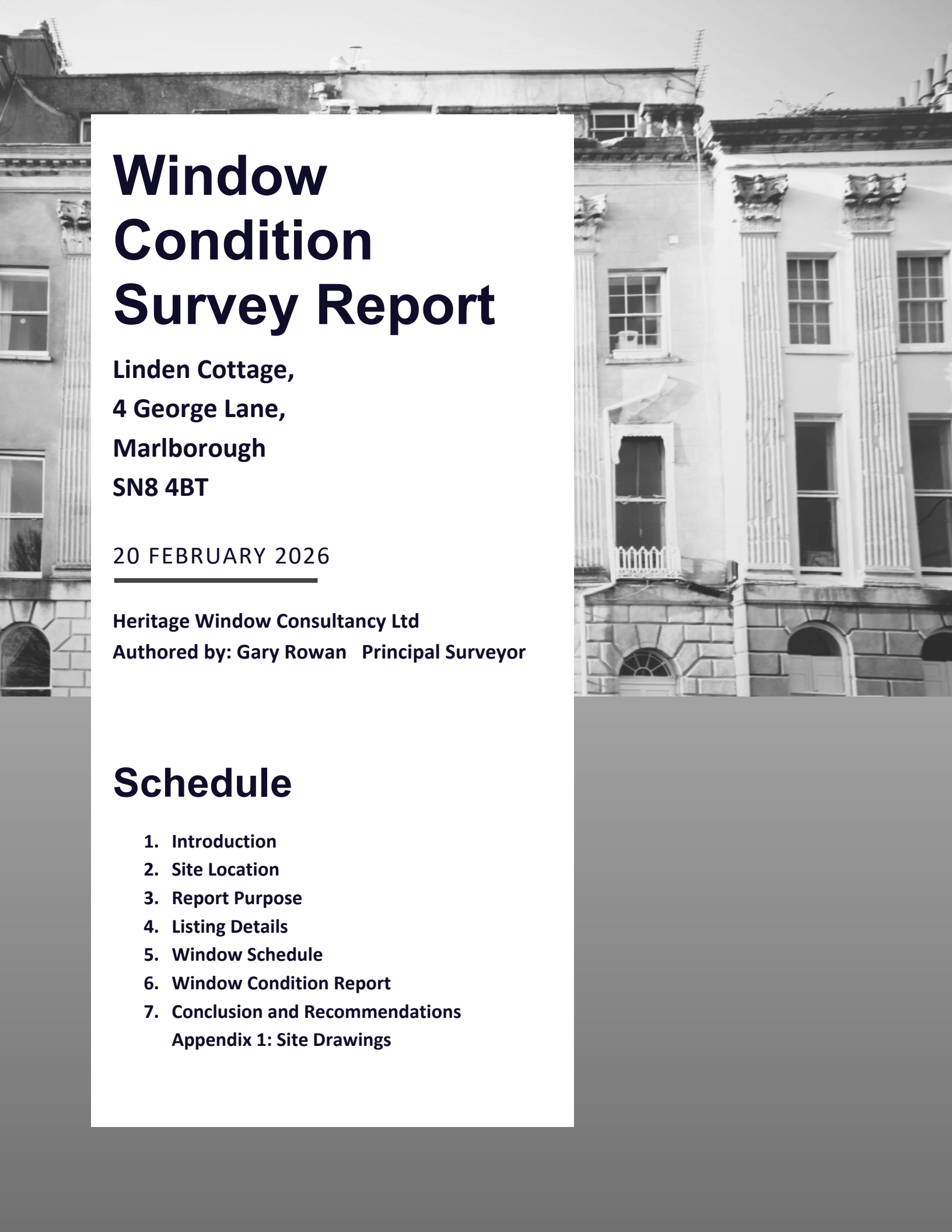




Window Condition Survey Report

Linden Cottage,
4 George Lane,
Marlborough
SN8 4BT

20 FEBRUARY 2026

Heritage Window Consultancy Ltd

Authored by: Gary Rowan Principal Surveyor

Schedule

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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 selected casement windows and doors at this property.

This report should be read in conjunction with the documents, drawings and plans submitted as part of the Listed Building Consent application.

A site survey and photographic survey have been undertaken to inform this desk based assessment. This statement provides an appraisal of the relevant windows at the property, together with an assessment of heritage significance and a statement of the impact of the design proposals. It has been prepared in accordance with the policies set out in the National Planning Policy Framework.

This report has been prepared by Gary Rowan, a heritage window surveyor with over fifteen years' experience in surveying windows in heritage and listed properties, working with a variety of national and local window companies, architects and private homeowners.

It is important to note that replica windows are only proposed where existing windows are considered to be of low historical significance.

The proposed replacement windows will not detract from the established heritage character of this listed property or from neighbouring properties.

Full details are provided for each window in Schedule 6 – Window Condition Report.

This includes a comprehensive window schedule describing the age, condition and significance of the existing windows to enable a full assessment of the proposals by the Local Planning Authority.

The aim is to improve the visual appearance of the windows, many of which are currently showing signs of deterioration.

At the same time, elements of the existing windows will be replaced with replica timber windows incorporating improved acoustic and thermal performance, 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 the determination of an application for Listed Building Consent for alteration works at this property, in accordance with paragraph 128 of the National Planning Policy Framework (NPPF), 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 asset’s 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.”

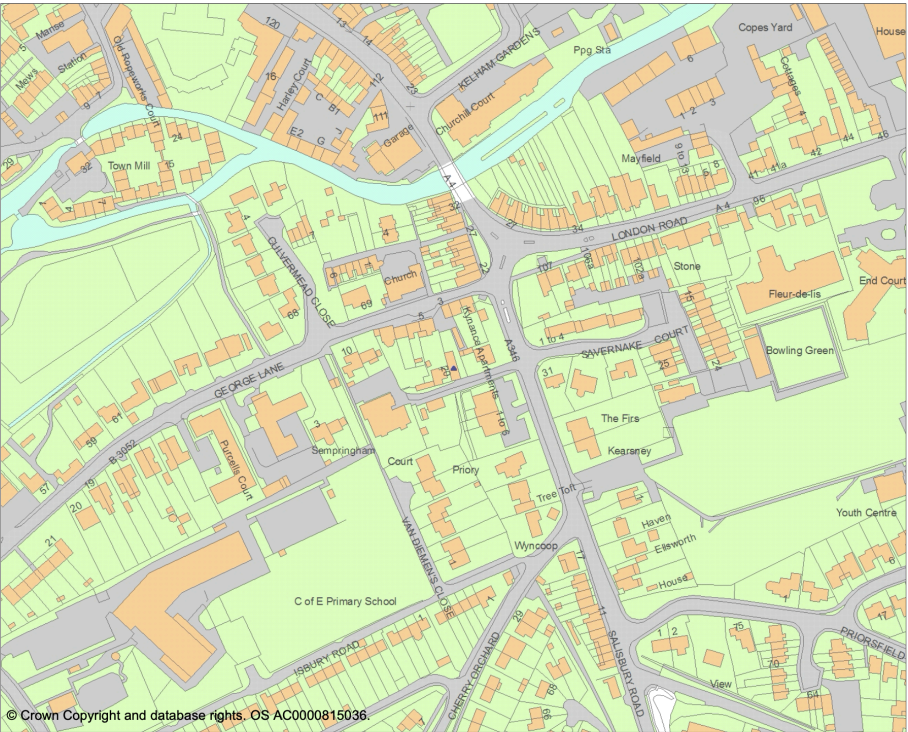
In accordance with paragraph 128 of the NPPF, an applicant is required to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting, in order to understand the impact of the proposed works.

Historic England’s *Conservation Principles, Policies and Guidance* defines heritage significance as the sum of the values attributed to an asset because of its heritage interest, identified under four interrelated values: evidential, historical, aesthetic and communal. Historic England further advises in *Managing Significance in Decision Taking in the Historic Environment* that the level of significance of individual elements of a heritage asset should be clearly identified, as not all fabric contributes equally to overall significance, and that decision making should be informed by an understanding of relative significance.

Applying this methodology, the significance of the listed building has been assessed with specific regard to the contribution made by the existing windows to the significance of the building as a whole. On the basis of their limited evidential, historical and aesthetic value, together with the extent of alteration and deterioration identified, the windows are assessed as making a low contribution to the overall significance of the heritage asset.

The Window Condition Report contained within Schedule 6 provides a detailed, window by window appraisal of condition and heritage value. This assessment has been undertaken in accordance with the principles set out in *Managing Significance in Decision Taking in the Historic Environment* and is consistent with the requirements of paragraph 128 of the NPPF, thereby enabling a proportionate and informed evaluation of the impact of the proposed works on the significance of the listed building.

3. Site Location



Name: 4, GEORGE LANE

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

Heritage Category:

Listing

List Entry No :

1243242

Grade:

II

County:

District: Wiltshire

Parish: Marlborough

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 19215 68897

Map Scale:

1:2500

Print Date:

19 February 2026



Historic England

www.historicengland.org.uk

Source: <https://historicengland.org.uk/listing/the-list/list-entry/1243242>

4. Listing Details

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1243242

Date first listed: 21 Oct 1974

Date of most recent amendment: 30 Jul 1975

List Entry Name: 4, GEORGE LANE

Statutory Address: 4, GEORGE LANE

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: 4, GEORGE LANE

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

District:

Wiltshire (Unitary Authority)

Parish: Marlborough

National Grid Reference:
SU 19215 68897

Details

This list entry was subject to a Minor Amendment on 04/01/2013.

SU 1968 2/302
5407

GEORGE LANE
No 4

(Formerly listed as SALISBURY ROAD, No. 20 (Linden Lodge Cottage))

GV
II

C18/early C19. Former coachhouse. George Lane elevation is in nodular flint with red brick dressings and chaining. Half hipped slate roof. Brick stack. 2 storeys. 1 pair of planked coach doors. 1 casement with glazing bars. No 20 forms a group with Nos 1 to 8 (consec) George Lane.

Listing NGR: SU1921568897

Legacy

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

Legacy System number:
446895

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.

5. Window Schedule.

Refer to Appendix 1 Site Drawings:

Ground Floor	First Floor
DG.01 Kitchen	WF.01 Bedroom 3
DG.02 Living Room	WF.02 Bedroom 3
WG.01 Kitchen	WF.03 Bathroom
WG.02 Dining Room	WF.04 Bedroom 2
WG.03 Dining Room	WF.05 Bedroom 2
WG.04 Living Room	WF.06 Bedroom 1
WG.05 Living Room	WF.07 Bedroom 1

6. Window Condition Report

DG.01

Type: Early C19 timber frame with modern timber traditional stable (split) door

Configuration: Solid timber panel to the lower section with a glazed upper section

Glazing: Single glazing, modern float glass

Glazing Bars: 23 mm ovolo profile

Furniture: Modern handles, hinges, lock and bolt

Operation: Side hung (hinged)

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and timber to the lower section of the door.

In this context, repairs to the door would not provide a durable or effective long term solution.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

From the construction of the frame, it is likely that it is an early C19 frame.

As such, it is proposed that the frame is repaired using traditional methods, involving the careful removal of decayed timber to the lower sections of both jambs and the scarfing in of a compatible, durable timber such as Sapele, thereby extending the serviceable life of the historic frame.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.





DG.02

Door Type: Modern timber door set

Configuration: Two side hung opening doors with arched heads, each comprising six glazed panes over a solid timber lower panel. Two fixed sidelights with arched heads, each comprising three glazed panes

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern locking door furniture

Operation: Side hung (hinged)

Heritage Significance: None identified

Repair, Replacement and Glazing Justification:

The existing door set exhibits widespread deterioration, including decay to both jambs, rot within the door stiles, and deterioration to the bottom rails of the fixed sidelights.

Evidence of previous localised repair and the use of inappropriate filler materials indicates an ongoing pattern of failure and moisture ingress.

The extent of decay affects multiple primary structural elements and is not confined to isolated areas capable of durable localised repair.

Any attempt at repair would necessitate extensive replacement of timber across the frame, door leaves and fixed elements, resulting in a level of intervention comparable to reconstruction rather than meaningful conservation.

Given the existing softwood construction, such an approach would not represent a durable or effective solution and would be likely to result in ongoing maintenance and further intervention.

In light of the absence of identified heritage significance, replacement on a like for like basis in timber is considered justified and proportionate.

The proposed replacement doors would replicate the existing configuration, arched heads, glazing pattern and joinery profiles.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution





WG.01

Type: Modern timber sash window

Configuration: Comprising three casements: two side hung opening lights with a fixed central light; all lights are single pane

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays to the opening lights

Operation: Side hung or fixed shut

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across these casement windows, together with extensive deterioration to each bottom rail.

It is likely that these casement windows are also of softwood construction.

In this context, repair would not provide a durable or effective long term solution.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.



WG.02

Type: Modern timber sash window

Configuration: Comprising three casements: two side hung opening lights with a fixed central light; all lights are single pane

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays to the opening lights

Operation: Side hung or fixed shut

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across these casement windows.

It is likely that these casement windows are also of softwood construction.

In this context, repair would not provide a durable or effective long term solution.

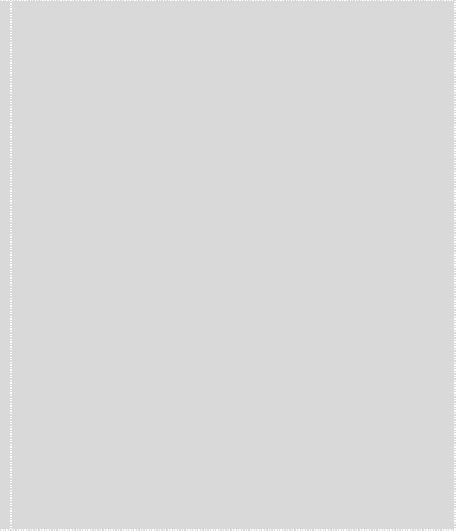
Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.



WG.03

Type: Modern timber sash window

Configuration: Comprising six upper casements and six lower casements. Within the top set of six, five lights are side hung opening casements; within the bottom set of six, four lights are side hung opening casements. All lights are single pane

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays to the opening lights

Operation: Side hung or fixed shut

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across the window, together with extensive deterioration to the bottom and top lights, in particular the bottom right hand casement and the bottom section of the frame in multiple areas.

More widespread deterioration to the timber elements is evident, suggesting a softwood construction with limited resistance to moisture ingress.

The extent and distribution of decay indicates that deterioration is not confined to isolated, readily repairable areas.

Any attempt at repair would require substantial replacement of decayed timber sections, particularly to the central elements, resulting in a level of intervention comparable to reconstruction rather than meaningful conservation.

In this context, repair would not provide a durable or effective long term solution.

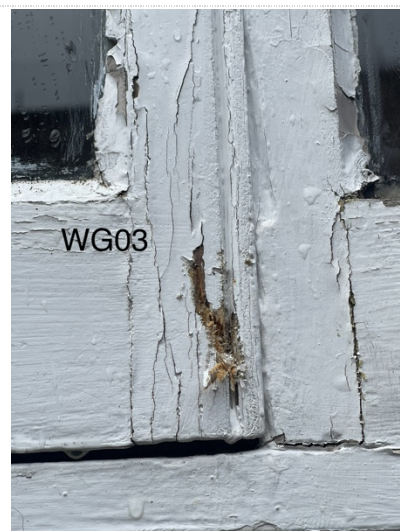
Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.





WG.04

Type: Modern timber sash window

Configuration: Comprising three casements: two side hung opening lights with a fixed central light; all lights are single pane

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays to the opening lights

Operation: Side hung or fixed shut

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across these casement windows, together with extensive deterioration to the cill.

It is likely that these casement windows are also of softwood construction.

In this context, repair would not provide a durable or effective long term solution.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.



WG.05

Type: Modern timber sash window

Configuration: Comprising three upper casements and three lower casements. Within the top set, the left and right lights are side hung opening casements; within the bottom set, the left and right lights are side hung opening casements. All lights are single pane

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays to the opening lights

Operation: Side hung or fixed shut

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across the window, together with extensive deterioration to both the bottom centre casement and the top centre casement.

More widespread deterioration to the timber elements is evident, suggesting a softwood construction with limited resistance to moisture ingress.

The extent and distribution of decay indicates that deterioration is not confined to isolated, readily repairable areas.

Any attempt at repair would require substantial replacement of decayed timber sections, particularly to the central elements, resulting in a level of intervention comparable to reconstruction rather than meaningful conservation.

In this context, repair would not provide a durable or effective long term solution.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.



WF.01

Type: Mid 20th century steel window (later insertion, 1930s to 1950s)

Configuration: Two light horizontal casement with single top opener

Glazing: Single glazing, modern float glass

Glazing Bars: Slim rolled steel glazing bars (integral to frame)

Furniture: Integrated casement furniture (simple utilitarian pattern), painted

Operation: Side hung outward opening light and top opening light, both with external hinges

Repair, Replacement and Glazing Justification:

The existing steel window is a later insertion and does not reflect the historic form, materials or detailing associated with the original phase of the building. As such, it is not considered to make a positive contribution to the significance of the listed building.

Repair has been considered in line with conservation best practice; however, due to the inherent limitations of mid 20th century steel windows, including susceptibility to corrosion, limited thermal performance and difficulty achieving long term weather tightness, continued repair would offer limited heritage or functional benefit.

Replacement with a new window of an appropriate historic pattern, replicating existing windows of similar proportions located within the building, carefully proportioned and detailed to reflect established local precedents, would not result in additional heritage harm and would provide an opportunity to enhance the significance of the building by reinstating a more historically legible opening.

This approach accords with Historic England guidance and the principles of minimum intervention and reversibility advocated by SPAB, as well as the objectives of national policy which seek the conservation and enhancement of heritage assets.



WF.02

Type: Late C19 circular metal window set within a timber frame; currently sealed shut

Configuration: Four panes

Glazing: Single glazing, crown glass

Glazing Bars: 23 mm ovolo profile

Furniture: None

Operation: Side hung, currently sealed shut

Repair, Replacement and Glazing Justification:

Due to the heritage significance of this window and the survival of historic fabric, it is proposed that the window is retained in its existing form, with no replacement or glazing alteration, in order to avoid unnecessary intervention and potential harm to historic material.

Minor repair and maintenance works will be undertaken on a like for like basis, including localised repainting and re puttying where required, to ensure the continued weathertightness, functionality and long term preservation of the window.



WF.03

Type: Modern timber sash window frame with modern casements

Configuration: Comprising two side hung opening lights, both of which are double panes

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays

Operation: Side hung

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across these casement windows, with deterioration evident to the bottom rail area and tenon joints starting to open and fail.

It is likely that these casement windows are also of softwood construction.

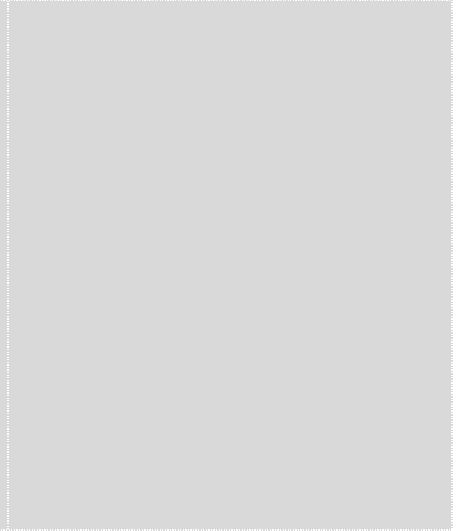
In this context, repair would not provide a durable or effective long term solution.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.



WF.04

Type: Early C19 timber casement frame with modern timber casement sash

Configuration: Comprising two casements, both side hung opening lights with double panes

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays to the opening lights

Operation: Side hung

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across these casement windows, together with extensive deterioration to each bottom rail, including tenon joints which have failed and are opening.

It is likely that these casement windows are also of softwood construction.

In this context, repair would not provide a durable or effective long term solution.

From its method of construction, the frame is considered likely to date from the early C19. It appears that a later, modern timber cill has been added to the front of the frame; this will need to be carefully removed to enable a full assessment of the condition of the lower section of the frame. As such, it is proposed that the frame is repaired using traditional methods, thereby extending the serviceable life of the historic frame.

As such, it is proposed that the frame is repaired using traditional methods, involving the careful removal of decayed timber to the lower sections of both jambs and the scarfing in of a compatible, durable timber such as Sapele, thereby extending the serviceable life of the historic frame.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.



WF.05

Type: Early C19 timber casement frame with modern timber casement sash

Configuration: Comprising two casements, both side hung opening lights with double panes

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays to the opening lights

Operation: Side hung

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across these casement windows, together with extensive deterioration to each bottom rail, including tenon joints which have failed and are opening.

It is likely that these casement windows are also of softwood construction.

In this context, repair would not provide a durable or effective long term solution.

From its method of construction, the frame is considered likely to date from the early C19. As such, it is proposed that the frame is repaired using traditional methods, thereby extending the serviceable life of the historic frame.

As such, it is proposed that the frame is repaired using traditional methods, involving the careful removal of decayed timber to the lower sections of both jambs and the scarfing in of a compatible, durable timber such as Sapele, thereby extending the serviceable life of the historic frame.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.



WF.06

Type: Modern timber sash window frame with modern casements

Configuration: Comprising two side hung opening lights, both of which are double panes

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays

Operation: Side hung

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across these casement windows, with deterioration evident to the bottom rail area and tenon joints starting to open and fail.

It is likely that these casement windows are also of softwood construction.

In this context, repair would not provide a durable or effective long term solution.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.



WF.07

Type: Early C19 timber casement frame with modern timber casement sash

Configuration: Comprising three casements: two side hung opening lights with a fixed central light; all lights are double panes

Glazing: Single glazing, modern float glass

Glazing Bars: 25 mm ovolo profile

Furniture: Modern black monkey tail catches and stays to the opening lights

Operation: Side hung or fixed shut

Repair, Replacement and Glazing Justification:

There is a general breakdown of paint and putty across these casement windows, together with extensive deterioration to each bottom rail, including tenon joints which are opening.

It is likely that these casement windows are also of softwood construction.

In this context, repair would not provide a durable or effective long term solution.

From its method of construction, the frame is considered likely to date from the early C19. It appears that a later, modern timber cill has been added to the front of the frame; this will need to be carefully removed to enable a full assessment of the condition of the lower section of the frame. As such, it is proposed that the frame is repaired using traditional methods, involving the careful removal of decayed timber to the lower sections of both jambs and the scarfing in of a compatible, durable timber such as Sapele, thereby extending the serviceable life of the historic frame.

As such, it is proposed that the frame is repaired using traditional methods, involving the careful removal of decayed timber to the lower sections of both jambs and the scarfing in of a compatible, durable timber such as Sapele, thereby extending the serviceable life of the historic frame.

Replacement on a like for like basis in timber is therefore considered justified and proportionate. The proposed replacement would replicate the existing configuration, proportions and detailing, with glazing improvements addressed separately to minimise visual change whilst improving performance.

The proposed inclusion of slimline heritage double glazed units is considered appropriate in this context. The specified 4/4/4 unit build up allows the overall glass thickness to be kept to a minimum, enabling narrow glazing bars and traditional sightlines to be retained.

This results in a visual appearance closely comparable to single glazing whilst providing an improvement in thermal performance.

The proposal therefore achieves a balanced approach, enhancing environmental performance without introducing undue visual change, in accordance with the principles of minimum intervention and the preservation of visual integrity.

Overall, the proposed works would result in no harm to the significance of the host building and would provide a durable and appropriate replacement solution.



7. Conclusion and Recommendations

The replacement casement windows and doors will incorporate a discreet draught proofing system. This will reduce draughts while allowing a degree of ventilation around the windows, helping to prevent overheating, which can be an issue in heritage properties.

Natural ventilation will be facilitated by the replacement windows being capable of opening more effectively than the existing windows.

By introducing high quality slimline double glazing with a long design life, the proposals will benefit the building and its occupants for many years.

The glazing units will deliver U values that comply with Approved Document L, which covers the conservation of fuel and power.

This upgrade will be implemented in the context of, 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 surrounding area, in line with Historic England guidance:

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

The proposals will not result in harm to the heritage asset, its appearance, or its setting.

Appendix 1: Site Drawings

