

Heritage, Design & Access Statement
for replacement of 2 No windows at
38 High Street,
Wickwar,
GL12 8NP



Prepared by

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INTRODUCTION:

38 High Street, Wickwar is a Grade II listed building in the Wickwar Conservation Area. It was listed on June 5th 1984. The description on Images of England states:

'36 and 38 G.V. II House and shop, in the village street. Late C18/early C19. Rendered; double Roman tiled roof. 2 storeys. Two early C20 bow windows with bracketted cornice; glazing bar sash windows on first floor. Central panelled door in a doorcase with pilasters and a broken pediment.'

The property was originally part of the local brewery, before becoming the local doctor's surgery and later an antiques shop. Further information is set out in the Statement of Significance.

PROPOSALS:

The proposals seek to replace the two bow windows on the front elevation either side of the front entrance door. These shall be referred to as Window 1 (right-hand side of the door) and Window 2 (left-hand side of the door). Both windows are in extremely poor condition and have reached a point where scheduled maintenance is no-longer feasible. It is proposed that these be replaced with new glazing and glazing bars.



Above: image showing the existing windows 1 and 2.

The current owners of the property have sought out a local carpenter, Kevin Bateman, who has worked with a number of the other properties in the area and is well known to carry out work that is sympathetic to the historic fabric and appearance of the local windows and, more widely, the street scene.

DESCRIPTION OF EXISTING WINDOWS:

Window 1

Situated on the right-hand side of the front door, Window 1 consists of hardwood timber glazing bars and 20No. 2mm thick glass panes, three of which have a 'Bull's-eye'.



The age of this window is unknown but appears to date back some time. The window is curved along the horizontal, but also has a convex appearance particularly visible when viewed from the side (see right hand photo above). The frame has begun to buckle under the weight of the glazing. Externally, the timber frame has patches of decay, but it is internally where the extent of decay is more evident. At some point the window has been poorly maintained / repaired with copious amounts of putty, enough to obscure the glazing bars in most cases (please see photo appendix (1 of 2)). The putty has since become brittle and loose and a number of window panes are secured purely with duct tape. A number of the panes are also cracked.

Window 2

Window 2 is situated on the left-hand side of the front door.



Window 2 appears to be more recent than Window 1 and is estimated at circa 30 years old, probably having been substantially repaired, if not replaced, when the property was converted into a dwelling. The window still features 2mm glass panes, three of which are bulls-eye, so it is possible that although the frame / timber-work is more recent, the original glass may have been retained. Despite the frames being more recent they are in a similar state of disrepair to Window 1. A number of the panes are also cracked. Please see Photo Index (2 of 2)

REASONS FOR PROPOSED WORK:

Both windows are in very poor condition, with the timber being rotten both inside and out. Numerous historical repairs and maintenance on the windows is evident. On Window 1 there is little of the original timber integrity holding the panes in place.

The windows have very poor energy performance. Given to their large surface area and thin 2mm glass a lot of heat from the room is lost through the current windows. The current owners have installed thick curtains in a bid to retain heat from within the rooms, which only exacerbates the levels of condensation. It is not unheard of for there to be frost on the inside of the windows on cold winter mornings. This is not suitable for a dwelling and therefore replacement of the windows is imperative.

There also appears to be a lack of ventilation which is evidenced by black spot mould on the internal finishes and which has led to the decay of the internal glazing bars. As part of the replacement it is proposed that sympathetic open-able casements be added to allow natural ventilation and prevent condensation build-up.

SPECIFICATION OF PROPOSED WINDOWS:

Given the significance the current windows have on the appearance of the property and on the street scene, it is proposed the replacement windows match those of the existing as closely as possible whilst also upgrading the fabric to improve the thermal performance. Aiming to keep the timber frames as slim as possible, it has been proposed to use 6mm laminated glass rather than the much heavier double-glazed units. The replacement windows will then feature slim timber glazing bars to match the existing as closely as possible. In a bid to improve ventilation naturally, the windows will feature opening casements on either side of each window. By placing the casements closest to the front wall of the building, this will make them less prominent within the street scene (see Proposed Windows Details drawings and Proposed Front Elevation).

The window frames will feature sustainably sourced hardwood timber (species to be confirmed) and new glazing will be fitted into place using putty in the traditional manner.

MAINTENANCE:

The replacement windows are to be finished in white, painted as they are now and were at the time of the listing. Access both internally and externally is good and a scheduled maintenance program is to be put in place to ensure the new windows are well maintained.

SUMMARY:

The current window fabric of both windows is in extremely poor condition and has reached the extent of what maintenance and patch repairs can achieve. The windows are also performing poorly which has affected their condition and if left will start to deteriorate the surrounding building fabric (e.g. internal timber beams, wall & ceiling finishes). The new windows have been designed to be

sympathetic to the aesthetic of the existing windows whilst showing improvements in the thermal performance and enabling ventilation, which is imperative for a residential dwelling house.

We hope that the Conservation Officer / Listed Buildings Officer finds this agreeable and is able to recommend the proposals for approval.