Development Management
Wiltshire Council

Heritage Statement & Design

Proposed replacement of two sash windows and rear door at Alderstone Farmhouse, Dean Lane, Whiteparish, Salisbury, Wiltshire, SP52RN

This design and access statement sets out the supporting information and design principles from which this proposal has been formulated.

This should be read in conjunction with the application and plans submitted 10th November 2023.

Brief description of proposal

The application seeks listed building consent for replacement of two sash windows on the front elevation and the back door.

1. **Background/Heritage**
    a. Alderstone Farmhouse is a residential building occupied in conjunction with the management of the adjoining farm (120 hectares).

    b. Secondary double glazing was fitted to these windows in the late 1970s prior to the listing of the building due to considerable drafts and heat loss where there are large gaps between the sashes and the frames.

    c. The building is grade II listed under the listing reference 1355667 and reads as follows:

WHITEPARISH DEAN LANE SU 22 SW (off west side) 7/295 Alderstone Farmhouse

II

Farmhouse. Early C17, enlarged 1840s. Rendered cob, English bond to 1840s build, tiled roof, brick stacks. L-plan. 2-storey, 3- window. C20 door and hipped porch to right of early build, 4-light and 1-light casement to left, 12-pane sash with keystone to flat arch to right.

First floor has 4-light and 3-light casement and 12-pane sash with keystone to right. Two pairs of diagonally-set stacks, probably C19. Left return has C20 casements and glazed door to rear wing. Right return has blocked window and 12-pane sash wth keystone to ground floor. Rear wing of early build has outshut with 3-light casement, C19 build has half-glazed door and 12-pane sash. Interior: planked doors with strap hinges, chamfered beams with bar stops, cellar beams have ogee stops. Open fireplaces in hall and kitchen in wing have chamfered lintels with runout stops. Timber-framed partition between hall and wing. This farm was property of St. Barbe family in mid C16. (Unpublished records of RCHM (England), Salisbury).

Listing NGR: SU2450824425

d. The property is surrounded by the farm and farm buildings and is some distance from the residential development of the northern edge of the village of Whiteparish. To the north of the farm buildings is the farm cottage which is also in the ownership of the applicant.

2. Proposed works

a. The proposal will return the windows to their original state with timber frames and no secondary glazing. The back door will replace a modern door which was fitted when considerable renovation works were carried out to the building in 1976.

b. The existing secondary double glazing has become unserviceable with broken fittings and bowing to the plastic surround frame. Due to the size of the panels and their condition it is unsafe to remove them. Likewise the existing timber sash windows are unserviceable due to the bottom sash in each case not operative, there is extensive rot to the sill and sub sill to the 1st floor window which has been filled a number of times in the past and as referred to without the secondary

double glazing there are large gaps around the top of the windows where they meet the frame.

c. The rear door is constructed of a light tongue and groove panel which due to shrinkage provides little insulation from the outside and again is generally worn.

d. The proposed windows and doors have been designed to match the existing like for like and will be fabricated locally of hardwood with double glazing.

e. The new windows will be fabricated to match the existing windows as near as possible with traditional mortice and tenon jointed and finished with three coats of satin white micro-porous paint. The number of panes and glazing bars will be as existing. The sash windows will be hung on weights and pulleys, reusing the existing weights in the old windows. Brass pulleys sash lifts and fitch fasteners will be used together with Aquamac draft excluder and perimeter seals.

f. New door will be constructed in hardwood with traditional mortice and tenon jointed finished with three coats of satin white micro-porous paint. The door will be frame ledged and braced with vertical tongue grooved and v boarded inside and outside with external weatherboard all fabricated to match the existing as close as possible. Black lockable handle set. The new door will be one single door rather than the existing half heck for improved security and insulation.



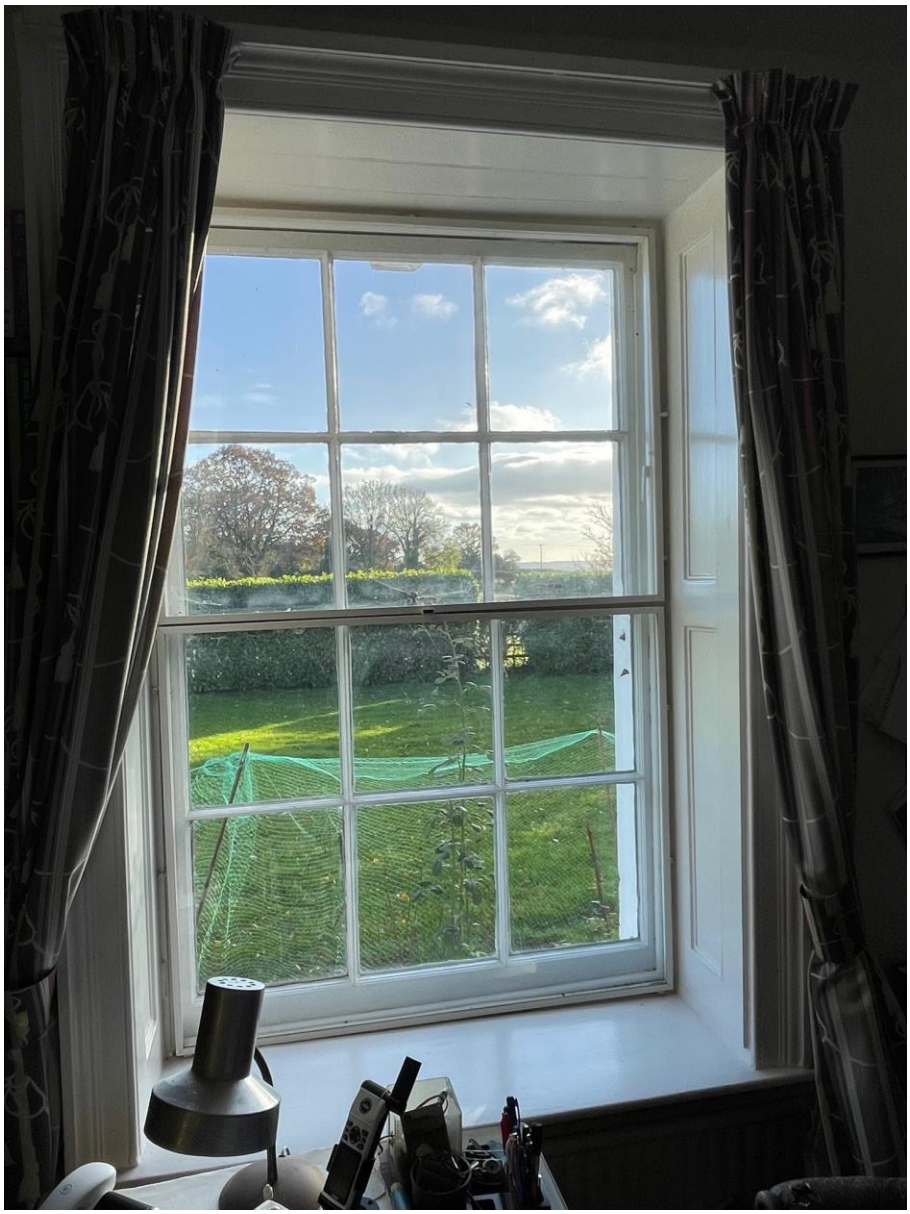
Windows to front elevation to be replaced



Rot to sill and sub sill (1st floor window)



Secondary double glazing (1st floor window)



Ground floor window



Back door



Back door (internal)

3. **Access & Parking**

    a. The proposal will not affect existing parking or access arrangements to the property.

4. **Use & Layout**

    a. The proposal will not change the layout of the building

5. **Scale**

    a. The proposal will not affect the scale of the building.

6. **Landscaping**

    a. The proposal will not affect any landscaping around the property

7. **Appearance**

    a. The proposed replacement windows and door will be constructed in timber to match the existing and will be painted white to match the existing windows and door.

    b. The proposal is sympathetic to the existing building and only essential work is proposed to ensure the listed building’s character is preserved and the setting of the local area is maintained.