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MATHEWSON WATERS ARCHITECTS

Proposed replacement windows at:

2 Church Street, Market Lavington. SN10 4DT, (formerly The Volunteer Arms PH);

Heritage statement:



View of the application building, from the entrance courtyard.

Introduction:

This heritage statement is submitted as supporting information to accompany an application for Listed building consent, on behalf of Mr & Mrs Joly.

The statement is prepared in accordance with the guidance contained within the NPPF (2021).

The application property:



Aerial view of the application building, within the red line. (Google Earth)

The statutory listing description for the application building is included at the end of this statement.

The application proposal:

This application seeks consent to replace four windows in the west elevation, and one window in the east elevation of the property. The following photographs show the windows that are to be replaced and their setting.

	Part of the west elevation, showing the three ground floor casement windows that are to be replaced.
	Closer view of windows ‘C’, (on the left) and ‘B’ (on the right. These windows serve the existing Kitchen.

	Interior view of window ‘B’.
	Closer view of window ‘A’. This window serves the Breakfast room.

	Interior view of window ‘A’.
	Close view of Window ‘D’. This window serves a first floor bathroom in the North elevation.

	Interior view of Window ‘D’.
	Part of the east elevation showing Window ‘E’ which is to be replaced. This window serves a staircase.

	Closer view of Window ‘E’.
	Interior view of window ‘E’.

Statutory Legislation and Guidance:

Historic buildings are protected by law and in planning policy. This report is intended to consider the impact that the application proposal would have on the heritage assets, i.e. No.2 Church Street and the Market Lavington Conservation Area.

Within this report there is a justification for the proposal according to the relevant legislation, planning policy and guidance.

The Council requires that a heritage statement is undertaken by ‘a professional qualified in historic building conservation. I can confirm that I am suitably qualified and experienced, having undertaken 32 years of professional architectural work involving listed buildings and conservation areas as a registered Architect, and I also hold a Masters Degree in the Conservation of Historic Buildings.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses*'.

In considering applications for planning permission, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework 2021. At the heart of the Framework is 'a presumption in favour of sustainable development' and there are also specific policies relating to the historic environment. The Framework states that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

The Glossary to the National Planning Policy Framework defines a heritage asset as:

> *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

The Framework, in paragraph 194, states that:

> *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

A later section of this report – the *'assessment of significance'* – meets this requirement and is of a sufficient level of detail to understand the potential impact of the proposals.

The Framework also, in paragraph 199, requires that:

> *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 that 'the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

The Framework goes on to state at paragraph 200 that:

> *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.*

The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to (or total loss of significance of) a designated heritage asset', the Framework states, in paragraph 201, that:

> *… local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
> *a) the nature of the heritage asset prevents all reasonable uses of the site; and*
> *b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
> *c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
> *d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 202, that:

> *…this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Assessment of Significance

The following table sets out what I understand to be the significance of the heritage asset. These have been discussed in terms of Historic England's *Conversation Principles, Policies*

and Guidance (2008). A heritage asset can have certain values that are part of its significance; these values are classed as: ***Evidential, Historic, Aesthetic and Communal***, which can be briefly explained as follows:

> ***Evidential value***: Evidential value derives from the potential of a place to yield evidence about past human activity:
>
> ***Historical value***: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*:
>
> ***Aesthetic value****:* This derives from the ways in which people draw sensory and intellectual stimulation from a place. This can be the result of the conscious *design* of a place, including artistic endeavour. Equally, they can be the seemingly *fortuitous* outcome of the way in which a place has evolved and been used over time:
>
> ***Communal value****:* The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The **historical and evidential values** of the application building lies in its retention of historical fabric; i.e. its walling and roofing materials; its internal fabric and key internal and external details. The listing description describes a part of the roof form which was removed at some point in the past and which has resulted in a cropped effect, most notable in the south and east elevations.

There would be no harm to the historical or evidential values from the application proposal as those aspects would remain in place. The replacement of the windows would leave the appearance and integrity of the building relatively unchanged, apart from the improvement in the quality of the fenestration, particularly in the north elevation.

The application building has an **aesthetic value** generated by its traditional architectural design and use of vernacular materials and period detailing. This aesthetic value of the building would be unchanged by the application proposal.

The **communal value** of the building is derived from its having previously been a village pub; originally known as The Angel, and then most recently The Volunteer Arms.

The building is an important visual element at the junction of Church Street and Parsonage Lane, and the maintenance of the external fabric of the building is a reminder of history and continuity for the community.

The application proposal would not affect or cause harm to this communal value.

Justification for the proposal & associated mitigation:

The existing windows are either of poor design and style, (as is the case with the north elevation window), or are near the end of their functional life in terms of integrity of fabric and heat-loss. They are in need of replacement and there is an opportunity to introduce more effective draught seals and for the windows to be made from a more resilient hardwood.

The proposed replacements would be slim profile traditional flush-casements with the same opening casement arrangements as the existing windows, (except for the north elevation storm-proof type existing window.) The window glazing bars and internal sections would retain the traditional Ovolo detailing. Typical details are included at the end of this statement, following the statutory listing description.

This approach of appropriate like-for-like detailing would enhance the quality and character of the building's appearance within the setting of the conservation area.

Summary:

The proposal is an important element in the future maintenance and custodianship of the building as part of the ongoing life and social history of the local area. The proposed window replacements would enhance the character and appearance of the building within the conservation area.

Howard Waters *RIBA*
BA; BArch; MSc (Conservation of Historic Buildings)
10th October 2023

Statutory listing descriptions for the application building.

Heritage Category: Listed Building
Grade: II
List Entry Number: 1035831
Date first listed: 25-Mar-1988
Statutory Address 1:
VOLUNTEER ARMS, CHURCH STREET
Statutory Address:
VOLUNTEER ARMS, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.
District: Wiltshire (Unitary Authority)
Parish: Market Lavington
National Grid Reference: SU 01528 54139

Details

MARKET LAVINGTON CHURCH STREET SU 0054-0154 (north side) 12/122 Volunteer Arms GV II Inn, formerly The Angel. Late C18-early C19. Brick with some stone, tiled roof. Pebbledashed to rear. Two storeys and cellar, 3 bays. Entrance on west side, under tiled pent roof extended to cover C20 forward extension of bar. Sixteen and 20-paned sashes with segmental brick arches. Roof hipped to right where former rear wing stood along road, now demolished. C19 two-storey 2 bay pantiled rear block with central stack, and 4-paned sashes. Important in its setting in the centre of the village. Interior has open fireplace in central bay, a stone stack with brick piers and large timber fire lintel. Chamfered spine beam.

Listing NGR: SU0152554143



Typical window section details by Oaktree Joinery:

