

RIBA STAGE 3 - STATEMENT OF SIGNIFICANCE FOR LISTED BUILDING CONSENT APPLICATION

Window renovations
16 Cross Keys, Corsham SN13 0DT
Revision (-) Issued June 2026

DESIGN AND ACCESS STATEMENT

SUMMARY

The property is in the ownership of the applicants, Mr and Mrs Tunsley.

The main house has a number of casement windows that are in a poor state of repair and this application describes the proposed renovation works that will bring these windows back into full operation.

An application was submitted by Matthew Clay Architects and consent granted in 2022 (PL/2022/08915) for the renovation of an existing extension built in 2009 (N/09/00296/LBC) into a self-contained accommodation for a disabled person. Window renovations were not included in the original submission but the owners now wish to update them to improve thermal and weather integrity of dilapidated units.

PROPERTY DESCRIPTION

16 Cross Keys is a Grade II - listed pair of cottages, now converted into a singular dwelling, property sat within the Corsham Conservation Area. The listings states that the two cottages dates from the 18th century and only highlights various notable features of the cottages. The property was first listed on the first of August, 1986.

The property is set back from Bath Road and is accessed via a driveway to the south-east of the house. The drive continues to provide access to neighbouring properties. The property fronts onto two roads on its south-east and south-west elevation. The application seeks to replace the windows which face these roads, in addition to one on the north-east elevation, with details matching the existing units.

The west cottage has coped west gable and west end stack, with four 2-light flush cyma-moulded windows with drip stones, two located on the south-west elevation, with one on the ground floor and one on the first floor, and two on the south-east elevation. A similar 3-light window is located on the first floor on the south-east elevation. A boarded door in chamfered surround with segmental hood on brackets accesses the property on south-west elevation

The east cottage of the pair has another three 2-light windows on its south-east elevation, with one window on its first floor. A boarded door in a extended porch is located on this elevation between the two 2-light windows. The east cottage has coped east gable, east end stack and ridge stack at west end. A further 2-light window is located on the north-east elevation above the new extension.

The windows on these elevations are in various states of disrepair; this is detailed in the latter pages of this report as the applicants and owners wish to renovate these windows and bring them back into full use.



FIG 1. VIEW LOOKING TOWARDS HOUSE FROM MAIN ROAD TO SOUTH EAST ELEVATION

FIG 2. VIEW OF HOUSE FROM MAIN ROAD

TABLE 1: CONDITION SURVEY

UNDERTAKEN BY ACORN JOINERY (10.06.26)

Window Ident	Location	Action needed to the frames	Action needed to the Sashes
WG01	South-East elevation	Casements very poor. Lower half of stiles, bottom rail and glazing bars rotten and beyond repair, will need to be remade	Frame very poor, Cill and Jambs beyond repair. Frame will need to be remade
WG02	South-East elevation	Casements very poor. Lower half of stiles, bottom rail and glazing bars rotten and beyond repair, will need to be remade	Frame very poor, Cill and Jambs beyond repair. Frame will need to be remade
WG03	South-East elevation	Casements very poor. Lower half of stiles, bottom rail and glazing bars rotten and beyond repair, will need to be remade	Frame very poor, Cill and Jambs beyond repair. Frame will need to be remade
WG04	South-East elevation	Casements very poor. Lower half of stiles, bottom rail and glazing bars rotten and beyond repair, will need to be remade	Frame very poor, Cill and Jambs beyond repair. Frame will need to be remade
WG05	South-West elevation	Casements very poor. Lower half of stiles, bottom rail and glazing bars rotten and beyond repair, will need to be remade	Frame very poor, Cill and Jambs beyond repair. Frame will need to be remade
WF01	South-East elevation	Casements completely rotten. Casements will need to be remade.	Frame completely rotten. Frame will need to be remade
WF02	South-East elevation	Casements completely rotten. Casements will need to be remade.	Frame completely rotten. Frame will need to be remade
WF03	North-East elevation	Casements very poor. Lower half of stiles, bottom rail and glazing bars rotten and beyond repair, will need to be remade	Frame very poor, Cill and Jambs beyond repair. Frame will need to be remade
WF04	South-West elevation	Casements very poor. Lower half of stiles, bottom rail and glazing bars rotten and beyond repair, will need to be remade	Frame very poor, Cill and Jambs beyond repair. Frame will need to be remade

HERITAGE ASSESSMENT / STATEMENT OF SIGNIFICANCE

This application sets out the condition of existing windows in the main house, and reasoning for their proposed renewal.

The existing casements would be removed and repaired / replaced with new units as necessary (see Table 1 for individual condition survey of each glazing item). Replacement glazing would be Simline double glazed to allow coordination with historic woodwork, with surrounding frames and boxes renewed as required by scarfing and splicing in new timber. The extent of this work had been detailed below.

Listed below are the various aspects of the existing building that will be affected by the works, with justification for carrying out the work.

DESCRIPTION / PROPOSED WORK

Localised repair / renewal of period windows as indicated on accompanying drawings. See Table 1 for individual action need to each of the individual glazing

JUSTIFICATION AND ASSESSMENT OF IMPACT

Improved thermal and weather integrity to these dilapidated units will benefit the internal spaces. The impact on original fabric within the building will be minor to negligible.

INDIVIDUAL ASSESSMENTS OF PERIOD WINDOWS

GENERAL POINTS

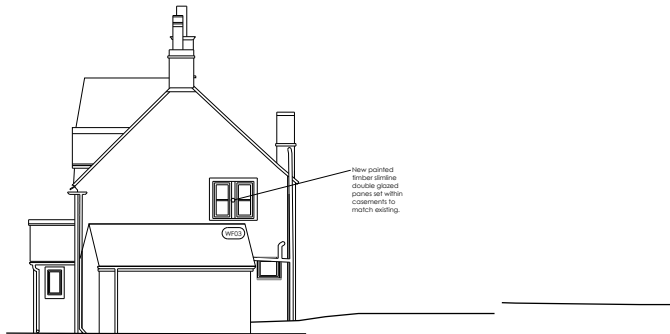
A careful pre-works assessment was initially carried out by Odran Healy of Acorn Joinery and Aaron Horwood of Matthew Clay Architects Ltd on 5 June 2026.

These assessments were primarily visual and non-intrusive due to the nature of the decorations in certain delicate sections of the windows. In more substantial sections of the timber work and framing, a sharp awl was used to penetrate the timber to ascertain the depth of soft wood / rot.

Given the delicate nature of the windows in certain sections, only small localised areas were opened up to prevent further damage or opening up the structure to weather / wet intrusion. There are clearly areas that have seen repairs using non-period techniques and materials, and a poor quality of workmanship. Wherever possible, the renovations will look to replace such areas with better quality work.

The proposed new sash lights will consist of slim line double glazed units, set in 18mm ovolo glazing bars with pinned, painted beads. This will result in a finer appearance than the existing painted & puttied finish.

Please refer to Appendix 2 for photos of the affected windows.



NORTH-EAST ELEVATION

INDIVIDUAL ASSESSMENTS OF PERIOD WINDOWS

WINDOWS WG01, WG02, WG03, WG04, WG05, WF01, WF02, WF03, and WF04

Frames and casements to be repaired in accordance with the noted actions in Table 1. Where appropriate, historic fabric shall be retained wherever possible, with localised, rotted sections of frames to be carefully removed with new paint-quality hardwood frames scarfed / spliced in.

New glazing bars to be paint-quality hardwood with 18mm ovolo profiles. New slim line double glazed' panes to be set into two 3 panes casements.

WINDOW WG03, WG04 and WF02.

Frames and casements to be repaired in accordance with the noted actions in Table 1. Where appropriate, historic fabric shall be retained wherever possible, with localised, rotted sections of frames to be carefully removed with new paint-quality hardwood frames scarfed / spliced in.

New glazing bars to be paint-quality hardwood with 18mm ovolo profiles. New slim line double glazed' panes to be set into two 2 panes casements.

WINDOW WF01

Frames and casements to be repaired in accordance with the noted actions in Table 1. Where appropriate, historic fabric shall be retained wherever possible, with localised, rotted sections of frames to be carefully removed with new paint-quality hardwood frames scarfed / spliced in.

New glazing bars to be paint-quality hardwood with 18mm ovolo profiles. New slim line double glazed' panes to be set into three 3 panes casements.

ASSESSMENT FROM ACORN JOINERY -

Following a thorough survey of the windows, it is my opinion that they are all in an advanced state of decay and are beyond economical repair. The deterioration is not limited to the sills, bottom rails, stiles, and jambs; the glazing bars and all external beading are also severely rotten and beyond repair. Given the extent of the decay, I would recommend complete replacement of all windows rather than attempting localised repairs, as any remedial work would be unlikely to provide a durable or cost-effective solution.

ODRAN HEALY - DIRECTOR

ACORN JOINERY, CORSHAM



SOUTH-WEST ELEVATION



South-East Elevation

SOUTH-EAST ELEVATION

Details

CORSHAM CROSS KEYS ST 87 SE 1/121 No 16 GV II

Shown on O.S. map as 16 and 17. Pair of cottages, now one house, early C18. Rubble stone with stone tiled roofs, 1½ storeys. West cottage has coped west gable and west end stack, 2 ground floor 2-light flush cyma-moulded windows with dripstones, gable to right, coped with saddlestone and one similar 3-light window. Flush quoins. West end, to road, has similar 2-light window to each floor and boarded door in chamfered surround with segmental hood on brackets. East cottage has coped east gable, east end stack and ridge stack at west end. Two 2- light flush cyma-moulded windows flanking door in trellis porch. Dormer gable to left with 2-light flush cyma-moulded window.

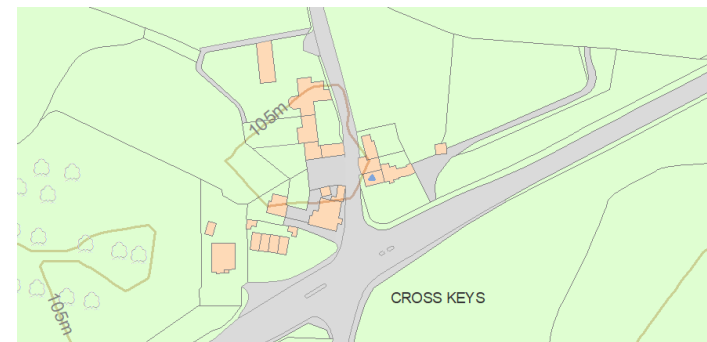
Listing NGR: ST8720271355

Legacy

<https://historicengland.org.uk/listing/the-list/list-entry/1364012?section=official-list-entry>

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 09-Jun-2026 at 08:34:22.

© Crown copyright [and database rights] 2026. OS AC0000815036. Use of this mapping is subject to [Terms and Conditions](#).



WINDOW IDENT: WG01

Location:

South-East Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 940mm x 400mm

Complete Window: 1010mm x 980mm

Description:

Joinery: Paint-quality hardwood.
Casement window. Central singular mullion. Two horizontal glazing bars in each casement.

Glazing: Three panels per casement.
4mm single-glazed float glass. External traditional putty bead.

Condition:

Refer to Table 1.



WINDOW IDENT: WG02

Location:

South-East Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 940mm x 400mm

Complete Window: 1010mm x 1010mm

Description:

Joinery: Paint-quality hardwood.
Casement window. Central singular mullion. Two horizontal glazing bars in each casement.

Glazing: Three panels per casement. 4mm single-glazed float glass. External traditional putty bead.

Condition:

Refer to Table 1.



WINDOW IDENT: WG03

Location:

South-East Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 910mm x 370mm

Complete Window: 975mm x 930mm

Description:

Joinery: Paint-quality hardwood. Casement window. Central singular mullion. Two horizontal glazing bars in each casement.

Glazing: Three panels per casement. 4mm single-glazed float glass. External traditional putty bead.

Condition:

Refer to Table 1.



WINDOW IDENT: WG04

Location:

South-East Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 905mm x 365mm
Complete Window: 975mm x 920mm

Description:

Joinery: Paint-quality hardwood.
Casement window. Central singular mullion. Two horizontal glazing bars in each casement.
Glazing: Three panels per casement. 4mm single-glazed float glass. External traditional putty bead.

Condition:

Refer to Table 1.



WINDOW IDENT: WG05

Location:

South-West Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 980mm x 430mm

Complete Window: 10400mm x 1030mm

Description:

Joinery: Paint-quality hardwood.
Casement window. Central singular mullion. Two horizontal glazing bars in each casement.

Glazing: Three panels per casement. 4mm single-glazed float glass. External traditional putty bead.

Condition:

Refer to Table 1.



WINDOW IDENT: WF01

Location:

South-East Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 910mm x 360mm

Complete Window: 1480mm x 990mm

Description:

Joinery: Paint-quality hardwood.
Casement window. Two vertical mullion, splitting the window into three casements. Two horizontal glazing bars in each casement.

Glazing: Three panels per casement. 4mm single-glazed float glass. External traditional putty bead.

Condition:

Refer to Table 1.



WINDOW IDENT: WF02

Location:

South-East Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 905mm x 465mm

Complete Window: 970mm x 1140mm

Description:

Joinery: Paint-quality hardwood.
Casement window. Central singular mullion. Two horizontal glazing bars in each casement.

Glazing: Three panels per casement.
4mm single-glazed float glass. External traditional putty bead.

Condition:

Refer to Table 1.



WINDOW IDENT: WF03

Location:

North-East Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 900mm x 410mm

Complete Window: 980mm x 1090mm

Description:

Joinery: Paint-quality hardwood.
Casement window. Central singular mullion. Two horizontal glazing bars in each casement.

Glazing: Three panels per casement.
4mm single-glazed float glass. External traditional putty bead

Condition:

Refer to Table 1.



WINDOW IDENT: WF04

Location:

South-West Elevation (see page 3 for elevations)

Approx Size:

Each Casement: 940mm x 390mm

Complete Window: 990mm x 1020mm

Description:

Joinery: Paint-quality hardwood.
Casement window. Central singular mullion. Two horizontal glazing bars in each casement.

Glazing: Three panels per casement.
4mm single-glazed float glass. External traditional putty bead.

Condition:

Refer to Table 1.