



THE PLANNING WORKS

December 2025

Heritage Statement and Existing Joinery Condition
Listed Building Consent Application - No 29 Kingsbury Street, Marlborough, SN8 1JA
Replacement of Windows and Sashes

1. Introduction

This Listed Building Application seeks consent to replace fenestration on the rear elevation of No 29 Kingsbury Street. There are two rear first floor windows, one requires a single new sash, whilst the other needs both sashes to be replaced. On the second floor both windows need complete replacement: frames and casements.

2. Description, Location and Historical Context

Built in the early 1800's No 29 is a three-storey house, part of a terrace of three on the East side of Kingsbury Street. The group of three houses (No 29 to No 31) is recognised by Historic England as being part of a larger set of buildings (No 17 to No 34) all built at around the same period. When built these houses would have enjoyed views across Kingsbury Street to open fields.

To the front these houses have a 6-foot-deep private frontage surrounded by wrought iron railings. Steps lead up to the front door from the 12-foot-wide pavement that borders Kingsbury Street. The house has three storeys plus a basement. The external front door and side passage door are wide with good head height and arched heads. The internal doorways are similarly proportioned with wide detailed architraves and high moulded skirtings. Internal ceilings are high with moulded plasterwork cornices. The Ground and First Floor windows are substantial vertical sliding sashes.

Kingsbury Street was originally part of the main road down into the centre Marlborough before being supplanted in that capacity by Herd Street (A346) to its east. Kingsbury Street formed an important parish boundary between St Mary's and St Peters. Most of Kingsbury Street and the group of buildings identified above lie within the Marlborough Conservation Area.

3. Historic Background

KINGSBURY STREET (East Side)

1. 5407

Nos 29 to 31 (consec) including railings

SU 1869 1/217

GV II

2.

Early C19, Red brick. Pitched slate roof with overhanging eaves. Brick stacks. 2 storeys and basements. 6 ranges of sashes with glazing bars. 3 modern doors in original openings with semi-circular fanlights. Simple iron railings with spear and urn finials. Nos 17 to 34 (consec) form a group.

Listing NGR: SU1881969391



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4. Previous Planning History

Ref	Date	Item	Decision
K/54440/LBC	July 2006	Replacement front door	Approved

5. Historic England Advice – Listed Buildings

The policy espoused by Historic England for the upkeep of Listed Buildings has a three-tier structure.

- A. Maintain – look after the building and its original fixtures and fittings by a programme of maintenance using appropriate techniques and materials.
- B. Repair – where parts of the building have not been maintained to a satisfactory level repair the substandard areas using appropriate techniques and materials.
- C. Replace – if an element of the building is beyond repair replace with a faithful facsimile of the original.

The windows on the front elevation of No 29 Kingsbury Street have been, by and large, well-maintained. Some of the windows on the rear elevation have not fared as well.

Please see condition notes and descriptions on the following pages.

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6. Existing Joinery – Current Description and Condition

Ref: Window F3 – Lower Sash	Location: Rear elevation, first floor, bathroom
Approx Size: 1056 mm wide x 729 mm high x 36 mm deep (sash only)	
Description: Joinery. Softwood. Vertical sliding rope-hung with concealed counterweight. One horizontal and three vertical glazing bars. Glazing. Eight panels. 4mm single-glazed float glass. External traditional putty bead. Secondary glazing installed.	
Condition Notes: Main external box frame is maintained and serviceable. As part of this project the counter-weight ropes will be renewed and the frame serviced. The upper sash is in a better condition than the lower. The lower sash has been repaired in the past. As a result, some of the joinery is newer whilst some may still be original. Most of the glass in this sash has been replaced at some point in the past. Both top and bottom rail of the lower sash have now failed and are beyond repair. The sash no longer opens safely. The window furniture is old pattern and may be reused.	
	
S3 Complete Window	S3 Mid-rails

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S3 Lower Sash



S3 Lower Sash – Right Hand Side

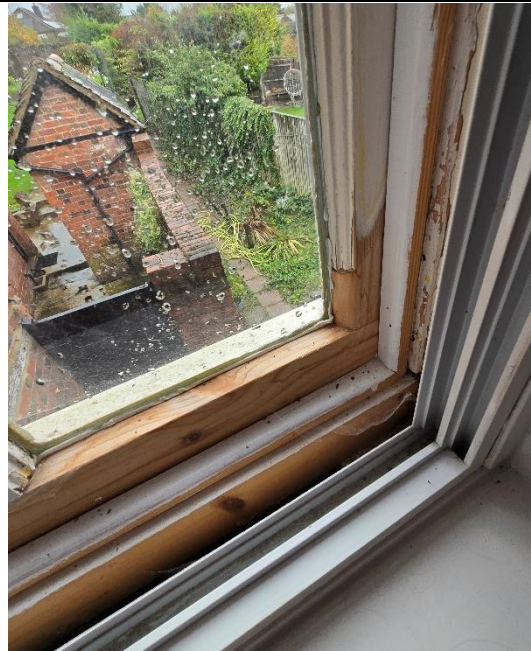
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Ref: Window F4 – Both Upper and Lower sashes	Location: Rear elevation, first floor, study
Approx Size: Upper sash 805 mm wide x 695 mm high x 36 mm deep. Lower sash 805 mm wide x 729 mm high x 36 mm deep.	
Description: Joinery. Softwood. Vertical sliding rope-hung sashes with concealed counterweights. One horizontal and two vertical glazing bars. Glazing. Six panels each sash. 4mm single-glazed float glass. External traditional putty bead. Secondary glazing installed.	
Condition Notes: Main external box frame is maintained and serviceable. As part of this project the counter-weight ropes will be renewed and the frame serviced. Neither sash is good condition and both no longer operate as opening units. Most of the glass in these sashes have been replaced at some point in the past. Parts of the frame joinery have been repaired or replaced in the past. The quality of this work was poor and has resulted in harm to the sash frame – particularly the lower sash. Both upper and lower sashes are beyond repair The window furniture is old pattern and may be reused.	
	
F4 Complete	

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F4 Lower sash left-hand corner



F4 Lower sash right-hand corner



F4 Upper sash bottom rail centre-left



F4 Upper sash bottom rail centre-right

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Ref: Windows S1 and S2 – Identical windows	Location: Rear elevation, second floor, bedrooms
Approx Size: Overall frame: 900mm wide x 780mm high	
Description: Softwood. Two casements, one fixed, one side-hung outward opening. Single horizontal glazing bar to each casement. Glazing. Two panels per casement. 4mm single-glazed float glass. External traditional putty bead. No secondary glazing installed.	
Condition Notes: Both windows are newer units with machine-cut profiles and modern furniture and fixtures. The joinery is low quality wide-grained soft wood. The workshop methods and style of furniture indicate that the windows probably date to late last century – 1980's / 1990's. The glazing is clear 'non-wavy' modern glass. A lack of maintenance combined with poor quality repairs have left both in a non-serviceable and unrepairable condition.	
q 	
S1 – Complete window	

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S1 – Central mullion



S1 – Lower right-hand side



S2 – Complete window



S2 – Central mullion

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S2 – Lower left-hand side



S2 – Lower right-hand side

The proposed replacement doors and windows will be faithful copies of the profiles and dimensions of the existing joinery. The proposal seeks to change the material used from softwood to hardwood in order to improve both the functionality and longevity of the external joinery. The proposal will maintain the historical significance of the property. The front elevation's contribution to the Conservation Area street scene is not impacted. Harm to the fabric of the building is insubstantial.

Kind regards,

Graham.

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