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Planning Architecture Conservation

Your Ref	Our Ref	Date
	5594/BJ	7th March 2024

WINDOW CONDITION REPORT FOR PROPOSED REPLACEMENT WINDOWS AT: AVON HOUSE, ABBEY ROW, MALMESBURY. SN16 0AG

This window condition report has been completed to support the associated listed building consent application which seeks to repair or replace like-for-like all windows to the front and side elevations and three windows to the rear elevation. This should be read in conjunction with all documentation submitted as part of the planning and listed building consent application (reference: PL/2024/00133). It was confirmed that all windows are in some state of disrepair, with some more severe than others, with description and evidence provided in this report

Ideally, as the majority of windows we are seeking permission to replace are not original and are timber framed 14mm double glazed sashes that have been installed by a previous owner, we see no issue in replacing these like-for-like rather than installing secondary glazing. This way, using upgraded windows will enhance and unify the look and value of this building using matching mouldings, with added energy performance.

Window Reference	Description	Secondary Glazing Y/N	Condition
WG.01 Dining Room	Double glazed sash window – not original	N	Currently in the best condition of all the windows to be repaired/replaced and only minor repair works required.



WG.01 – Internal View



WG.01 – Close-up of Bottom Rail showing discolouration/mould

WG.02 Drawing Room	Double glazed sash window – not original	N	Slightly worse condition than WG.01 – minor cracking visible at window head and discolouration/mould of paint at bottom rail of window.



WG.02 – Internal View

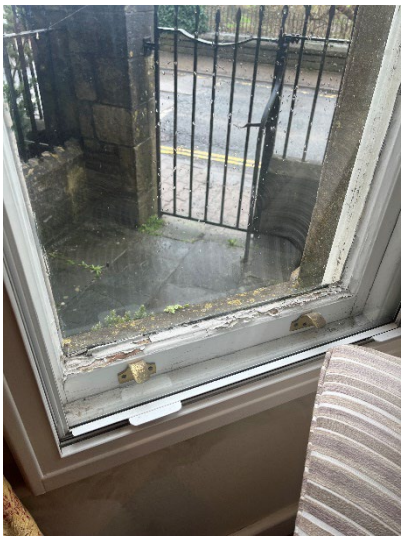


WG.02 – Close-up of Bottom Rail showing discolouration/mould

WG.03 Family Room	Single glazed sash window – no glazing bars	Y	Forms a bay window with WG.04 and WG.05 – evidence of paint peeling/cracking/mould due to moisture penetration and lack of regular maintenance.
WG.04 Family Room	Single glazed sash window – no glazing bars	Y	Forms a bay window with WG.04 and WG.05 – evidence of paint peeling/cracking/mould due to moisture penetration and lack of regular maintenance.
WG.05 Family Room	Single glazed sash window – no glazing bars	Y	Forms a bay window with WG.04 and WG.05 – evidence of paint peeling/cracking/mould due to moisture penetration and lack of regular maintenance.



WG.04 – Internal View



WG.04 – Close-up of Bottom Rail



WG.04 – Close-up of Mullion

WF.06 Bedroom 3	Double glazed sash window – not original	Y	Minor evidence of discolouration and mould



WF.06 – Internal View



WF.06 – Close-up of Bottom Rail



WF.06 – Close-up of Meeting Rail

WF.07 Bedroom 3	Double glazed sash window – not original	Y	Evidence of paint peeling/cracking/mould due to moisture penetration and lack of regular maintenance.



WF.07 – Bottom Rail



WF.07 – Meeting Rail

WF.08 Landing	Double glazed sash window – not original	Y	Evidence of paint peeling/cracking/mould due to moisture penetration and lack of regular maintenance.



WF.08 – Internal View



WF.08 – Close-up of Bottom Rail



WF.08 – Close-up of Mullion

WF.09 Bedroom 2	Double glazed sash window – not original	Y	Evidence of paint peeling/cracking/mould due to moisture penetration and lack of regular maintenance.



WF.09 – Internal View



WF.09 – Close-up of Bottom Rail



WF.09 – Close-up of Mullion

WF.10 Master Bedroom	Single glazed sash window – original	N	In need of desperate repair – visible water ingress and leak, breakdown of paint and putty has allowed water to penetrate causing mould and decay on window and adjacent timber shutter.



WF.10 – Internal View



WF.10 – Glazing bars



WF.10 – Meeting Rail



WF.10 – Meeting Rail

WF.11 Master En-suite	Single glazed sash window – original	N	In need of desperate repair – visible water ingress and leak, breakdown of paint and putty has allowed water to penetrate causing mould and decay on window and adjacent timber shutter.



WF.11 – Internal View



WF.11 – Close-up of Bottom Rail



WF.11 – Close-up of Mullion

WF.12 Bathroom	Single glazed sash window – not original	N	In relatively good condition and only minor repairs required if any
WS.13 Bathroom	Double glazed sash window – not original	Y	Evidence of paint peeling/cracking/mould due to moisture penetration and lack of regular maintenance.



WS.13 – Internal View



WS.13 – Close-up of window jamb

WS.14 Bathroom	Double glazed sash window – not original	Y	Evidence of paint peeling/cracking due to moisture penetration and lack of regular maintenance.



WS.14 – Internal View



WS.14 – Close-up of window jamb

WS.15 Landing	Double glazed sash window – not original	Y	Evidence of paint peeling/cracking due to moisture penetration and lack of regular maintenance.



WS.15 – Internal View



WS.15 – Close-up of window jamb

WS.16 Bedroom 5	Double glazed sash window – not original	Y	Minor evidence of discolouration and mould



WS.16 – Internal View



WS.16 – Close-up of meeting rail

WS.17 Bedroom 5	Double glazed sash window – not original	Y	Evidence of paint peeling/cracking/mould due to moisture penetration and lack of regular maintenance.



WS.17 – Internal View



WS.17 – Close-up of jamb/cill

CONCLUSION

Ideally, as the majority of windows we are seeking permission to replace are not original and are timber framed 14mm double glazed sashes that have been installed at a later date by a previous owner, we see no issue in replacing these like-for-like rather than installing secondary glazing. This way, using upgraded windows will enhance and unify the look and value of this building using matching mouldings, with added energy performance.

As mentioned in the heritage statement submitted as part of the original application; Modern and/or replacement windows have previously been installed in this listed building, due to previous decay. So it should be considered that these changes are, therefore, not harmful to the special interest of this asset. With the advance in slim double-glazing it does mean, overall, a very limited change in appearance over single glazing.

We appreciate that the windows on the two-storey section of the house are original and is desperate need of repair (WG.03, WG.04, WG.05, WF.10 and WF.11). Therefore, we would be prepared to accept that these will be repaired rather than replaced, to ensure that the architectural and historic special interest of this listed building is protected through ensuring that there is minimal intervention in, and very limited removal of, historic fabric.

REPLACEMENT WINDOW SPECIFICATION (AS PER HERITAGE STATEMENT)

1. New windows are to be in timber, with 3 coats of sprayed applied microporous water based paint system, unless agreed otherwise in writing by the local planning authority.
2. The detailed design of new windows, including profile of glazing bars and the glazing pattern, are to replicate the existing windows being replaced, unless agreed otherwise in writing by the local planning authority.
3. Glazing bars are to be integral to the window construction, and not applied.
4. There shall be no changes to the size of window openings and no alteration or removal of sub cills, shutters or shutter boxes.
5. The double glazing is to be no greater than 14mm in thickness.
6. The spacer bar in double glazed windows is to be coloured to match the paint colour of the windows.
7. The glass is not to be tinted.