Dr. Winskill and Ms Grant
18 Wilcot
Pewsey
Wiltshire
SN9 5NN

19th July 2023

Proposal: 18 Wilcot. Replacement and repair of windows and doors
At: 18 Wilcot, Pewsey, Wiltshire, SN9 5NN
Reference: PP-12129252

Dear Wiltshire listed building planning representatives,

This application has been submitted via the planning portal and compromises this covering letter and heritage statement and the following supporting documents:

1. Location plan
2. Site plan
3. Photographs of the current windows and doors
4. Existing elevation plans (NE, NW and SW)
5. Proposed elevation plans (NE, NW and SW)
6. Traditional and like-for-like window specifications
7. Listed cottage window frame technical specifications
8. Report from listed building window renovator

Site Description

No.18 Wilcot is a grade II listed building located within the Wilcot Conservation Area. It is a one of a pair of estate cottages, dating from the early 19th century, located opposite The Green – pairs of estate cottages surround The Green, dating from the late 18th and early 19th centuries. Those dating from the early 19th century have high-quality limestone facades, although many have been extended and altered to the side and/or rear. Some former pairs of semis have been converted into single dwellings. No.18 is still a single dwelling, and is listed with its pair, No.19, the list description for which is as follows:
Pair of estate cottages. Early C19. Squared limestone facades with brick returns. Slate roof. Two storeys, each cottage originally of 2 bays, later extended by a third bay being a rebuild of original lean-tos, C20. Doors in gabled porches in inner bays. No 18 has original small paned windows on upper floor, No 19 all windows replaced in later C20. Brick stacks between outer 2 bays.

With the exception of those mentioned in the listing, all other windows and doors are later (c1970s) replacements. Many of the windows and doors are in extremely poor condition, with extensive rot damage making them unsafe, insecure and detrimental to both the health of the building and the environment.

Constraints

- Grade II listed building
- Wilcot Conservation Area
- North Wessex Downs AONB

Proposed Development

The proposal is for the “Replacement and repair of windows and doors”. The existing windows and doors are to be removed or repaired and replaced with new painted timber heritage double-glazed windows, located within the existing structural openings. Specifically, the proposal includes the replacement of the front elevation (ground floor) and side elevation c1970s style windows with multi-paned flush timber casement to be more appropriately detailed for the character and appearance of the cottage. Rear elevation windows will be replaced like for like. Where possible, repairs to windows mentioned in the listed are proposed over replacement.

Relevant planning policies

The Planning (Listed Building and Conservation Areas) Act 1990 includes several sections that require special attention to preserving the building or its setting and features of special architectural or historic interest, as well as the character and appearance of surrounding Conservation Areas. The National Planning Policy Framework (NPPF) and National Planning Policy Guidance provide guidance for making changes to Heritage Assets, with Historic England's Advice Note 2 offering relevant guidance. Conservation Principles from Historic England provide policy and guidance for the sustainable management of the historic environment, with additional guidance provided in publications such as Historic Environment Good Practice Planning Advice Note 2, Historic Environment Good Practice Planning Advice Note 3, and Traditional Windows - their care, repair, and upgrading (2015).

The proposal has been written with detailed reference to the Wiltshire Core Strategy (WCS) adopted in 2015, specifically CP57 and CP58. CP57 requires a high standard of design in all new developments, extensions, alterations, and changes of use of existing buildings. Development should create a strong sense of place, draw on the local context, and be complementary to the locality. CP58 requires the conservation of designated heritage assets and their settings and appropriate enhancement where necessary in a manner appropriate to their significance.

Impact of proposed changes

The proposed changes are complimentary to the planning policies outlined above in a number of ways. They will help to ensure that the fabric of the building is protected and that the building is safe, secure and more environmentally friendly.

The proposed replacement windows for both the front and side elevations of the listed cottage have been carefully chosen to ensure that they are appropriately detailed and in keeping with the character and appearance of the building. The replacement of the ground floor c.1970s stormproof casements with multi-paned flush timber casements, will not result in the loss of historic fabric, while also enhancing the overall aesthetic appeal of the property. In addition, reinstating flush casements that reference the historic windows is a positive change for the listed building, contributing to its overall significance and preserving its heritage value.

Regarding the upper floor windows on the front elevation, as outlined in the listing, our intention is to prioritize repair whenever feasible. We have sought the expertise of Stuart Anderson from Haden Building Services, a skilled craftsman specializing in timber framed window repairs. According to his report, two of the three windows (front upper left, front upper middle) have extensive rot, structural damage and previous repairs, rendering them unrepairable. As a solution aligned with the original style, we propose replacing these windows with multi-paned flush timber casements. However, for the third window (front upper right), repair of the frame is viable, while the sashes would require replacement.

The replacement of the c.1970s, stormproof windows and doors in the rear elevation of the property will not result in the loss of historic fabric, since they are not original to the listed building. Therefore, the proposed replacement joinery for these windows and doors will have limited visual impact on the cottage, while still meeting the requirements of CP57 for high-quality design and place shaping.

Similarly, the replacement of windows and doors on the side and rear elevations with sympathetic new joinery will have limited visual impact on the cottage, since most of these windows are within the c.1960/70s extensions to the property and do not positively contribute to its overall significance. The use of true glazing bars on the proposed multi-panel windows is also in line with the requirements of CP58 for ensuring the conservation of the historic environment and will result in a visual improvement to the overall character and appearance of the property.

Overall, the proposed replacement windows and doors are in accordance with the requirements of the Wiltshire Core Strategy (WCS) adopted in 2015, specifically CP57 for ensuring high-quality design and place shaping, and CP58 for ensuring the conservation of the historic environment. The proposed alterations will not result in the loss of historic fabric, while enhancing the overall character and appearance of the listed building and preserving its heritage value for future generations.

Conclusion

The proposed changes to the listed cottage are in compliance with the relevant planning policies, such as the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), and National Planning Policy Guidance. The proposal is also in accordance with the Wiltshire Core Strategy (WCS) adopted in 2015, specifically CP57 and CP58. The proposed alterations to the windows and doors of the property will have limited visual impact on the cottage, while enhancing its overall character and appearance. Additionally, the proposal will not result in the loss of historic fabric and will contribute to the preservation of the heritage value of the property. Therefore, the proposed changes are considered suitable for planning permission.

We trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact us should you require any additional information.

Yours faithfully,

Dr. P. Winskill and Ms. Sophie Grant