HERITAGE IMPACT WITH DESIGN AND ACCESS STATEMENT
REPLACEMENT WINDOWS & EXTERIOR PAINTWORK
55 THE PIPPIN, CALNE, WILTSHIRE, SN11 8JG


Front (West Facing) Elevation

The Existing Building
The building is a Grade II listed semi-detached house. The original parts of the property date from late 17th or early 18th century.

The Historic England listing record for 55 & 57 The Pippin is as follows:
NB. This application relates only to the end house, no 55.

"House, now two dwellings. Late C17 or early C18. Limestone rubble with steeply-pitched roof, recently slated, originally thatched, brick stacks to gable ends. Each cottage now single-unit plan with flying freehold of No.55 to the left which is 2-window range, over part of No.57 which is one-window range. 2 storeys. Timber lintels and first-floor windows are at eaves level. The entrance to No.55 is in the left return where some timber insertions at the corners sneck up the rubblestone; the door opening to the right has been narrowed to accommodate a C19 planked door with an iron knocker: to the left of the door, the whole gable end is a projecting stack slightly corbelled out at first-floor level where there is a 2-light C18 leaded casement window with C20 glass..."
List Entry Number: 1270865
Date first listed: 08-Jul-1976

Significance
The property is an historic end terrace house in the centre of Calne, and the proposal aims to restore the property through the replacement of defective windows, and subsequent external decoration.

55 The Pippin (with 57) is a modest domestic rubble-built cottage and has had various additions and alterations throughout the centuries of occupancy. It is of special interest due to its great age, and as a remnant of Colemans Farm, (now occupied by modern housing), with 16 & 17 The Pippin, which were also once part of the farm.

Window and Exterior Decoration Report
The proposal is for the replacement of 5 existing windows (of 6): ground floor front x2, ground floor back x1, first floor front x1 and first floor back x1. Photographs showing the condition of the windows are attached. The current windows are of modern softwood construction. The windows are of traditional design with outward opening casements x3, inward opening casement x1, and cantilever x1, and with no glazing bars.

The windows are suffering from various levels of decay and require replacement. Partly because of the single glazing, the windows suffer from condensation problems which has rotted the timber frames. It is not possible to control condensation with the single glazed units. Additionally, the inferior quality of the wood has reduced their resilience, and the non-lime cement used to install them has decreased their permeability to damp. This will be replaced with lime cement as part of the window installation.

The response from Fiona Webb, Senior Conservation and Planning Officer to our pre application said that “The existing windows are modern timber casements and are no historic or architectural significance, as such there will be no loss of historic fabric.”

The proposed replacement units are flush fitting casement, all with draught excluder, in Sapele hardwood (from sustainable source), fitted with slimlite double glazing units and no exposed trickle vents. Opening casements to be hung on polished chrome butt hinges and fitted with black stays and fasteners. Section drawings are attached to this application. A local experienced joinery company has been engaged for the work.

The application also proposes exterior redecoration, with Tikkurila Finngard silicone protect mineral based masonry paint. Currently external decoration is in poor condition (at least 10 years old) and is painted on 2 sides with coloured lime wash (yellow), and on the 3rd side (East, at the back) with acrylic external paint (yellow). The new external decoration will improve breathability particularly of the East facing wall. A local recommended decorator has quoted for the work.

The proposed paint is suitable for use on traditional lime cement and has a SD (Steam Diffusion) value of 0.06, with a value of below 1 being considered to be very permeable. This is the same level as other brands supplied by lime building specialists such as Celtic Sustainables (Cardigan) etc. There are now a number of breathable paints on the market which are suitable for lime painted walls and a shift towards using them on old houses because of the longer-term durability of the finish and the more economical process that can be achieved.

It is essential that the house maintains and improves its ability to breathe, as its design originally intended, leaving the walls and floor permeable to allow interior moisture to be wicked away and released outside.

Impact
The proposed replacement windows will provide a positive impact to the property in terms of its condition and appearance in its setting in the Pippin, and preserve and enhance its character which is that of a humble cottage with simple, functional windows and finishes. The improvement to, particularly, the West facing windows will have an immediate impact on the attractiveness of the house.

Likewise, the external redecoration will increase the house's visual appeal and bring it in to line with other period houses on The Pippin. As the cottage walls are of vernacular rubble-built stone with many irregular contours stone, the new paint finish will be visually variegated through the play of shadow and light and this should overcome the slightly more regular colour surface of the proposed paint (illustrative image and datasheets attached). The finish will be more resistant to dilapidation and provide a more economical and sustainable way of maintaining the beauty of the building.

The proposals aim to be sympathetic to the original building and improve its future prospects. They are to be undertaken to provide heritage gains to the property and its setting, in accordance with the requirements of Section 16 of the NPPF. As the owners and custodians of 55 The Pippin we are committed to maintaining and celebrating its heritage.

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