

Design & Access Statement for Replacement Rear Sash Window Frames @ 6 Portway, Warminster, Wiltshire, BA12 8QD.

Site Analysis and Evaluation.

The application site is 6 Portway, Warminster, The original property is thought to be dated back to 1832 and enlarged on the second floor to the rear in C20. The property is a grade II listed building with the list number 1364444 which was first listed in March 1978.

The property falls within the Warminster Conservation Area.

Listing Entry notes:

‘Including No 54 High Street. Circa 1832. 3 storeys brick with ashlar quoins, moulded cornice, cope to brick parapet and lintels (grooved as brick). No 2 has extension to right (No 54 High Street) angled 3 times and joining Nos 50 and 52 High Street. Glazing bar sash windows, 2nd from left blind, grouped 2+2+1+1 (on centre facet of No 54). No 2 has a 6 panel door (fielded panels) with narrow overlight. Nos 4 and 6 paired 6 panel doors. No 54 has shop front with central entrance.’

The property is the end of a terrace and is constructed in brickwork with ashlar quoins and lintels, a moulded cornice and a cope to brick parapet, the windows are mainly sliding sash timber windows with single glazing, casement windows to the rear of the property are also installed within a single storey extension on the ground floor and also within a flat roof dormer which is clad in UPVC.

Planning History.

- W/84/00854/LBC - Proposed Kitchen extension & New Dormer Window - Approved.
- W/92/01083/LBC - Installation of satellite television on outside rear of property – Approved.
- PL/2022/01977 - Replace existing windows and doors with new timber and UPVC double glazed windows – Rejected
- PL/2022/03422 – Replace existing modern windows and door to the rear of the property with new UPVC and timber double glazed windows – Approved with Conditions
- PL/2022/03691 - Replacement of existing front door Approved with Conditions

Relevant associated Planning Application

PL/2025/04339 - Replacement Rear Sash Windows – Approved with conditions

Design Principles.

The proposed works relate to the replacement of the rear first-floor bathroom sash window frame (W2), further to the approved Listed Building Consent under PL/2025/04339, which granted permission for the replacement of rear sash windows with slimline double glazed timber sliding sash units.

Following detailed inspection by the appointed specialist window supplier, it has been confirmed that the existing timber window frame is in a significantly deteriorated condition, with advanced decay particularly evident to the lower internal sections. The supplier has advised that the frame is structurally unsound and incapable of adequately supporting replacement sashes, and that retention of the existing frame would be likely to result in continued water ingress, ongoing deterioration of the surrounding fabric, and reduced lifespan of any new sashes installed within it.

Replacement of the frame is therefore considered necessary to secure the long-term preservation of the listed building fabric.

The introduction of slimline double glazing is limited to the rear elevation and is intended to improve durability, thermal performance and resistance to damp, without introducing visually intrusive changes. The glazing specification has been selected specifically to minimise changes to sightlines, reflections and frame depth, ensuring that the window remains visually subordinate and consistent with the historic fabric.

A like-for-like repair of the existing rear bathroom window frame was carefully considered but discounted following specialist inspection. The appointed supplier has confirmed that the existing timber frame is subject to advanced decay, particularly to the lower internal sections, and is no longer structurally sound. The condition of the frame means it is incapable of adequately supporting replacement sash units, and retention would be likely to result in continued water ingress, further deterioration of adjacent historic fabric, and premature failure of any new sashes installed.

Replacement of the frame is therefore considered necessary and proportionate to enable the previously approved window scheme to be properly implemented, to prevent ongoing harm to the listed building, and to secure the long-term preservation of the window opening. The proposed replacement is confined strictly to the extent required, is like-for-like in material and detailing, and accords with the principles and intent of the consent granted under PL/2025/04339.

Use.

- The property remains as residential purposes.
- The proposals are to improve the life span of the property as existing windows require repair; in particular W2, which is corroded and impacting the surrounding wall both internally and externally

Amount.

- The existing property will not be affected by floor space.

Layout.

- The existing layout remains as existing.

Scale.

- The existing remains as existing.

Landscaping.

- The existing remains as existing.

Appearance.

In accordance with the **PL/2025/04339** the replacement window will:

- Be a traditional timber sliding sash window
- Incorporate slimline double glazing designed to closely replicate the appearance of single glazing
- Use putty-set glazing rather than modern beading
- Exclude decorative horns, reflecting historic detailing and responding directly to previous planning feedback

In respect of the replacement frame:

- The design approach follows established conservation principles of minimum intervention and like for like replacement where repair is no longer viable. The proposed replacement frame and will be constructed in painted timber, matching the existing window in terms of overall proportions, exterior appearance, thereby preserving the architectural character of the rear elevation and the special interest of the listed building.
- The window in the Bathroom (W2) is to be replaced with frosted glass on 12 of the 16 panes (with the top row clear) to maintain privacy in the Bathroom.
- The window is located on the rear elevation, where visibility from public viewpoints is extremely limited. The bathroom window (W2) is only partially visible from a small section of the High Street, and the works will not alter the established appearance of the building within the Warminster Conservation Area. As such, the proposal is considered to preserve the character and appearance of both the listed building and the conservation area.

Site & Internal Access.

- The existing remains as existing.

This design statement is to be read in conjunction with the relevant drawings provided with the listed building planning application.

Schedule / Specification of Works for New Windows

Unscrew and remove window frame.

Install new timber sliding sash window frames and fix with appropriate fixings. Install opening casements and glazing, glazing to be secured using putty.

Where any internal or external finished are damaged during removal, this to be repaired using the same material as existing.

All works to be carried out with care and to avoid damage to existing structure.

Picture of existing:



Figure 1: View of exterior window from courtyard.

W2



Figure 2 Internal View W2 window



Figure 3 Details of frame showing damage



Figure 4 Internal W2 showing damage to lower wall caused by deteriorating frame



Figure 5 External view of W2 external from 37, High Street, BA12 9AJ

