



South Newton Trading Estate, South Newton, Wiltshire, SP2 0QW
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13/08/2026
Our Ref: 11108

Window Condition Survey Report

Dear Mr Pitcher,

Thank you for the opportunity to conduct a window survey on the below property.

Property Address: 33 Silver Street, Warminster

Official Listing Information

Heritage Category: Listed Building

Grade: II

List Entry Number: 1364409

Date First Listed: 31 March 1978



Having reviewed the property's online listing, it is clear from the two documented photographs the listing holds, (one from 2016^{Fig1} and one from 2020^{Fig2}), that there has been noticeable deterioration to the windows on the front elevation. These photos would also indicate that they have not been painted or substantially maintained for at least 10 years.

Front Elevation - First-Floor Sash Windows

The three first-floor sash windows^{Fig3} are traditional timber box sash windows, hung on ropes and weights. They are single-glazed, with the glass traditionally bedded in putty.

All three windows are currently in poor external condition. The following observations were noted:

- The glazing has slipped out of the rebates^{Fig4}.
- Staff beads are missing from the bottom sections of all three windows.
- There is evidence of previous repairs to the windows.
- The existing glass does not appear to have any significant heritage value, such as crown or other historic/heritage glass.
- Due to the property having been unoccupied for a number of years, there are also signs of internal damp-related damage to the timber.

Taking the above factors into consideration, our view would be that repair and refurbishment of these three windows would not be the most appropriate or cost-effective option. We propose replacements.



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- | | | |
|-------------------------------|-------------------------|-----------------------------|
| • Windows | • Staircases | • New ironmongery & locks |
| • Sash windows | • Secondary glazing | • Replacement glass & units |
| • Doors | • Repair rotten windows | |
| • Conservatories & Orangeries | • Draught proofing | |

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Front Elevation- Top-Floor Dormer Sash Windows

The two-dormer sash windows^{Fig5} on the top-floor level are clearly not original to the building. However, they are timber, single-glazed windows with putty beading but the sashes are hung on spring balances^{Fig6}.

Both windows appear to have been poorly fitted into the original timber sash box frames.

The windows themselves may be capable of repair and refurbishment. Based on our inspection, the works would potentially include:

- New external cheeks.
- Replacement of the front sections of the cills.
- Replacement of the bottom rails^{Fig7}.
- New spring balances.
- Re-puttying.
- Full preparation and redecoration.

However, as can be seen in the accompanying photographs^{Fig8}, the original timber outer frames into which these windows are currently fitted are severely deteriorated^{Fig9}. Both windows have substantial voids beneath them as a result of the windows incorrectly sitting on the existing cills^{Fig9&10}.

These existing outer frames would therefore require complete replacement.

It would not be impossible to remove the existing sash windows, repair them and then refit them into new outer frames. However, considering the amount of work that would be required, our recommendation would be to discuss with the Listed Building Officer whether permission could be obtained for complete replacement of the windows.

If replacement is considered acceptable, we would recommend that the new sash windows are constructed as traditional box sash windows and hung on **ropes and weights**, replicating the traditional arrangement of the original windows.

We highly recommend that these two dormer windows are treated as a **priority**. Internally, the windows themselves appear relatively sound^{Fig11} and there are currently no obvious signs of movement. However, the surrounding outer timber frames are severely deteriorated and depending on how the inner windows have been installed and supported, further deterioration could potentially result in the sash boxes becoming loose or unstable.



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Rear North Elevation- Casement Windows

There are 3 casement windows on the rear north elevation. These are a mixture of designs, materials and ages, and it is likely that none of them are original.

The windows are currently a mixture of:

- Double-glazed uPVC window. (bathroom) [Fig12](#)
- Timber stormproof casement window, single-glazed. (kitchen) [Fig13](#)
- Standard off-the-shelf timber stormproof casement window, single-glazed. [Fig14](#)

All of these windows appear to be in a condition where repair and refurbishment could be possible.

However, having discussed your intentions for the property and your desire to restore the elevations as closely as possible to their original appearance, I would recommend discussing the rear windows with your contact at the Listed Building Department to establish whether replacement of the existing windows would be acceptable.

Without knowing the full history of the building, and without photographic or documentary evidence showing what these windows originally looked like, it is difficult to establish the exact historic design.

If the Council is supportive of replacement windows, we would suggest considering a design based on the existing kitchen window [Fig13](#). In our opinion, this would be more sympathetic to the character and history of the property and would provide a more consistent appearance across the rear elevation.

Applying for Replacement Windows

As you are aware, the property is a Grade II Listed Building. Any alterations to, or replacement of, the existing windows will therefore require the appropriate Listed Building consent/permission.

This should be discussed with the designated Listed Building Officer who has already been assigned to the project.

To support an application for replacement windows, the Council will require detailed, scaled drawings of the proposed windows. These drawings should show the proposed:

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- Section sizes including mouldings and profiles.
- Glazing bar dimensions.
- Materials.
- Glazing thickness.
- Opening arrangement and construction details.

The proposed sections and mouldings should replicate the existing.

The drawings should be provided at an appropriate scale, together with clear photographs and supporting information relating to the existing windows.

Depending on the information already submitted as part of the project, this may be done as an amendment or a new full application may be needed therefore will require additional documentation, such as:

- Existing and proposed elevation drawings.
- A Heritage Statement.
- Photographic records.
- Supporting information regarding the proposed materials and construction.
- A report on the condition of the windows

Your architect should be able to advise and assist with the preparation and submission of these documents.

Slim Heritage Double-Glazed Units

You also asked whether, if the windows were replaced, if it would be possible to incorporate slim-profile heritage double-glazed units.

This may be possible. However, the acceptability of heritage double glazing will ultimately be determined by the Listed Building/Conservation Officer, and each property is considered on a case-by-case basis. Approval therefore cannot be guaranteed.

If you wish to pursue the use of slim-profile heritage double-glazed units, this should be clearly identified within the application and shown on the proposed scaled drawings.

It would also be necessary to provide detailed drawings comparing the existing glazing bar profile with the proposed glazing bar required to accommodate the slim-profile double-glazed unit depending on the particular heritage glazing unit selected, the glazing bars may need to be increased slightly to accommodate the glazing system.



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The heritage units can potentially be installed using either timber glazing beads or traditional putty. If permission is granted for this approach, our preference would be for the units to be traditionally puttied in, as this would provide a more sympathetic appearance to a Grade II Listed Building and this too would need to be documented on your drawings.

Scaled Drawings

We can provide detailed scaled window drawings for this project if required. There would be an additional charge for the preparation of these drawings.

If you would like us to assist with this or any further information required for the Listed Building application, please do not hesitate to get in touch.

Kind Regards

Ben Kinsey

Director



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Fig1.	Fig2.	Fig3.
		
2016 photo of the front elevation shown on the official listing information https://historicengland.org.uk/listing/the-list/list-entry/1364409?section=comments-and-photos	2020 photo of the front elevation shown on the official listing information https://historicengland.org.uk/listing/the-list/list-entry/1364409?section=comments-and-photos	Front elevation first floor windows Photo taken August 2026

Fig4.	Fig5.	Fig6.
		
Photo showing glazing slipping out of rebates photo taken August 2026	Front elevation top floor windows Photo taken August 2026	Front elevation top floor windows- showing spring balances Photo taken August 2026

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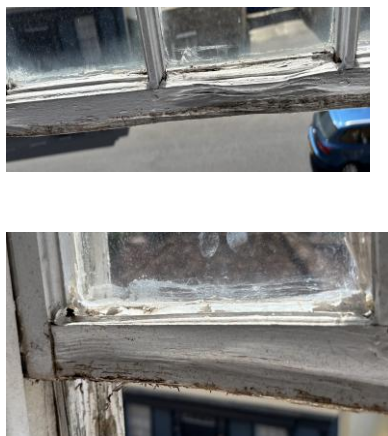
Fig7.	Fig8	Fig9
		
Front elevation top floor windows-bottom rails Photo taken August 2026	Front elevation top floor windows-showing window sitting in original frames Photo taken August 2026	Front elevation top floor windows-showing deteriorating outer original frames Photo taken August 2026

Fig10.	Fig11.	Fig12
		
Front elevation top floor windows-showing large gap between window and outer original frames Photo taken August 2026	Front elevation top floor windows-Internal photo taken August 2026	Rear North Elevation UPVC bathroom double glazed window Photo taken August 2026



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Fig13.	Fig14.	
		
Rear North Elevation kitchen window- timber, single glazed Photo taken August 2026	Rear North Elevation off the shelf window- timber, single glazed Photo taken August 2026	



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