

Heritage Statement

Property Address: 23 Vicarage Street Warminster BA12 8JG

Listing Status: Grade II Listed

Date: 7th June 2026

1. Introduction & Context

This statement supports the Listed Building Consent application for the replacement of existing windows at 23 Vicarage Street. The current windows are non-original installations dating from the 1970s. The proposal seeks to replace these with high-quality, historically accurate timber windows that replicate the original design preserved on the neighbouring property at 25 Vicarage Street.

2. Assessment of Heritage Significance

Architectural Interest: The building is a Georgian terrace house dating from 1850. Key features contributing to its significance include its formal facade, brickwork, and historic fenestration pattern.

Setting: The property forms part of a cohesive group of historic buildings. The overall character of the street relies heavily on the visual harmony of its architectural details.

Contribution of Neighbouring Property: The neighbouring property at 25 Vicarage Street retains its original, historic window configurations. This serves as a direct, tangible record of the host building's original architectural intent.

3. Proposed Works & Rationale

Current Condition: The existing windows are 1970s replacements. They actively harm the historic character and aesthetic integrity of the listed building.

Proposed Solution: The 1970s windows will be carefully removed. New timber sash windows will be installed.

Design & Replication: The new windows will strictly replicate the original design, profiles, dimensions, of the original windows next door at 25 Vicarage Street.

4. Impact Assessment

Impact on the Listed Building: The removal of the 1970s windows eliminates a modern, unsympathetic element. The replacement windows will restore the building's authentic historic character, resulting in a highly positive impact on the fabric and appearance of the heritage asset.

Impact on the Setting: By copying the original fenestration next door, this project restores the lost architectural harmony of the street scene. It enhances the collective significance of the listed group.

5. Relevant Planning Policy Compliance

The proposals comply fully with local planning policies and national heritage frameworks regarding the preservation and enhancement of listed buildings. By utilising evidence from

the immediate context (next door) to guide the reinstatement of historic features, the scheme follows conservation best practices.