Heritage Statement

15 High Street

Steeple Ashton, BA146el

03/09/2023

Summary of Development

Replacement of two front timber windows, timber front door, timber back door and three back timber windows.

Works to the historic fabric will be kept to a minimum but alterations/changes are necessary due to the current state of the windows. While the design of the new windows is as close to the old as it is possible using local specialist, the new 4mm invisible double glazed white bead putty units will dramatically improve the heat loss of the building without altering the visual look from the street.

History of the building

Sometime in the late 80's to early 90's the property was purchased, along with number 13 High Street and the new owners knocked through an added a doorway between the two properties, but the house was subsequently sold and the door way blocked up again, no date available.

Most of the work that has been carried out over the years has not been of the best quality and as such we are currently trying to bring the house up together using old methods and materials, things such as lime plaster, so the house is back to as near to original as is possible

On the 29 January 1988 the property was listed and we believe the house dates back to the 18th Century.

Impact to conservation area

We are not in a conservation area, however even if we were I believe the work would only improve the look of the house due to the current condition and look of the old secondary units.

Listing details

13 15, HIGH STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 13 15, HIGH STREET

List entry Number: 1252511

Location

13 15, HIGH STREET

The building may lie within the boundary of more than one authority.

County:

District: Wiltshire

District Type: Unitary Authority

Parish: Steeple Ashton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Jan-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 435505

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

STEEPLE ASHTON HIGH STREET ST 9056 (east side) 13/235 Nos 13 and 15 GV II

Two cottages at end of row, now one house. C17 and C18. Coursed rubble stone, Bridgwater tiled roof, brick stacks. Two-storey, 3- window. Early C19 door with flanking 3-light casements to left, added bay to right has 3-panelled door and 3-light casement. First floor has three 2-light casements, blocked window/over left hand door. Rear gabled brick wing.

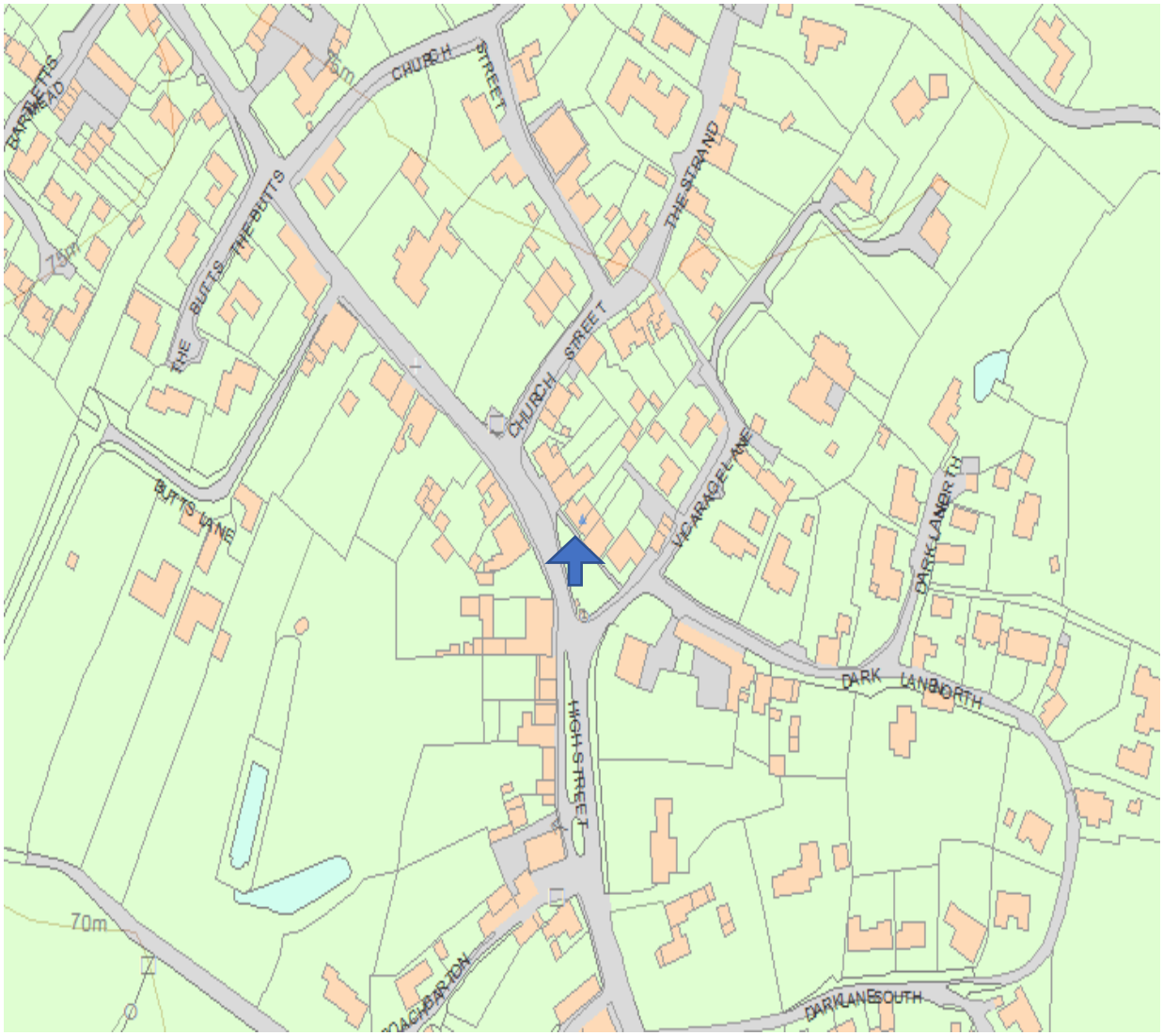
Listing NGR: ST9069056918

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: ST 90685 56919

Map


BARMEAD
THE BUTTS
THE BUTTS
CHURCH STREET
CHURCH STREET
THE SQUARE
VICARAGE LANE
BUTTS LANE
DARK LANE NORTH
DARK LANE NORTH
HIGH STREET
DARK LANE SOUTH
70m
75m

Impact to listed Building

I do not believe the alterations will have any impact on the building and feel it will actually improve this due to the condition and look of the current windows. It will also dramatically improve heat loss as the old style 4mm single glazed even with secondary glazing, still have a higher heat loss than the new style double glazed units proposed. The windows will look the same as the old as they now produce them with 4mm glazed units with putty bead to hide the unit so it looks the same and a single glazed unit, hence the house will look the same from the street and windows will match neihbouring property 13 Hight Street.

Conclusion

Currently we are unable to open 2 of the 5 windows, due to rotting and state of the windows, as such the so the work is urgent and necessary to the general upkeep of the building. The proposed work has no impact upon the street scene as the replacements are specifically designed to look as near to the old windows as it is possible to do and by using a well respected local specialist company we believe we will achieve this. As such I feel this work can only improve the viability of the dwelling for years to come as well as an improvement to the environment with reduced heat loss.