Heritage Statement.

15 High St, Great Bedwyn.
Grade 11 Listed, First Listed 29/7/1986
List Entry Number -1034055.

15 High Street Great Bedwyn is a late C18 red brick house with a blue header bond, red brick quoins aprons & lintels, with a plain tiled roof, two stories, 3 bays & extended to the right with a further 2 story bay wide central door within doorcase with a curved & moulded canopy on modillion brackets.

Windows are 6no sliding sash on the front elevation mostly original with the exception of the central 1st floor study window, this one having been renewed in the early 1960`s.

The windows generally are in poor condition, having had substantial repair work carried out over the years, a lot of this work has been carried out by the present owner over the last 40 years.

All the cills have been replaced or covered over with extra timber or lead/flash band, (photo's 1 & 2)
The three ground floor windows are all fixed shut. One sash opens on each of the first-floor windows.

The opening sashes on the first floor do not align properly with the fixed sashes, partly due to the repair work and settlement where the box sash is now not square, (photo 3

The glazing bars have rotted on some sections between the glass panes and have been replaced with timber sections which incorporate the glazing bar and putty, (photo 4)

On the external of the master bedroom window, another layer of timber has been added to cover the rotten faces of the box sash frame, (photo 5)

Parting beads have been repaired and some are missing, having rotted away. Staff beads have been replaced on some windows with large square sections. Vast quantities of putty/filler are present, particularly at the bottom of the box frame, where it meets the cill to help stop water ingress, (photo 7,8,9,10,11)

On all windows the detail of the original mouldings has been lost due over enthusiastic sanding, years and years of over painting and the repair works. (photo's 10,12,13,14)

We are aware the windows at 15 High St Great Bedwyn are a significant historic feature of the house. We have discussed in depth what carrying out repairs to these windows would involve, including disruption to the client's daily life as well as the likely costs in carrying out this work.

We feel now that the point of repair has passed, with replacement being the only realistic option.

We propose to change all 6no windows, making them in softwood with clear single glazing in 4mm clear, brass ironmongery, weights on cords and decorated in white satin finish.

Great care will be taken in measuring the existing sections and mouldings so we can match the windows to the existing ones as near as possible.

All the windows are installed between the face brickwork and although, there are various types of panelling and timber linings on the internal side, we should be able to remove the existing windows without causing any issues with the internal woodwork or the external brickwork.

Photo numbers 15,16,17,18,19 show some of the repair works carried out and the general poor condition.


1
SITTING ROOM

(2)



MAIN BEDROOM


3
SMALL BEDROOM

4



HALLWAY



5

MAIN BEDROOM


6
MAIN BEDROOM

(7)



SMALL BEDROOM



8

MAIN BEDROOM



(9)

MAIN BEDROOM

10




11
SMALL BEDROOM


12
SMALL
BEDROOM


13
DINING ROOM


MAIN BEDROOM
14


15
MAIN BEDROOM



16

SMALL BEDROOM



17

HALLWAY


18
DINING ROOM


19
SMALL BEDROCK