

Design and Access Statement

1. Introduction & Project Overview

- The Site: 23 Vicarage Street, Warminster BA12 8JG Grade II, listed.
- The Proposal: This application seeks Listed Building Consent to remove harmful 1970s non-original windows and reinstate traditional slimline timber sash windows. The replacement windows will mirror the original historic design surviving on the adjacent property at 25 Vicarage Street, Warminster BA12 8JG.

2. Assessment of Heritage Significance



WARMINSTER VICARAGE STREET 1. 5411 (South Side) Nos 23 and 25 including boundary wall to south of No 25 ST 8645 SE 5/292

Late C18, altered. 2 storeys and attic with astragal type cornice, rendered on stout plinth with moulded capping. Slate roof with stone verges and brick gable end. Chimneys and 3 hipped dormers with 2 light casements. 3 windows 1st floor, 2 on ground floor, right hand range (No 25) retains 4 pane glazing bar sashes, other windows recently altered by

insertion of aluminium casements. 2 separate doors in centre with cut stone brackets to moulded flat hoods, No 23 has glazed door, No 25 a 6 panel door (upper 2 glazed) and cast iron knocker. Originally one house, No 25 retains the original staircase, mullioned openings to cellar. No 25 has a 2 storey coursed small rubble extension to rear with old tile roof and 3 light wooden casements (one per floor) to left. The garden wall continues from the south-west corner, about 100 yds long, also coursed small rubble, with brick patches. Height varies from about 15 to about 5 ft from north to south; ramped up to 8 ft over 20 yds. 3 entrances - 2 doors and a gate. Listing NGR: ST8679145068

3. Justification for the Removal of 1970s Windows

- Lack of Historical Value: The 1970s windows are of no historic or architectural merit. They constitute modern, unsympathetic additions that actively damage the aesthetic integrity of the listed asset.
- Condition: The 1970s units are failing, drafty, and suffering from rot .

4. Design & Impact

- Reinstatement of Authenticity: Copying the authentic timber sashes next door is a positive heritage benefit that returns the facade closer to its original layout.
- The new windows will be custom-made by a specialist joiner.
 - Solid traditional timber frames painted redwood.
 - Traditional glazing bar profiles and sightlines will match next door.

5. Proposing the Option for Double Glazing

To preserve the building's architectural integrity, the replacement units will be handcrafted by a specialist heritage joiner. They will replicate the historic details of 25 Vicarage Street, the neighbouring property. The preferred request is permission for slim-profile double-glazed units 14mm total thickness with a narrow, gas-filled cavity. The spacer bar will be hidden inside the timber glazing bar profile, ensuring the units are visually indistinguishable from single glazing from the street.

- Material: Constructed from sustainably sourced redwood timber and finished with a traditional painted off white colour.
- Glazing: Fitted with 14mm slimline heritage double glazed units filled with krypton gas.

- Joinery Details: Features authentic through glazing astragal bars and traditional putty-line mouldings. No clip-on plastic bars will be used.
- Environmental/Sustainability: Compared to the existing 1970s single glazing (U-value $\sim 5.8 \text{ W/m}^2\text{K}$), this change reduces thermal heat loss through the window openings by up to 75%. This massive reduction in operational energy directly drops the building's carbon footprint, supporting local authority climate targets while keeping the building warm and economically viable to occupy.

6. Access & Maintenance

- Physical Access: The physical access to the building remains entirely unchanged by this project.
- Construction & Safety: The rear window's fitting will be handled safely from inside the rooms. The front windows fitting will be via temporary external platforms without blocking public highways or damaging the building's structural masonry.
- Future Maintenance: The timber windows will be regularly repainted and maintained to guarantee their longevity.

Required Supporting Documents

A Design and Access Statement cannot succeed alone. You must attach the following visual evidence to your application: [\[1\]](#) [\[2\]](#)

1. Photographic Evidence: Clear photos showing the poor design of your 1970s windows alongside high-resolution photos of the original sash windows next door. [\[1\]](#) [\[2\]](#) [\[3\]](#)
2. Scale Section Drawings: Joinery drawings at 1:20 or 1:10 scale showing the window frame, and detailed sections at 1:1 or 1:2 scale proving the slim profile of the glazing bars and glass. [\[1\]](#) [\[2\]](#)
3. Site & Location Plans: A standard 1:1250 location plan mapping the property boundary. [\[1\]](#)