

R.C.Phelps Building

Newlands Farm
Great Elm
Frome
BA11 3NZ

Date-21/4/26

DESIGN AND HERITAGE STATEMENT 24 HIGH STREET WARMINSTER REPLACEMENT WIMNDOWS

Heritage Statement

The grade 11 listed property is listed in conjunction with the neighbouring property No26

The official listing for the property states:-

S2. Early C19 corner block to the Close. 3 storeys over basement, red brick, stuccoed with painted ground floor. Corners to South East and North East chamfered. Brick flat arches to glazing bar sash windows, blind to South East corner, stone sill bands. No24 has one range of windows East face, No26 has two ranges of windows. No 24 has round headed entrance with moulded surround on South East corner. Mid X19 shop window with reeded pilasters to right [now modern plate glass] and C20 shop window to the left. No 26 has round headed yard entry to left, mid C19 shop front to right with panalled pilasters[now with applied urnsover] to fascia and central entrance. Rear altered but retains small arrow head railings on curve to Close.

Application

This application for Listed Building Consent is for replacement of the first and second floor windows No.24 the High Street and entrance to the Close Elevations as per drawings No.1 and 2, replacing the existing Sash Windows with upvc Diamond Bygone Heritage Vertical Sliding Sash Windows with Georgian Sashes to match the Windows fitted No.26 High Street in 2020 under previous listed planning consent.

Description

Vertical Sliding Sash Windows 6/6 pane style.

Proposal

The location and three storey form of the property to Warminster town centre with associated road and pedestrian traffic, pavement gradient etc gives rise to resultant issues in ensuring safe and convenient access at upper levels to conduct maintenance and redecoration.

The new upvc replacement windows would be the identical Windows from the same company that installed the windows previously given listed planning permission at No.26 the High Street.

These windows are a good match in design and looks to original wooden sash windows. [see attached photo].

Summary

In View of safe access issues to ensure the long term, on going maintenance and regular repairs of timber windows at upper levels, which are in very poor condition, the adoption of replacement upvc windows will mean there will be almost no future maintenance, other than window cleaning, will look almost identical and be more user friendly.