



Heritage and Design and Access Statement - fire damage

St Boniface House, Warminster School
Buxted, Uckfield, East Sussex
TN22 4AY

Date: 1st December 2025

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1 Introduction

This heritage statement has been prepared in support of an application for Listed Building Consent, for repairs to the oriel window following fire damage at St Boniface House, Warminster School, (photos i & ii).

The building is grade II listed and dates from the Georgian period, with the window appearing to be original.

The Historic England listing description is noted below:

Warminster Church Street 1. 5411 (West Sinde) St Boniface College at Warminster School ST 8645 SE 5/71

Centre part oldest, 1796 by David Glascodine of Bristol. 3 storeys over basement. Ashlar stone on rusticated lower ground floor with plain string at ground floor level. Moulded cornice and parapet with moulded coping. 3 ranges of glazing bar sash windows except basement which has 2 small lights. Tripartite outer windows, outer lights blocked to right and on 2nd floor, to left. Central 1st floor window arched with radiating and wreathed glazing. Extension to right of same date in coursed and squared rubble; oriel bay window on 1st floor, tripartite window over. The west front has two 3 storey angular bays with cornice flanking central window on upper floors and 6 panel door with side lights in plain arched surround; ramped railings curled at bottom to steps. Right hand wing: Large neo-Jacobean by J.A Reeve 1897. 2 ½ and 3 ½ storeys; dressed stone; moulded strings, cornice and balustraded parapet, finials to gabled dormers, single light windows 1st floor, 3 light within Tudor arches on ground floor, bracket consoles to buttresses flanking gabled break to right. North and west fronts more opulent still, projecting entrance in angle to north-west. Left hand wing: Quite impressive Gothic. 1927 by Charles Nicholson. 'L' plan: south wing has large chapel with cusped tracery lights over library. Projection to road has wide entrance and stir turret linked to 1796 block.

Listing NGR: 1036188



Photo (i) – elevation with oriel window



Photo (ii) – close up of oriel window

2 Context

2.1 Historical Context

The oriel window would appear to date from 1796 when the building was constructed. The double hung sashes appear to be original with the original box frames and timber mouldings. However, the central timber panel appears to have been replaced with a plain panel.

2.2 Events resulting in the fire damage

It is understood that the outside of the building was being redecorated and the paint was being carefully burnt off. Unfortunately a fire occurred, resulting in the damage to the window and window surround.

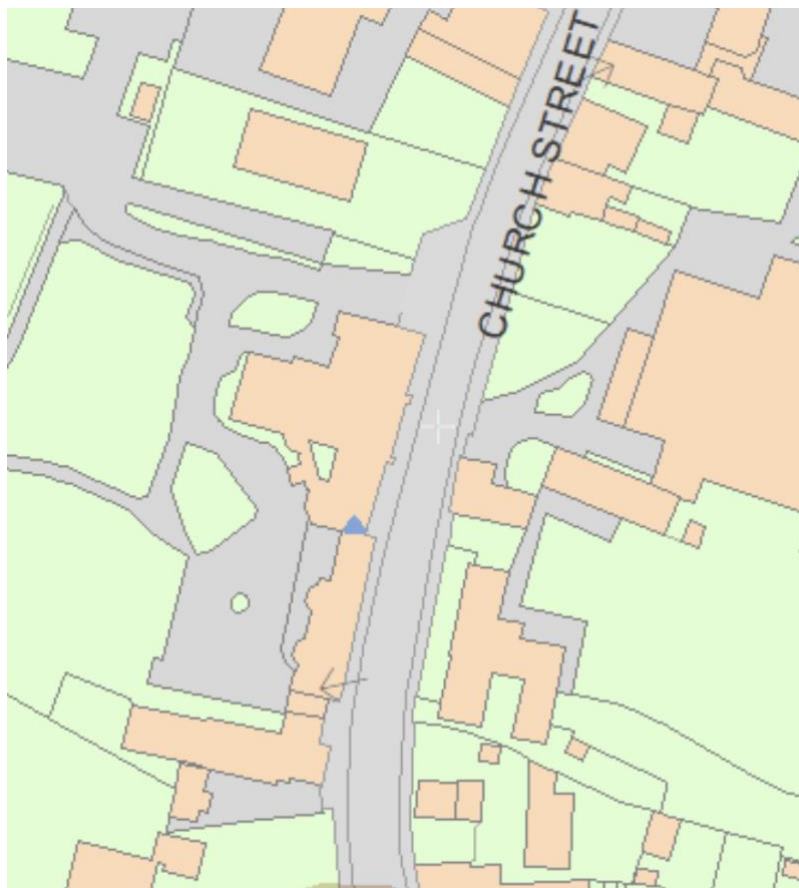


Fig (i) – location of St Boniface House

2.2 Planning Policy Context – National Planning Policy Framework

The National Planning Policy Framework (NPPF) states that, in determining applications, LPAs should require an applicant to describe the significance of the heritage assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

This heritage statement therefore concentrates on the parts of the building which are affected by the proposed works.

3 The Proposals

The application is for the following works:

- Replacement of the lower central sash with a new hardwood sash to match the original in every respect and as detailed in the attached drawing, including replacement of damaged glazing with 4mm clear plate glass.
- Repairs to upper central sash, unless it is found to be beyond repair and then it will be replaced with a hardwood sash to match the original, (see attached drawing).
- Repairs/replacement to lower right hand side sash, (when viewing from inside the property).
- Renewal of right hand side box frame to match the original.
- Replacement of render beneath sash windows with new timber laths and a hot lime render.
- Replacement of central and right hand side internal timber panels beneath window to match the original left hand side panel, (photo iii).
- Replacement of the lead flat roof coverings, (code 6 lead).



Photo (iii) – damage from fire internally

4 Significance of St Boniface House and assessment of impact

As previously noted, St Boniface House is a Georgian property. Where possible repairs only will be carried out to match the original in every respect, using traditional materials including new spliced in hardwood repairs to sash windows. If total replacement of some of the sashes is required, these will match the original in new hardwood. The repairs are therefore considered to have minimal impact on the historic fabric.

New insulation is to be introduced beneath the sash windows and to the oriel floor. This will be a woodfibre insulation, such as steicoflex, to ensure breathability. Externally the render will be replaced with hot lime on timber laths, painted with a mineral clay paint.

The double sockets will be reinstated, but with the wiring being taken behind the timber panelling, as opposed to be surface mounted, thus improving the appearance.

5 Conclusion

The repairs and replacement sashes are necessary following the fire damage to the oriel window. As much of the original fabric will be retained as possible and therefore the works will help to preserve the historic fabric and character of the building. The introduction of breathable insulation to the floor and walls will help improve the thermal properties whilst maintaining breathability.

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