Design, Access, and Heritage Statement

Replacement external doors and windows

Almshouses at St. Giles Hospital

King Street

Wilton

SP2 0AX



Fig1 – South (roadside) elevation of St. Giles Hospital, Wilton

1. History of the Building

The current building dates back to 1826. The Building is Grade II listed, and the listing description reads:

KING STREET 5409 Nos 8 to 16 (even) (St Giles's Hospital) SU 13 SW 1/100

Said to have been founded by Adelicia, wife of Henry I. Re-erected on this site in mid C19 as result of Lord

Pembroke wishing to enclose the north-east corner of Wilton Park. Tudor-Gothic style. 2 storey symmetrical gabled front. Brick with slate roofs and 5 brick ridge chimneys. Central and 2 outer ridge height gabled breaks with scalloped bargeboards, 2 smaller gables with plain bargeboards over 1st floor windows in set backs. 2-light casements on 1st floor, outer with moulded labels; centre window and 6-light oriel on moulded corbel. 3-light casements on ground floor, centre with moulded label, outer 5-light square hipped bays. Centre and outer breaks linked by pent porch to 5 doors. Band over ground floor with "Hospitium S: Egidii Adelicia Reg: Hen: Fund" in raised Gothic letters. Pitched path in front. 3 foot brick wall to street with central gate piers, stone capped and inscribed "St Giles's Hospital".

The “new” building was constructed in 1826 on the new site, replacing the “old” building located in Fugglestone, which, by 1821, was to be considered in great decay. As the preceding listing description, the decision to construct the new premises at the current site was due to Lord Pembroke wishing to enclose the North East corner of Wilton Park. As was typical of this type of building, whilst it is called “St. Giles Hospital”, it is in fact Almshouses.

Restoration of the building was carried out in the 1940s, and again in the 1950s. An extension was formed to the rear in the 1960s, and the phasing of the building is quite obvious (fig. 2)



Fig 2 – Evidence of phasing of the building by vertical joint viewed from West side

The historic OS map from 1852 (Fig 3) shows the building in this location



Fig 3 – Historic OS (1852) showing location of St. Giles Hospital

2. Heritage Significance

Historically, the building is quite significant. Whilst the building itself is "relatively" recent on the site, the purpose of the building can trace its roots to medieval times, that being Almshouses for the poor, a role it still fulfills today. The inscription as highlighted in the listing description of "…Adelicia…" provides a historic link between the original medieval building, as founded by Adelicia, and the current building.

Today the building provides accommodation as 6no 1 bedroom units, for those with great financial difficulties.

3. The Brief

The Trustees of the Wilton United Charity wish to carry out minor upgrades to make the building more energy efficient, whilst ensuring longevity going forwards of the heritage asset, through the use of materials that promote a long service life and minimizing maintenance during that time. A further positive consequence of these interventions is that previous harmful interventions to the building will be undone (see Section 5)

4. The Proposals

To achieve the brief of improving energy efficiency, as well as improving longevity, the Trustees wish to repair/replace the existing windows. The windows to the North side are predominantly modern (20th Century) windows (fig 4), are softwood rebated casements with fanlights , and are to be replaced with new flush timber casements, with slim double glazed units. These likely date back to the 1960s formation of the Northern extension.



Fig 4 – North Elevation showing modern rebated casement windows, and modern doors. Note that to show the whole elevation, the photograph was taken on panoramic mode.

The existing windows to South, East, and West sides are traditional flush timber casements, but are in need of, at the very least, repairs to their cills/frames/casements. Rather than carrying out repairs to these elements, and perhaps achieve another 5no years service life, the Client's preference is to replace these with sympathetic traditional replacements, formed of Accoya timber (a resin impregnated softwood with a long service life). It is highly unlikely that these are the original 19th century windows. The new casements themselves would be double glazed, with slim double glazed units. Generally, the new glazing would be secured by Accoya beads, sized and shaped to resemble traditional putty as closely as possible. This is of particular importance to the south side, as sunlight and heat can degrade traditional putty. Fig 5 illustrates an example of the decay of the existing windows to the South side

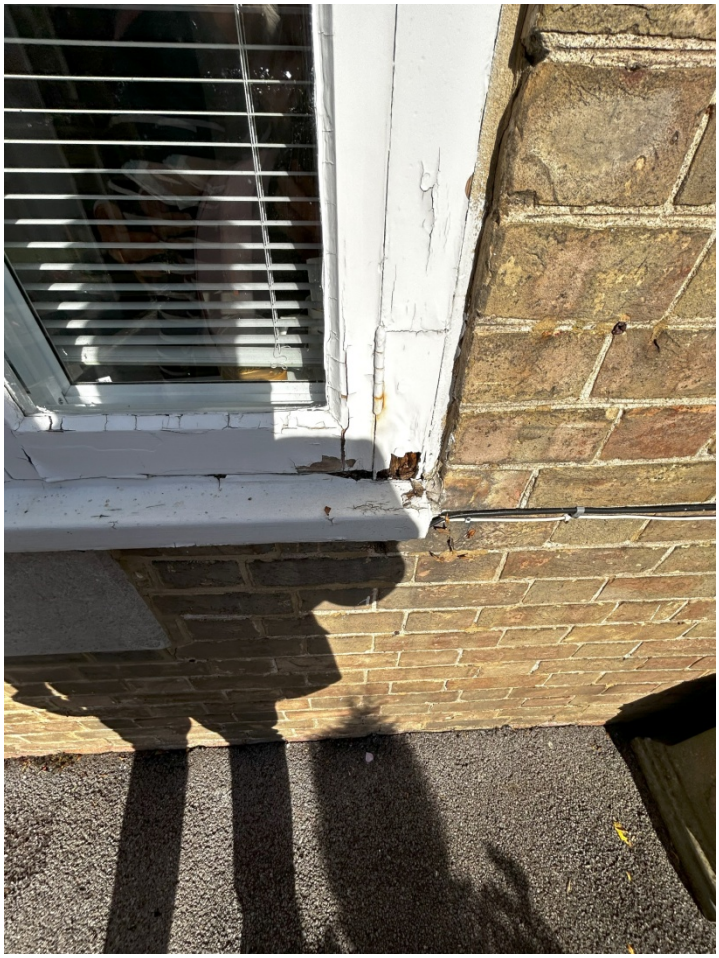


Fig 5 – decayed window frame.

New doors will be traditional Framed Ledged and Braced doors with vertical planks, and double glazed vision panels. Again, these will be formed in Accoya.

5. Impact and harm on the Heritage Asset

Replacing the windows with new slim double glazed units will cause little harm to the appearance of the building. The slight negative effect of sightlines is outweighed by the energy efficiency gains by the use of double glazing. The alternative would be to use secondary glazing, which is internally unsightly, and also has a further negative impact on sightlines. The new windows to the South side will follow the format of the existing.

Replacement of the doors and windows to the North Elevation will remove some very unsympathetic modern interventions. Replacement of these with traditionally detailed, in keeping, yet made to modern standards will ensure that the building retains a traditional look.

The use of Accoya with a painted finish will ensure a long service life of all new timber elements, and requiring less maintenance during that service life. Manufacture and installation by a local firm with a good reputation for high quality joinery work will ensure that the replacements are inkeeping, and the actual process of their installation is sympathetic and without damage to the existing fabric.

6. Summary

St Giles Hospital is an historically significant building, with an historically important use as Almshouses, a use which continues in the modern form. The proposals seek to promote energy efficiency and reduction in running and maintenance costs going forwards such that funds can be better utilised. The proposals will also undo some unsympathetic previous alterations. Slim Double Glazed Units will strike a compromise between energy efficiency, whilst keeping the negative impact on sightlines to a minimum.

New doors, by the nature of their construction, will be much improved from an ease of access provision.