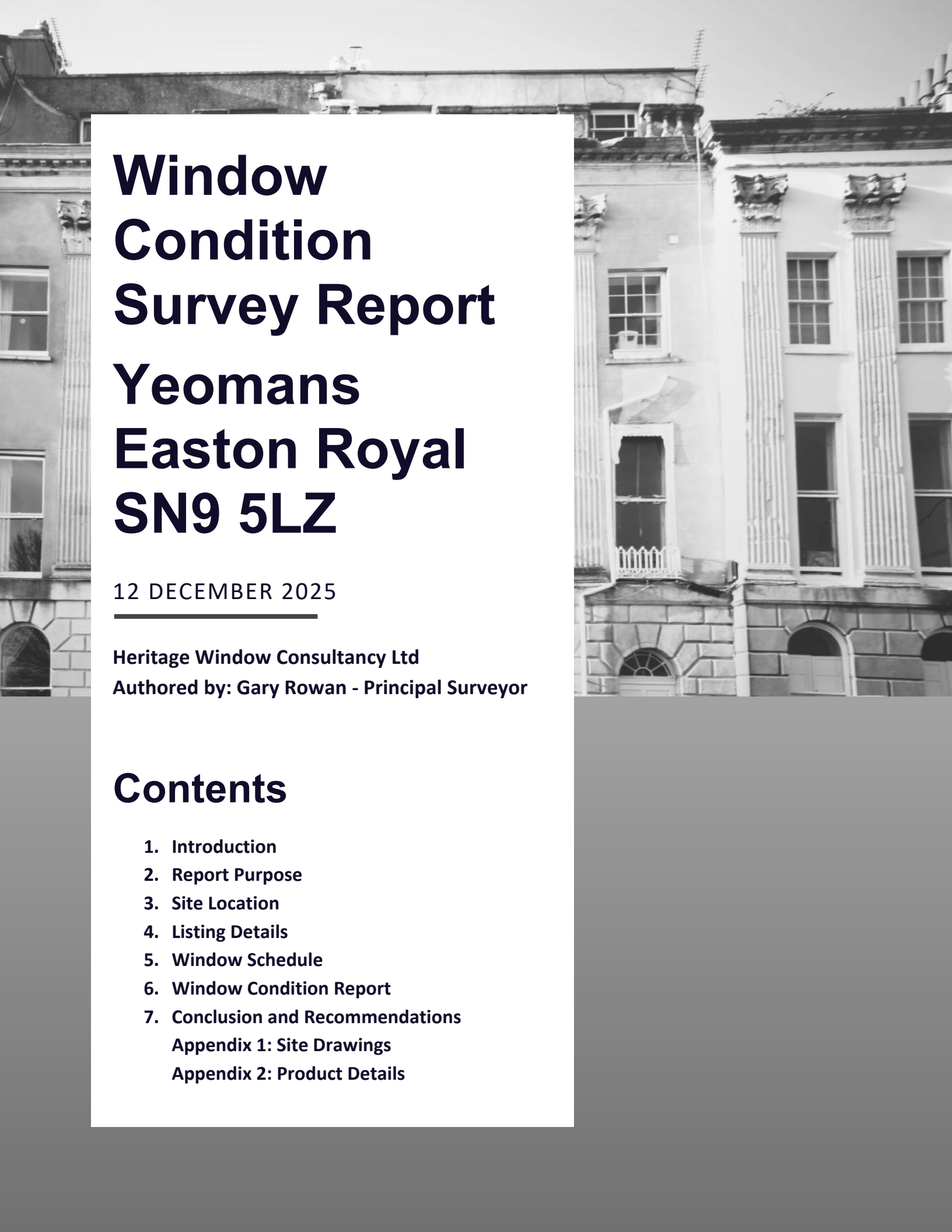




# **Window Condition Survey Report Yeomans Easton Royal SN9 5LZ**

**12 DECEMBER 2025**

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**Heritage Window Consultancy Ltd**

**Authored by: Gary Rowan - Principal Surveyor**

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## **1. Introduction**

Heritage Window Consultancy was engaged to provide a window condition report in support of a Listed Building Application for the replacement of the casement windows located on the front elevation of the property.

The aim is to improve the visual appearance of the front elevation, as the existing windows are showing signs of deterioration.

At the same time, the proposal seeks to replace the existing windows with replica timber units that will provide both acoustic and thermal performance benefits, without adversely affecting the heritage character of this Grade II listed property.

## **2. Report Purpose**

This report is intended to provide supporting information to assist in determining an application for Listed Building Consent for the alteration of Yeomans, in accordance with paragraph 128 of the National Planning Policy Framework, which states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

3. Site Location



The site is within the Easton Royal Conservation.

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**Heritage Category:** Listing

**List Entry No :** 1364556

**Grade:** II

**County:**

**District:** Wiltshire

**Parish:** Easton

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

**List Entry NGR:** SU 20744 60525

**Map Scale:** 1:2500

**Print Date:** 9 December 2025

  
www.historicengland.org.uk

**Name:** YEOMANS

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Source:** <https://historicengland.org.uk/listing/the-list/list-entry/1364556?section=official-entry>

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## 4. Listing Details

### Official List Entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1364556

**Date First Listed:** 13-Jun-1988

**List Entry Name:** Yeomans

**Statutory Address 1:** YEOMANS

The Scope of Legal Protection for Listed Buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside), as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1 July 1948.

Understanding List Entries

Corrections and Minor Amendments

### Location

**Statutory Address:** YEOMANS

The building or site itself may lie within the boundary of more than one authority.

**District:** Wiltshire (Unitary Authority)

**Parish:** Easton

**National Grid Reference:** SU 20744 60525

### Details

EASTON ROYAL EASTON ROYAL SU 26 SW (west side) 2/203 Yeoman's GV II

House. C17, altered in C19. Timber framed and brick, thatched roof. Single storey and attic, 2 bays, with narrow brick extension to south extended to rear as wing. Central 6-panelled door in timber porch. Canted bay windows to ground floor, rising to square bays on first floor with framed gables. Dormer to left end. Framing 2 panels high on brick sills, with reverse curved corner braces. Framing altered in C19 and C19 framed gable added to right.



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Interior has stop-chamfered spine beam to left room and large stack, the fireplace being blocked. Stack removed from rear wall of right bay. Timber-framed partition to left of entrance stair lobby.

**Listing NGR:** SU2074460525

**Legacy**

The contents of this record have been generated from a legacy data system.

**Legacy System Number:** 312409

**Legacy System:** LBS

**Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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## 5. Window Schedule.

Refer to Appendix 1 Site Drawings:

WG01 Ground Floor East Elevation

WG02 Ground Floor East Elevation

WF01 First Floor East Elevation

WF02 First Floor East Elevation

## 6. Window Condition Report

### WG01 – Ground Floor East Elevation

C20 canted bay window comprising four casement sections, each with three panes and 20mm chamfered glazing bars. Single glazed, predominantly with crown glass. The left- and right-hand casements are opening sections on side hinges with modern window furniture; the two central sections are fixed.

There is extensive timber deterioration in both the opening casement sashes and the fixed sections, primarily affecting the bottom rails and stiles. Areas of rot are clearly visible, and there is extensive use of filler in these locations. The glazing bars are also heavily filled.

There is further deterioration within the frame, with rot clearly visible in the cill sections. The mullions and side jambs are also heavily filled.

Any attempt to restore either the casement sashes or the bay window frame would result in very little original timber remaining once all rotten timber and filler are removed.

It is therefore not a practical or viable option to carry out restoration work.







## WG02 – Ground Floor East Elevation

C20 canted bay window comprising four casement sections, each with three panes and 20mm chamfered glazing bars. Single glazed, predominantly with crown glass. The left- and right-hand casements are opening sections on side hinges with modern window furniture; the two central sections are fixed.

There is extensive timber deterioration in both the opening casement sashes and the fixed sections, primarily affecting the bottom rails and stiles. Areas of rot are clearly visible, and there is extensive use of filler in these locations. The glazing bars are also heavily filled.

There is further deterioration within the frame, with rot clearly visible in the cill sections. The mullions and side jambs are also heavily filled.

Any attempt to restore either the casement sashes or the bay window frame would result in very little original timber remaining once all rotten timber and filler are removed.

It is therefore not a practical or viable option to carry out restoration work.







### WF01 – First Floor East Elevation

C20 boxed bay window comprising four casement sections. The left- and right-hand panels are side-hinged opening casements with modern window furniture; the two central panels are fixed shut. Single glazed, with a combination of crown glass and modern float glass across all sections.

Both side panels comprise three panes with 20mm chamfered glazing bars.

The two fixed central panels comprise six panes with 20mm chamfered glazing bars.

There is extensive timber deterioration in both the opening casement sashes and the fixed sections, primarily affecting the bottom rails and stiles. Areas of rot are clearly visible, and there is extensive use of filler in these locations.

There is further deterioration within the frame, with rot clearly visible in the cill sections. The mullions and side jambs are also heavily filled.

Any attempt to restore either the casement sashes or the bay window frame would result in very little original timber remaining once all rotten timber and filler are removed.

It is therefore not a practical or viable option to carry out restoration work.







## WF02 – First Floor East Elevation

C20 boxed bay window comprising four casement sections. The left- and right-hand panels are side-hinged opening casements with modern window furniture; the two central panels are fixed shut. Single glazed, with a combination of crown glass and modern float glass across all sections.

Both side panels comprise three panes with 20mm chamfered glazing bars.

The two fixed central panels comprise six panes with 20mm chamfered glazing bars.

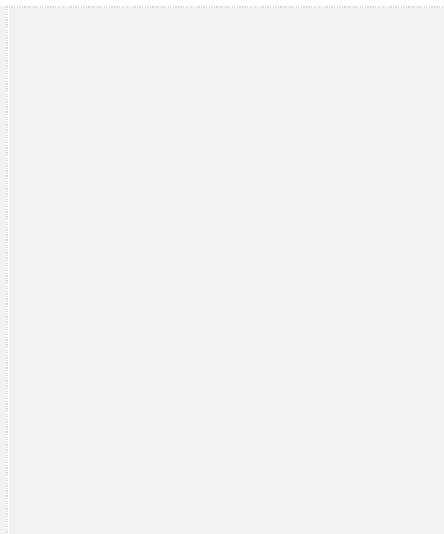
There is extensive timber deterioration in both the opening casement sashes and the fixed sections, primarily affecting the bottom rails and stiles. Areas of rot are clearly visible, and there is extensive use of filler in these locations.

There is further deterioration within the frame, with rot clearly visible in the cill sections. The mullions and side jambs are also heavily filled.

Any attempt to restore either the casement sashes or the bay window frame would result in very little original timber remaining once all rotten timber and filler are removed.

It is therefore not a practical or viable option to carry out restoration work.





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## 8. Conclusion and Recommendations

These bay windows are undoubtedly C20 additions to a building whose core dates back to the C16. It is recognised that they form part of the ongoing story of the building's development, and the upgrading of these windows should therefore be viewed as a continuation of that development.

Due to the poor condition of both the casement sashes and the bay window frames, it is recommended that each window is replaced with a hardwood timber replica.

Introducing high-quality slimline double glazing, which will provide a long design life, will benefit both the building and its occupants for many years.

The double-glazed units can be Krypton gas filled to deliver U-values that comply with Approved Document L, which covers the conservation of fuel and power.

Several glazing manufacturers offer slim double-glazed units with an overall depth as little as 11mm. These can incorporate crown reproduction glass and present the appearance of single glazing, thereby retaining the character, charm, and heritage of the building. Only very close inspection would reveal the units to be double glazed.

Please refer to the product details in appendix 2

This upgrade will be in context and in conjunction with a whole-building approach to insulation, ventilation, and energy efficiency. It will not detract from the building's character, significance, or heritage appearance, and will preserve the historic character of the Easton Royal Conservation Area.

This approach aligns with the recommendations of the following Historic England guidelines:

Historic England strongly encourages owners to conserve significant historic windows wherever possible, rather than replace them. The existing windows on the east elevation of this property, as detailed in this report, are neither durable, functional, nor repairable.

Historic England 2025 \*Energy Efficiency and Historic Buildings: Application of Part L of the Building Regulations to Historic and Traditionally Constructed Buildings\* (Historic England, Swindon).



## Appendix 1: Site Drawings



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## **Appendix 2: Example Product Details**

CN Slimline Heritage double-glazed units offer an excellent replacement option for listed buildings or properties of historical significance.

CN Slim Heritage units have the appearance of single glazing, thereby retaining the character, charm, and heritage of the building. Only very close inspection will reveal the glazing to be a double-glazed unit, particularly when crown reproduction glass is used. When glazed traditionally into sash or casement frames, the units are virtually undetectable because slim units do not produce the double reflection or distorted reflection sometimes seen with standard double glazing. This makes them suitable for conservation areas or listed buildings (subject to local planning permissions).

By using modern technical glass and filling the cavity between panes with an inert gas, a homeowner may benefit from improved soundproofing and thermal performance without compromising the building's appearance. As a FENSA-registered company, our slimline heritage glazing provides excellent durability and thermal efficiency while maintaining an authentic period aesthetic.

### **Slimline Double Glazing – Key Features**

- Units available from a minimum depth of 11mm
- Slim sightlines
- Option for Planitherm Low-E glass for improved thermal performance
- Option for restoration glass
- Option for toughened glass
- Inert gas fill for improved acoustic performance
- Low U-values (see FENSA standards documentation)

### **Eco Slim Heritage Double-Glazed Units**

Our slimline units utilise Edgetec Super Spacer technology, allowing for a minimum spacer depth of 4mm. This enables the manufacture of very thin double-glazed units suitable for conservation areas and listed buildings (subject to planning permission).

In some cases—particularly in older buildings where the rebate is limited—Krypton gas may be required.

Although CN Slim Heritage units do not currently hold BS EN 1279 accreditation, they are manufactured to the same standards and processes as our accredited units.

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### **Glass Thickness Options**

For a heritage unit designed to fit a minimum 17mm rebate:

- Outer pane: 3mm
- Inner pane: 4mm

This provides an overall unit depth of 11mm. Glass options include clear or patterned annealed/float glass, toughened glass for security, or Low-E energy-saving glass for improved thermal performance.

For new replica timber windows, a deeper rebate allows both inner and outer panes to be 4mm, providing an overall unit depth of 12mm.

### **Installation**

Units are bedded on silicone, centralising the unit within the frame. The void between frame and glass is filled with low-modulus silicone, allowing movement and providing a waterproof seal. Once cured, the installation is finished with face putty or a timber glazing bead.

### **Edgetec Super Spacer®**

We use Edgetec Super Spacer bar for all CN Slim Heritage units. This no-metal, pre-desiccated structural foam spacer system provides warm-edge technology suitable for high-performance sealed units. Super Spacer can be produced down to 4mm, enabling an overall unit depth of 11mm to suit a 17mm rebate.

Traditional timber windows require low sightlines, which can be problematic with standard aluminium spacer bars. Edgetec Super Spacer is only 3mm deep, making it ideal for heritage sightlines.

The patented Thermal Set Spacer (TSS) technology provides excellent durability, with 100% memory to allow for expansion and contraction—reducing the risk of fractures common in conventional sealed units. Thermal bridging is greatly reduced, resulting in up to 70% less condensation. Super Spacer also significantly reduces heat loss at the unit edge.

### **Gas-Filled Units – Argon & Krypton**

Introducing gas into the cavity reduces heat conductance between the panes, improving thermal performance year-round. Argon, with 34% lower thermal conductivity than air, is the most commonly used. It is non-toxic, stable, non-corrosive, colourless, and odourless.

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Argon-filled units cost around 5% more than air-filled units but can improve the U-value by over 30%. Argon filling should last the lifetime of the window, with no more than 5% loss over 25 years.

Krypton provides even greater thermal efficiency but is more expensive, and is typically used where rebates are limited.

### **U-Values**

A U-value measures heat loss through an element of a building. It reflects the performance of the whole window rather than the glass alone. Lower U-values indicate better insulation.

### **Typical Performance:**

Single glazing U-value: approx. 5.6 W/m<sup>2</sup>K

### **CN Slim Heritage Double Glazing – Centre Pane U-Values**

Glass 1 (External) | Cavity | Glass 2 (Internal) | U-value

4mm Float/Toughened | 4mm Krypton | 4mm Planitherm Total Plus Low-E | 1.9 W/m<sup>2</sup>K

4mm Float/Toughened | 6mm Krypton | 4mm Planitherm Total Plus Low-E | 1.5 W/m<sup>2</sup>K

### **Installation (summary)**

The units are bedded on silicone, centralised within the frame, and the perimeter void is filled with low-modulus silicone to allow movement and ensure a waterproof seal. Once cured, the installation is completed with face putty or a timber glazing bead.