Design Statement

Replacement of Windows at Apple Tree Cottage
Wilton SN8 3SR

Ref: 22-07 RS3

1. Introduction

1.1. This statement has been prepared to support an application for listed building consent and planning for the replacement of a number of existing windows at Apple Tree Cottage. This application follows on from a previous application granted consent in June 2023 (ref: PL/2023/00627 and PL/2023/00689) , which included an extension and extensive refurbishment works to the existing cottage, including the replacement of the windows to the rear and side (south) elevation.

1.2. This new application includes a minor change to the design of the proposed replacement windows approved on the previous application plus the replacement of four further windows, located on the front elevation.

1.3. This statement should be read in conjunction with Wiltshire Building Record Report no. B8999 from 2022 (later referred to as WBR Report), the accompanying reference photos and the application drawings.

1.4. The Cottage is Grade II listed and part of the Wilton Conservation Area.

1.5. The WBR Report offers an extensive review of the historic development and significance of Apple Tree Cottage. This statement draws upon that reference, and details the approach and rational behind the proposals, concluding in the analysis of the impact of the proposed works on the significance of the Heritage Asset



2. Planning History

- PL/2023/00627 - Planning permission, extension and refurbishment of existing cottage
- PL/2023/00689 - LBC, extension and refurbishment of existing cottage

3. Planning Policy Context

3.1. Local Level

3.1.1. Wilton Conservation Area - Grafton Village Design Statement, December 2004

- Apple Tree Cottage is within the hamlet of Wilton. Although a separate conservation area, Wilton Conservation Area is covered by the Grafton Village Design Statement. The statement references the rural character of the hamlet, and the use of vernacular materials.

3.2. Regional Level

3.2.1. Wiltshire Core Strategy Policy

- Core Policy 41 'Sustainable construction and low-carbon energy' which states that "Retrofitting measures to improve the energy performance of existing buildings will be encouraged".
- Core Policy 57 'Ensuring high quality design and place shaping' which states that "a high standard of design is required in all new developments".
- Core Policy 58 'Ensuring the Conservation of the historic environment' which states that "designated heritage assets and their settings will be conserved." "Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged."

3.3. National Level

3.3.1. National Planning Policy Framework (updated 2021)

- Section 16 "Conserving and Enhancing the Historic Environment" sets out an overall aspiration for conserving heritage assets.
  - Paragraph 199 states: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
  - Paragraph 197 states " In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- Section 12 "Achieving well design places" reinforces the requirements for good design. In particular paragraph 126 highlights that "Good design is a key aspect of sustainable development, [it] creates better places in which to live". While paragraph 130 states: "Planning policies and decisions should ensure that developments...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change."
- Section 14 "Meeting the challenge of climate change, flooding and coastal change" highlights the need to "support the transition to a low carbon future" and "should help to... contribute to... reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources...".

3.3.2. Planning (Listed Building and Conservation Areas) Act 1990

- Sections 16 and 66 require proposals to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It also states that any consent shall "endure for the benefit of the building and of all persons for the time being interested in it".

3.4. Historic England

3.4.1. Making Changes to Heritage Assets Historic England Advice Note 2 states: The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation.

4. History and Condition Apple Tree Cottage

4.1. The WBR Report details the full known history and development of the property. The diagram opposite summarises its evolution. Built as a single cottage in the 17th century a separate timber frame cottage was later added to the north, the property was then extended further, before being adjusted internally to create 3 dwellings. By 1929 the terrace is divided into 4 properties, before being converted back to 1 dwelling in about 1964.

4.2. Apple Tree Cottage has unfortunately been empty for almost 2 years. The applicants have recently purchased the property and are in the process of restoring it to a functioning family home.

4.3. There are several areas of the Cottage which have suffered through a lack of maintenance, including the windows.

5. Significance of Apple Tree Cottage

5.1. The listing description is as follows:
Three cottages in row, now 1 house. Brick, but left half brick laced flint raised in limestone. Thatched roof. Single-storey and attic, 6 bays. Boarded door in 3rd bay. Two and 3-light windows, some diamond leaded in wood frames. Thatch swept over 6 dormers both sides and hipped left. 3 stacks. Interior not seen.
Listing NGR: SU2680861429

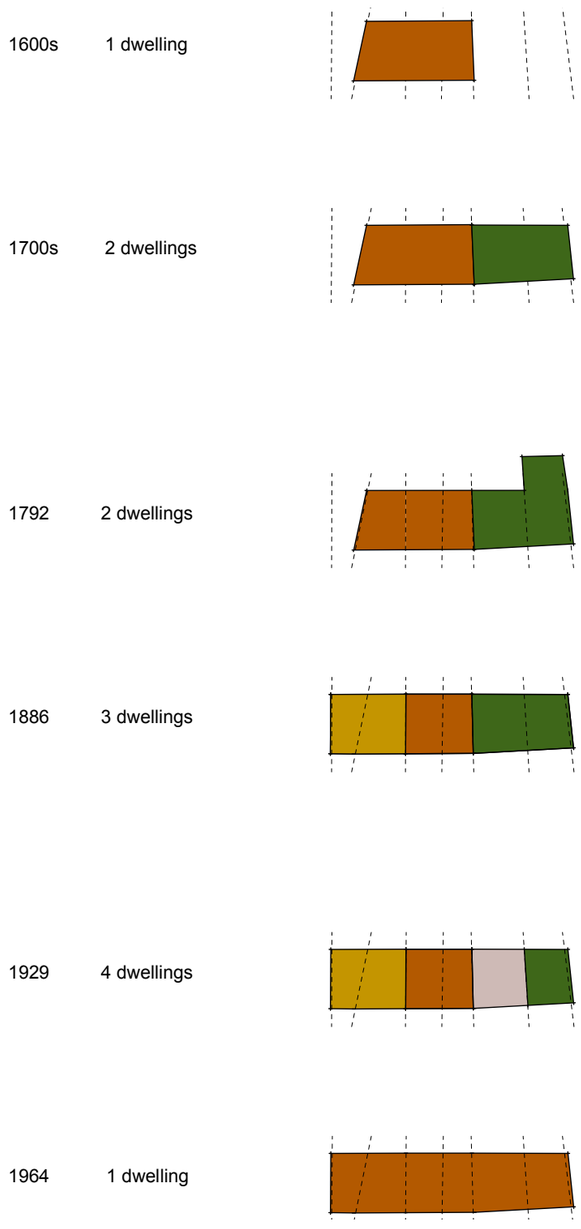
5.2. There are several items of fabric highlighted in the WBR Report (page 4) as holding particular historic significance, namely the 'three 19th century leaded windows at first floor'. In addition, the Cottage's rural character, vernacular form and materials are intrinsic to the value of the heritage asset.

5.3. Further, the adaptability and longevity demonstrated by the terrace over 4 centuries is notable.

6. Conservation Objective

6.1. Our principle objective is to ensure the longevity of the existing building. We propose to replace a number of modern single glazed windows (some of which are in poor condition) so that the existing building can be restored to a habitable standard and the historic fabric can be adequately protected.

6.2. The proposals maintain the cottage's character and form, with minimal loss of historic fabric.



Above: Diagram Showing the Evolution of Apple Tree Cottage

7. Proposals

7.1. The proposals consist of the following:

7.1.1. Replacement of late 20th century windows/doors W-01, W-02, W-06, W-13, W-22-27, and W-30
Removal of existing single glazed painted timber framed casement windows, and replacement with slimline double glazed painted timber frame casement windows/doors as shown on the drawings. Window W01 is currently a single casement in a partially blocked in window opening, we propose to return it to a double casement to reinstate the width of the original arched brick head, as seen in photo 6.

7.1.2. Replacement of late 20th century opening casement in W-31
Removal of existing single glazed painted timber framed opening casement within 19th century window frame (adjacent fixed leaded light to remain), and replacement with slimline double glazed painted timber framed casement as shown on drawings.

7.1.3. Replacement of early 20th century windows W-21, W-32 and W33
Removal of existing single glazed painted timber framed casement windows, and replacement with slimline double glazed painted timber frame casement windows/doors as shown on the drawings.

7.2. The use of slimline double glazing in the replacement windows is to improve the thermal envelope of the existing cottage.

7.3. The replacement windows are detailed with a horizontal glazing bar except for windows W-24 and W-25 which have a vertical glazing bar due to their proportions, and W-30 which has a horizontal and vertical glazing bar.

8. Effect of the proposals on the historical significance of the heritage asset

8.1. The impact of the proposals on the historical significance of the heritage asset have been analysed as follows:

8.1.1. Replacement of late 20th century windows/doors W-01, W-02, W-06, W-13, W-22-27, and W-30 (see photos 3, 4, 6 and 13)
The rear dormers and one front dormer (W30) were added during the works in 1972 (see photo 18 of existing rear elevation survey in 1972). The ground floor window (W-06) is also post 1972 as the existing drawings show a window with a different configuration. The south gable windows (W-01 and W-02) are of a similar age, they are basic single glazed storm proof casements with modern glass. There will be no loss of historic fabric.

8.1.2. Replacement of late 20th century opening casement in W-31 (see photo 11)
Existing 19th century window frame and fixed leaded light to be retained and refurbished. The opening casement to be replaced is believed to date from post 1972 since it is of the same style and detailing of the windows noted above and the survey of the elevation in 1972 shows leaded lights in both sections (see photo 17). A new sill is proposed to be added to the existing beam to provide protection to the historic fabric.

8.1.3. Replacement of early 20th century windows W-21, W-32 and W33 (see photos 7, 8, 9, 10 and 12)
Windows W-21 and W-33 are two light casements described as early C20 in the WBR report (see pages 36-37) with float glass and no glazing bars.
Window W-32 is a triple light window with a central opening flush casement. It is believed that the corresponding dormer was developed significantly in 1972 (see WBR pg 9) thus the window dates from that similar period. The 1972 elevation survey shows leaded lights in this location.
Window W-32 interrupts the historic timber wall plate (as per the 19th century windows W-28 and W-29 also found on the front elevation), however you can see the wall plate has been cut and replaced to allow for the insertion of the 20th century window (see photo 8). The replacement window has been detailed to sit between the historic wall plate with the bottom rail of the casements lining through with the wall plate.
These windows are in poor condition, with ineffective weathering details to the detriment to the rest of the historic building fabric.

8.2. The style and detail of the windows will compliment the remaining existing windows and will match the style and detail of windows found throughout the village (see photo 14)

9. Conclusion

9.1. The proposed works offer a positive impact on the significance of the Cottage with only 20th century elements being affected by the works. The Cottage is in need of significant maintenance and repair works having been empty for so long, but also due to previous inappropriate works being undertaken in the seventies.

9.2. The replacement windows will improve the thermal performance and ventilation of the building, whilst maximising natural daylight within the cottage. The replacement windows to the front elevation will provide improved protection to the historic fabric, where the existing windows are in very poor condition. The replacement windows will also allow for improved fire escape from the first floor ensuring it can be used as a safe family home.

9.3. The cottage tells a fascinating history of how it has been adapted and extended since it began life in the 17th Century. The proposals will form the next stage of its evolution to ensure the continued longevity of the Cottage, by preserving it as a viable family home into the 21st century.

9.4. It is considered that the proposals comply with all local and national planning policies and guidance and should therefore be given consent.



Photo 1: Front elevation. Dormer from left: W33, W32, W31, W30, W29, W28



Photo 2: Rear elevation



Photo 3: South end of rear elevation. Dormers from left: W26, W25, W24, W23, W22



Photo 4: North end of rear elevation. Dormers from left: W27, W26, W25, W24



Photo 5: South end gable elevation. W21 (first floor window)



Photo 6: South end gable elevation. W-01 window within bricked up arched opening

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Photo 7: W33 dormer window



Photo 9: W33, inside F2



Photo 11: W31. Lead light to be retained, modern casement to be replaced,



Photo 8: W32 dormer window



Photo 10: W32, inside F3



Photo 12: W21, inside F1



Photo 13: W30 set within dormer built post 1972

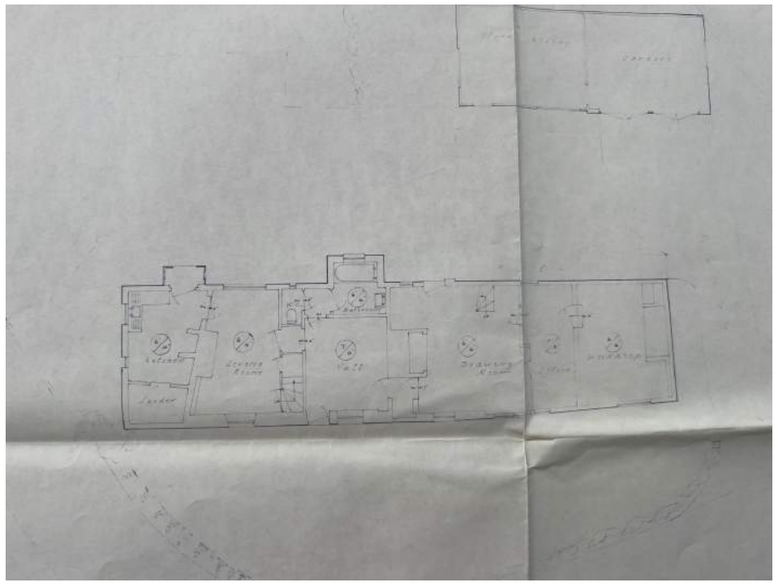

Photo 15: 1972 Existing ground floor plan

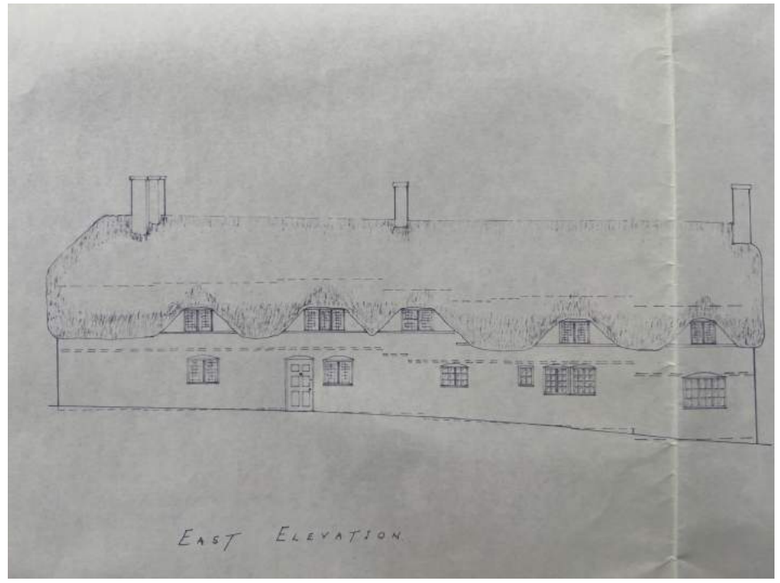

Photo 17: 1972 Existing front elevation



Photo 14: Horizontal glazing bars at neighbouring Shambatt Cottage

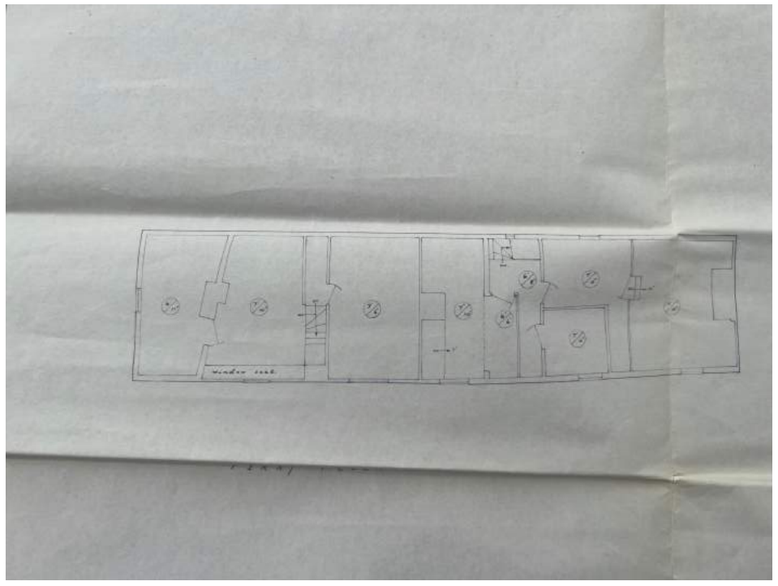

Photo 16: 1972 Existing first floor plan

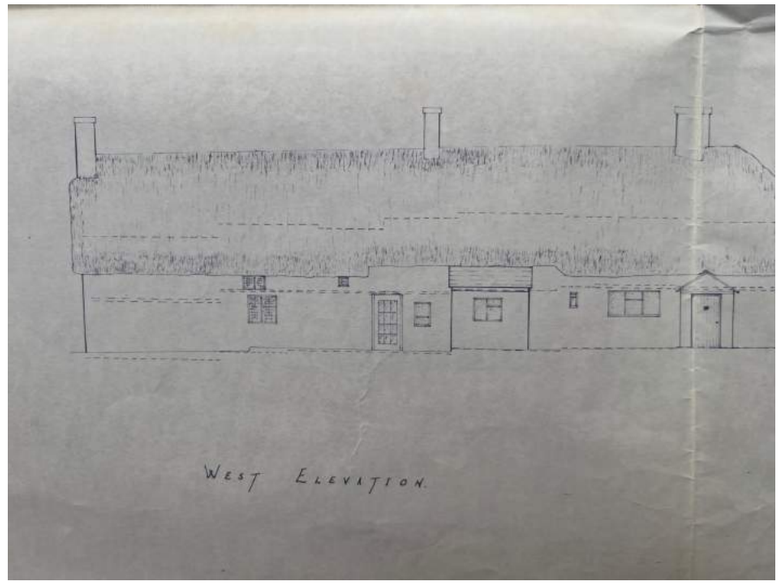

Photo 18: 1972 Existing rear elevation

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