Loop Architects Ltd.
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Design, Access & Heritage Asset Statement in Support of Planning Application: Window Replacement Works, Clock House, The Avenue, Tisbury, Wiltshire, SP3 6JG



1. Introduction

1.1. The application deals with the repairs and alterations of a Grade 2 listed building in the heart of Tisbury.

1.2. Clock House is situated just off the high street opposite the Post Office in Tisbury, in the heart of the Nadder Valley. During the course of its life, the building has undergone several changes. The house originally dates from 1828 and was built for a local clock maker, the 'wings' to either side were added between 1840 and 1901 as single stories, which were later extended upwards in 2005.

1.3. The building was listed as Grade 2 on 18th November 2005.

1.4. The owners are proposing external repair/replacement works to include the provision of replacement timber sash windows, in order to properly maintain the building and simultaneously improve the overall efficiency and comfort levels within the building.

1.5. The following photograph above shows the house as it appears today.

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2. Location

2.1. Clock House is situated just off the high street in the village of Tisbury in the heart of the Nadder Valley. The building lies diagonally, facing south/southwest, across the plot with vehicular access on the eastern corner via the lane.

2.2. The plot is bounded by a stone perimeter wall and is mainly laid to lawn. To the back of the house (north) there is an annexe, log store and oil tank.

2.3. The site is shown bounded with a red line on the aerial photograph below: Clock House, The Avenue, Tisbury, SP3 6JG:

2.4. 

3. Historic Alterations

3.1. During the course of its life, the building has undergone several changes. Since it's Grade II listing in 2005 it has seen first floor extensions to both 'wings' of the existing house, reinstatement of areas of the stone façade and internal alterations including the forming of a new opening from drawing room into family room. Alterations have also been carried out to the garden boundary wall and a lean to garden store has been constructed in the garden. All of these alterations were carried out by the previous owners of the house.

3.2. Previous approved applications since 2005:

3.3. **S/2005/2474**: First floor extension at both ends to existing wings. Internal alterations to include the addition of the stable partition in the Art/Utility Room, alterations to the drawing room and access to it, repositioning of the dividing wall between the bedroom and dressing room upstairs in the master bedroom. New porch to rear of the property. (this remains unbuilt)

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3.4. **S/2007/1862**: Form new opening from Drawing Room into Family Room.

3.5. **S/2009/0508/9**: Alterations to perimeter garden wall; gate access relocated (to current position), reclaimed French gate installed. Wall height raised at previous gate location to improve privacy. Construction of Garden Store with open sides.

3.6. Below applications undertaken by the current owners/applicants:

3.7. **14/06868/LBC** Internal alterations including re-installed WC to utility room, new kitchen units, change dressing room to ensuite , works to strengthen balustrade to stairs and redecorate external joinery (the last, postponed until now)

3.8. **20/05861/LBC** Repairs to main roof of building

4. Current condition of the property and proposed alterations

4.1. In considering the future of the property such as Clock House it is vital to assess the needs of the building in the current years, foreseeing the likely relevance it has to the future generations whilst keeping a clear sense of history and avoiding significant impact on the ancient fabric. The most certain way to retain a building's historical fabric is to allow it to develop and change sensitively and enable future generations to use it, care for it and love it.

4.2. The property is in a good state of repair, however the current owners wish to update the windows to enable this historic building to better suit modern life and to better meet the environmental challenges of the present day.

5. Proposed External Alterations

5.1. The current windows have undergone repair and refurbishment over the years and the owner has been diligent in caring for them and being respectful to the character and history of the property.

5.2. Whilst efforts have been made to maintain the current windows, they are nearing the end of their useful lifespan. The south elevation prone to more severe climate conditions have seen an accelerated degradation over the last few years.

5.3. The owner is proposing to replace the existing windows to the house with new hardwood traditional sliding sash windows to match the existing. The owner wishes to take advantage of this maintenance replacement programme by enhancing the performance of the glazing to a clear toughened slim conservation glazing. Importantly in these times of worsening climate change, it will significantly improve the environmental performance of the building and as such will improve the overall comfort levels of the building for the sustained enjoyment of the owner and future generations.

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5.4. Slim conservation double glazing will replicate the appearance and features of the single glazing in the existing timber windows. It will allow the thermal and sound benefits of double glazing without compromising the character of property.

5.5. Slim double glazed units are fitted on a bedding putty compound in the same way the windows would have originally been made, this gives each pane a slightly different reflective angle of light in keeping with the original look and character of the property. With standard double glazing, the only option is to have one large glass unit with timber glazing bars applied (or stuck on) to the surface of the glass, giving the same reflective angle from each and every pane, which can look modern and unnatural.

5.6. Glazing units will be glazed into position using a fine putty line glazing bead to match the original design and proportions of the original putty bead used for single glazing so as not to change the proportions and section sizes of the windows.

5.7. The windows proposed will be bespoke hardwood traditional sliding sash windows to match the existing. It is proposed that the windows will receive a two coat factory finish external grade paint finish in an off white colour.

6. Conclusions

6.1. When working on historic buildings, it is always important to consider the impact that the proposals for alteration will have and how any damage or change to historic fabric can be mitigated.

6.2. It is thought that these proposals have been considered very carefully and form a good balance between respecting the historic fabric, conserving the innate qualities of the listed building, retaining historic material wherever possible and the requirement of the property as it goes on into the 21st century for modern day living.

6.3. The external window replacements to the building are sought to provide a more comfortable living environment, but are also being carried out in order to adequately maintain the building to allow it to perform, remain relevant and intact for many more years to come.

6.4. Clock House has an inherent value and worth as an historic building within Tisbury. It has successfully undergone substantial alterations over the years and retaining such a building is wholly necessary to maintain the rural diversity and character of the environment.

6.5. The owners, in updating the property, are caring for the building to allow it to continue into the next century and hopefully beyond.

6.6. When designing any alteration for any historic building (listed or not) the fabric and make up of that building must first be examined and understood as fully as possible. It is critical that any alteration does not materially damage or significantly detract from the historic quality of the building and what makes it special.

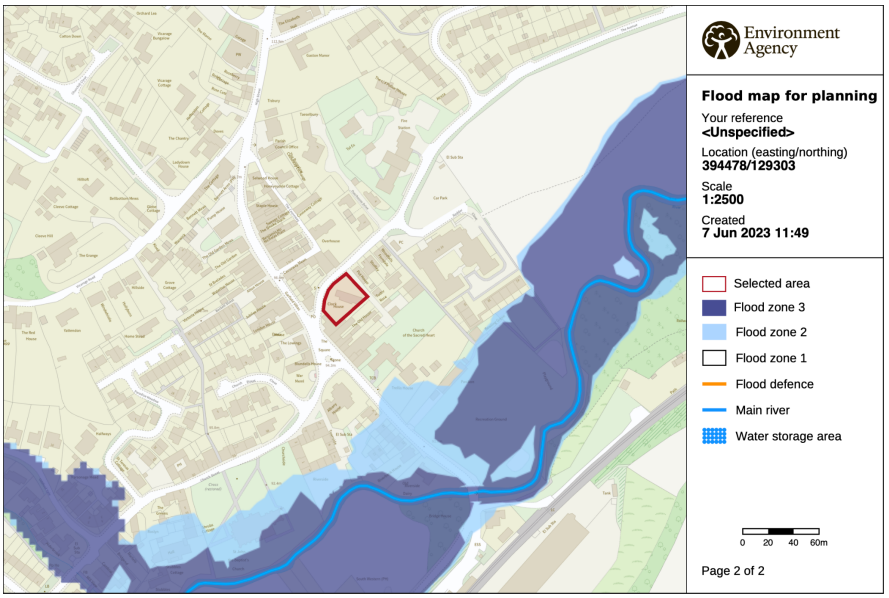
6.7. It is hoped that the proposals overall will enable the building to last successfully cared for as long as it can into the future. It is certain that the best way of ensuring continued conservation of such buildings is to make

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them useful, relevant and practical for today's use, whilst taking every care to ensure that the changes which happen do not damage the historic qualities of the building.

7. Flood Risk

7.1. Checks have been made with the Environment Agency and they have confirmed that the site is not located within the floodplain and is Flood Zone 1.



8. Photographic Record

8.1. North Elevation



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8.2. East Elevation



8.3. West Elevation



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8.4. South Elevation



8.5. Typical Sash window - Detail view (North Elevation)



8.6. End.

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