

CERTIFICATE OF LAWFUL DEVELOPMENT

SUPPORTING STATEMENT

for

REPLACEMENT OF FRONT WINDOWS

at

ST MARY'S GARDENS, VICTORIA ROAD, DEVIZES

for

ST MARYS GARDENS, DEVIZES CHURCH & POOR

LANDS CHARITY

DOLMAN
Tel: 01380 729456
Email: info@dolmansurveyors.co.uk
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Our client is seeking a Lawful Development Certificate for a proposed development involving the replacement of windows to the frontage of 12 No. dwellings at St Mary's Gardens. The dwellings are owned by Devizes Church & Poor lands Charity and occupied by elderly people with limited income.

The single storey Building, which consists of 12 separate dwellings, is not Listed, however does fall within Devizes: Victoria Road Quarter Conservation Area.

The proposal seeks to improve the thermal performance of the dwellings by replacing the existing single glazed windows with thermally broken double glazed aluminium (Heritage range) windows, with leaded glazing to match the existing.

It is believed that most of the existing windows on the frontage are replacement units dating from the 1950s or 1960s. These comprise metal-framed, single-glazed windows with leaded lights, together with some examples of single-glazed hardwood timber-framed windows. The windows within the recessed porch areas, however, are believed to be the original metal-framed, leaded, single-glazed units.

The existing windows currently provide poor thermal comfort. Residents have advised that the existing single-glazed windows contribute to overheating during the summer months, creating particularly oppressive internal conditions during periods of hot weather. During the winter months, the windows also result in excessive heat loss, leading to colder internal environments, reduced energy efficiency and draughts.

Alternative solutions were considered, such as retaining the existing windows and introducing sliding secondary glazing. However, as the dwellings are occupied by elderly people, who often have physical disabilities, this type of glazing would be inappropriate due to them being difficult to operate and clean.

Furthermore, providing secondary fixed glazing would hinder the ability to ventilate the dwellings effectively during warmer periods of weather.

A slimline heritage window system would be used rather than a bulkier uPVC alternative.

In conclusion, the proposed windows would be sympathetic in style and material to the existing building, and the wider character of the Conservation Area, whilst making the existing dwellings fit for modern living as well as reducing energy usage and costs to the occupants.