands to 1st and 2nd floors, moulded stone cornice on brick modillions, brick parapets and stone cope, with Nos 35 and 36 slightly ramped up. Nos 30 to 34 have stone lintels grooved as brick arches. Glazing bar sash windows alternating with blind panels, all with brick flat arches/lintels and moulded keystones. 1st floor windows segmental headed, Nos 30 and 31 late glazed sashes, No 34 casements; Nos 27 and 28 have no blind panels. Nos 25, 28, 29 and 35 retain ground floor windows, the rest have modern shop fronts and alterations or business premises. 6 panel doors to Nos 26, 28, 30 (modern) and 33. No 34 has traceried fanlight. No 35 has a pair of modern fanlights. End treatment of No 36 with slight set back and bands and cornice returned; 1st floor cill of No 36 has "George Street" cut into it. Some stonework at rear (Nos 30 to 33 especially, which have a cornice).

ARCHITECTURE

PROPOSED WORK : The proposed works for the upper floors of 28 George Street involve a series of internal alterations aimed at improving the liveability of the space. Specifically, the works include:

1. Refurbishment of Existing Sliding Sash Windows: The existing sliding sash windows will be refurbished to improve their function while retaining their historic character. This includes repairing any damage to the frames and sashes, replacing any damaged glazing, and ensuring that the windows operate smoothly.
2. Installation of Kitchen and Shower Room: A kitchen and shower room will be installed on the upper floors to improve the functionality of the space. The installation of these amenities will be done in a manner that minimizes any impact on the historic fabric of the building.
3. Insulating of the Roof to the Rear Bedroom: The roof to the rear bedroom at second floor level will be insulated to improve energy efficiency and reduce heat loss. The insulation will be installed in a manner that does not compromise the historic character of the building.
4. General Decoration Throughout: The upper floors of the building will be redecorated to improve the appearance of the space. This includes painting and decorating, as well as any necessary repairs to the plasterwork and other decorative elements.

Image below : Photograph of kitchen installation with minimal impact on historic fabric.
Image Right : Photograph of decoration and refurbishment of staircase.





ARCHITECTURE

RENOVATIONS TO EXISTING SASH WINDOWS

Where decayed timber is to be removed to form a splice repair, the minimum amount of existing timber should be removed to allow an effective repair to be formed.

Always work new material to the line of the existing and avoid unnecessary trimming of the original timber; repairs should follow any existing deformations in the line of the window.

The timber used in a repair should match the original as closely as possible.

When carrying out a repair, try to ensure that the structural integrity of the window is maintained, and that the window continues to work as it was designed to.

Where possible, spliced repairs should be designed to ensure that moisture is directed towards the outer face of the timber, and that moisture does not lie on the repair joint.

The length of the splice is governed by the section of the timber and the nature of the component being repaired. It should be designed to ensure an effective bond between new and existing sections of timber.

Wherever possible, spliced repairs should be formed which include mechanical fixings (such and timber pegs, dowels, or non-ferrous screws or pins) as well as glue. Screw or pin fixings should ideally be made from the inner face of the window.
Avoid previous design faults when carrying out repairs. Consider modifying a method of construction (or previous repair) where it is liable to lead to further decay.

If possible, repairs to widow frames should be formed in-situ, especially where the frame is built in and cannot be removed without either damaging the window, window surround, or surrounding wall. In general, casements and sash windows can be removed quite easily without damage to be repaired on site or in a Joiner's workshop.

Where windows are to be dismantled as part of a repair process, always mark and record the constituent parts before dismantling, especially where a significant number of windows are to be repaired. Similarly, always number and record glass panes before removal.

Check, adjust, re-fix, and or replace the existing sash weights as necessary, to ensure correct operation of the window. Clean (remove any paint) from the pulley and lubricate. Replace if missing or broken. Replace all existing sash chords. Check all existing parting and staff beads and replace or repair as necessary. Replace sash lift ironmongery and sash fastener with new to match the existing style.

Ensure upon completion of the decoration works that the window operates as designed.

Open joints allow moisture to enter and cause decay. Loose joints should be re-secured by clamping, gluing, re-wedging and pinning. Decayed joints should be dismantled, and defective members repaired by piecing-in. New timber, and much of the existing as possible should be treated with a solvent-borne preservative before fitting.

Painting / Re-decoration

Only loose and defective areas of paint, putty, or filler need be removed. If stripping paint, bear in mind that old layers of paint provide a record of the colour schemes used in the past and may be analysed. Some part should always be kept for posterity.

Old paint can be stripped using solvent strippers, but the timber should be cleaned down thoroughly afterwards, otherwise the residue may tend to loosen any subsequent coat of paint. Blow lamps should always be avoided in buildings of significant historic importance, due to fire risk. They are also liable to crack crown glass due to its extreme delicacy. On no account should windows be stripped by immersion in a bath of caustic soda (or of any other chemical paint stripper), as this method damages the timber and dissolves the glue from their joints, weakening them.

Where the existing paint is likely to contain high levels of lead, burning it off will cause toxic fumes, and rubbing it down with abrasive paper will generate toxic dust. The only safe method is to use wet abrasive paper.

Lead based paints and primers, which provide the best protection, cannot be legally used except in special circumstances on some listed buildings. The modern alkyd paint systems offer an initially good level of durability, but degrade relatively quickly with age, and require a shorter repainting cycle that lead based paints. Alkyd primers are unsuitable for use on hardwoods, so an aluminium-type primer should be used first, always ensuring that the paint coats which follow are compatible with the primer.

Glazing

The inherent qualities of hand made glass contribute much to the liveliness and character of historic buildings. As crown glass is so thin and delicate, extreme care should be taken to avoid damage during building operations. Ideally, cracked panes should be left in-situ, unless too badly damaged to save, or where the panes need to be removed for repair to glazing bars. If old putty cannot be removed by hand, a solvent based stripper or soldering iron may be used to soften it. Several applications may be required.

Original glass provides the best replacement for broken pane, and where a window has decayed beyond repair, its old glass should always be set aside for re-use.

Second to this is new glass, which with care, may be found to closely match the original material, but avoid material which is too reamy or over-distorted. New cylinder glass can still be obtained, but commercial production of crown glass ceased recently and this type may be unobtainable.

Regular commercially available new glass is unlikely to provide a suitable match.

Greenhouse glass and some Eastern European glass can be suitable, although supplies of the latter are variable in supply and quality, and few specialist suppliers offer modern substitutes for old glass, mostly in imitation of cylinder glass (since the character of hand-blown and spun crown glass is impossible to duplicate by any other process).



Internal photo of window to principal elevation



Photo of principal elevation

Insulation to rear bedroom ceiling: The roof construction limits the installation of insulation to the underside of the existing structure. This non-invasive installation will improve the thermal resistance through the roof structure, and the energy performance of the building.

Installation of new fittings and fixtures: All new kitchen units and fittings, and bathroom fittings are to be installed to minimize the impact on the original fabric of the building. The minimal impact on the fabric allows for all kitchen and bathroom additions to be reversable.

ARCHITECTURE

Heritage Impact Assessment: The proposed works for the upper floors of 28 George Street have been designed to minimize any impact on the building's heritage value. The refurbishment of the existing sliding sash windows will ensure that they continue to function effectively while retaining their historic character. The installation of the kitchen and shower room will be done in a manner that minimizes any impact on the historic fabric of the building, and the insulation of the roof will not compromise the building's character.

Conclusion: In conclusion, the proposed works for the upper floors of 28 George Street, Warminster, Wiltshire, have been designed to improve the functionality and liveability of the space while ensuring the preservation of the building's heritage value. The refurbishment of the existing sliding sash windows, installation of kitchen and shower room, insulation of the roof, and general decoration throughout have been carefully planned and executed to minimize any impact on the historic fabric of the building. The proposed works will enhance the liveability of the space while ensuring the preservation of this important historic building for future generations.