



THE PLANNING WORKS

January 2026

Heritage Statement and Existing Joinery Condition
Listed Building Consent Application – No 12 St Martins, Marlborough, SN8 1AR
Replacement of one complete window and two casements

1. Introduction

This Listed Building Application seeks consent to replace first floor fenestration on the front and rear elevation of No 12 St Martins. At first floor level there is a single window on each elevation. The window on the front requires two completely new casements, the existing frame will be retained. To the rear the complete window requires replacement.

2. Description, Location and Historical Context

Historically, the name St Martins referred to an area of Marlborough on the northeast side of the town. These days it is the name of the road that runs east from The Green at the bottom of Herd Street through to the start of Poulton Hill. St Martins lies within the Marlborough Conservation Area. There are approximately 50 houses and assorted other residential buildings on St Martins of these 37 are Listed Buildings.

On the northern side of St Martins, No 12 is part of a group of eight two-storey houses. This set of eight is itself part of a larger group of twenty-two that runs continuously from No 6 to No 28.

No 12 is a modest two-storey house built in the 18th Century. It has a red brick façade to the front with a traditional clay pantile roof covering. There is clear delineation between No 12 and its immediate attached neighbours. Whilst probably all built at about the same time the houses were not constructed as a complete terrace per se. Originally one and a bit room deep at ground floor level, a single storey extension with cat slide roof was added to the rear, this now houses the kitchen. The ground floor rear façade has a newer red brick pattern than the front and metal framed 'crittall' style windows.

3. Historic Background

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1243234

Date first listed:

21-Oct-1974

List Entry Name:

11-18, SAINT MARTINS

Statutory Address 1:

11-18, SAINT MARTINS

Wiltshire (Unitary Authority)



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Parish:

Marlborough

National Grid Reference:

SU 19094 69381

Details

SAINT MARTINS 1. 5407 (North Side) Nos 11 to 18 (consec) SU 1969 1/89 II GV 2. C18. 2 storeys. Brick, some colourwashed. Old roofs. Some C18, mostly C19 casements and doors. Nos 6 to 28 (consec) form a group.

Listing NGR: SU1907869376

4. Previous Planning History

None found.

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.

Please see condition notes and descriptions on the following pages.

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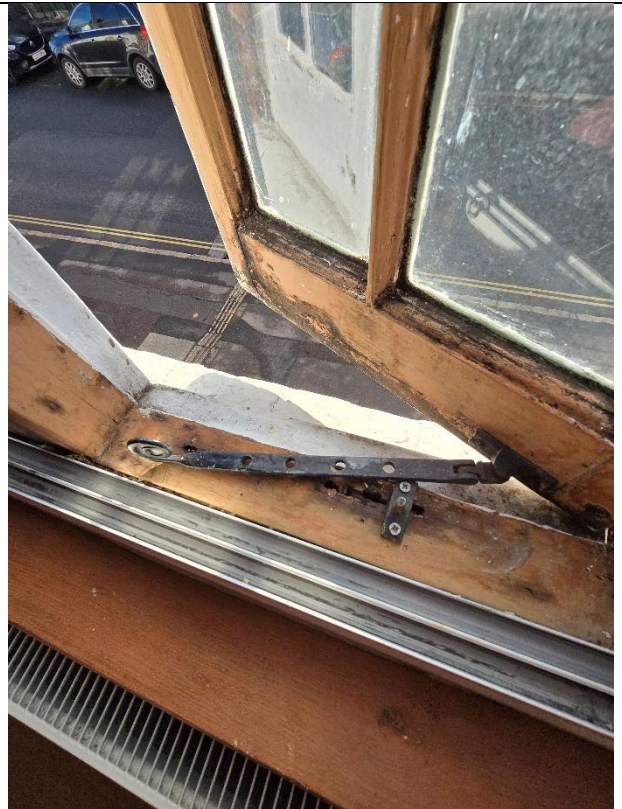
6. Existing Joinery – Current Description and Condition

Ref: Window F1 – Two casements	Location: Front elevation, first floor, bedroom
Approx Sizes: Each casement: 410 mm wide x 1064 mm high. Complete window including frame: 960 mm wide x 1190 mm high.	
Description: Joinery: Softwood. Two flush casements, one fixed, one side-hung opening out on the right-hand side (viewed internally). Central vertical mullion. Two horizontal and one vertical glazing bar in each casement. Glazing: Six panels per casement. 4mm single-glazed float glass. External traditional putty bead. Secondary glazing installed.	
Condition Notes: The main frame remains in a useable and serviceable condition. The frame will be cleaned and overhauled as part of this exercise to improve its longevity. The casement joinery is of an older pattern. None of the original 'wavy' glass remains in these casements. The furniture and fixtures are a mix of older and newer. The older pattern items can be retained and reused. Apart from the top rails most of the casement frame elements have suffered through a lack of maintenance and are now rotten and unrepairable,	
	
F1 Exterior	

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F1 Left hand fixed casement top



F1 Right hand casement bottom



F1 Right hand casement top



F1 Left hand casement glazing bar

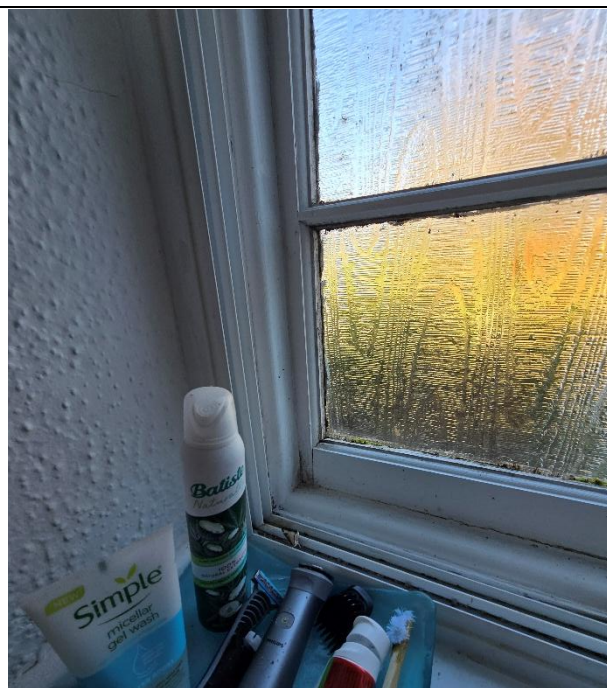
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Ref: Window F2 – Complete window	Location: Rear elevation, first floor, bathroom
Approx Size: Complete window including frame: 1040 mm wide x 800 mm high.	
Description: Softwood. Two flush casements, one fixed, one side-hung outward opening on the right-hand side (viewed internally). No vertical central mullion, opening casement closes against rebate in fixed unit. Single horizontal glazing bar to each casement. Glazing. Two panels per casement. 4mm single-glazed float glass. External traditional putty bead. Secondary glazing installed.	
Condition Notes: The bathroom window is housed within a small dormer located in the rear roof pitch. The dormer has very thin walls to the side and front. The window frame and casement joinery is formed with newer machine-cut profiles. The window furniture is modern. The glazing is a frosted reeded pattern modern glass. This window probably dates to the latter part of the last century 1970's onwards. The right-hand casement can no longer be opened. Both the frame and casement elements are rotten to the point of disintegration. A lack of maintenance combined with no repairs have left this window in a non-serviceable and unrepairable condition.	
	
F2 – Exterior	

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F2 Right hand casement



F2 Left hand lower corner



F2 right hand side



F2 Central lower frame elements

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. Impact upon the front elevation's contribution to the Conservation Area street scene is minimal. Harm to the fabric of the building is insubstantial.

If further information is required – please get in touch.

Kind regards,



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