Heritage statement PL/2023/10283

The Old Cottage, Steeple Langford SP3 4NF – replacement of windows & front door.

Heritage

No heritage features have been identified that would be affected by the proposed development

Description

The Old Cottage, Salisbury Rd is a Grade II listed property under list entry number 1318703 along with No.17 Salisbury Rd to the East. Listing NGR: SU0384037474

The property; formally three separate cottages is made up of 2No. cottages (The Old Cottage) and No. 17. The Old Cottage is also attached to the Stable Block of Swaynes to the West.

The Old Cottage sits to the North of Salisbury Road in the Wiltshire village of Steeple Langford which is sited to the South of the main A36 between Salisbury and Warminster. The property sits at the bottom of a sloping site running approximately North-South.

Date first listed: 23-Mar-1970 – Amended: 21-May-1986
STEEPLE LANGFORD SALISBURY ROAD SU 03 NW (north side)
Steeple Langford 2/93 The Old Cottage and No 17, (formerly listed as Nos 15 and 17 23.3.70. as two items) GV II Three cottages in row, now two. Dated S & M / 1788 over left doorway.

Flemish bond brick with limestone quoins, Roman tiled roof, brick stacks. Two-storey, 6-windowed; casements. Old Cottage to the left has C20 door and blocked doorway now with 9- pane fixed window, two 2-light and two single casements. Three- brick plat band with dentilled lower course to first floor; 3- light, two 2-light and 3-light casements. Stack to left has toothed band to capping. No 17 has C20 porch and 2-light casements to ground and first floors. Right return is chequered flint and limestone with moulded elliptically-arched attic light, probably reset. Rear has 2-light casements.

The building is of classical design with all stone work remaining maintained and in good order. The windows are predominantly in keeping with the original building however some have been replaced in mid 1900s which are not. All windows require replacement in order to maintain the building.

The Old Cottage was formally 2no. separate cottages with handed floor plans, but these were converted into one dwelling at some point in the 20th Century before the official listing was applied in 1985. The original ‘party wall’ was removed previously leaving what are thought to be the original timber supports in place. The Existing staircase to the left-hand cottage was removed and the current staircase to the right-hand

cottage is within the later 20th Century 2 storey extension and is thought to be a later 20th century addition. The Old Cottage is attached to the East with No. 17 Salisbury Rd . This is a matching building to the 'the Old Cottage' and was
constructed at the same time. Whilst the listing records note the internal features of No. 17; the Old Cottage was never internally inspected.

Proposal

The proposal is to initially replace all of the first floor windows at The Old Cottage with bespoke replacements, manufactured to the exact aesthetic appearance of the windows currently in situ. The new windows will be manufactured from hardwood, coated with a highly durable micro porous paint finish which will not alter any appearance or character of the building but secure the nature and fabric of the building for the next 50- 80 years.

The advised windows have the following design and material features – detailed drawings have been submitted with the application.

- **Frames** – Manufactured from finger jointed redwood with discrete, high performance draft seals to ensure long term weather proofing.
- **Sashes / Casements** – Manufactured from finger jointed redwood. Casements to have appropriate ovolo moulding detail and fitted with antique brass ironmongery.

- **Heritage glass** – 4mm Anl/6mm Krypton/4mm Anl LowE (Putty Glazed) with 22mm (True Bar) which appear as traditional single glazing. New glazing specification chosen to ensure maximum thermal efficiency & life expectancy of double glazing.
- **Paint** – 4 coat microporous spray paint finish to ensure maximum longevity and allow timber to 'breathe' over time thus avoiding deterioration.

We also wish to replace the front door, which is equally decaying and now has little or no insulation value or security. The door will be made with Sapele Hardwood and have the same paint coating as the windows (but the colour to be Duck Egg Blue).

Possible impact of Proposed Works

It is considered that the work will have no impact on the historic fabric of the building. It is considered that the historic fabric will be improved.

Justification

The proposed works will replace windows in an exact manner causing zero impact to the historic fabric, aesthetic appearance or character of the building. The works, once finished, will leave no sign that the windows have changed in any manner.

The main objectives for the proposed bespoke replacement windows are to remove decayed, inefficient & unsuitable windows from the property and replace them with aesthetically appropriate, sustainable & energy efficient alternatives.

Works will not disturb or interfere with the property surroundings.

We carefully researched the market and discovered Timber Windows have detailed and long standing experience with houses such as The Cottage. We also noted they have undertaken a number of similar projects within the village of Steeple Langford. We discussed with them the current state of the windows and they advised that replacement would be required as

soon as possible as the rate of decay means they will fail in the next few months due to the wood used, their mixed ages and the state of repair that we inherited. They and we agreed that the sizes, style, and all aspects must remain as was and accordingly have produced drawings to replace and not alter any aspect.