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Planning Architecture Conservation

Your Ref	Our Ref	Date
	5594/TB	20TH December 2023

HERITAGE STATEMENT FOR PROPOSED REPLACEMENT WINDOWS AT:
AVON HOUSE, ABBEY ROW, MALMESBURY. SN16 0AG

DETAILS OF PROPOSAL

This Heritage Statement has been completed to support the associated listed building consent application which seeks to replace all windows to the front and side elevations and three windows to the rear elevation.

This statement should be read in conjunction with additional information as referenced below:
5594/01 EXISTING PLANS AND FRONT/ SIDE ELEVATIONS.
5594/02 EXISTING REAR ELEVATIONS.
5594/03 LOCATION PLAN.
5594/50 PROPOSED PLANS AND FRONT/ SIDE ELEVATIONS.
5594/51 PROPOSED REAR ELEVATIONS.
5594/52 PROPOSED DETAILS.

DESCRIPTION OF SITE AND CONTEXT

The applicant's property is a large three storey semi-detached building, located in a prominent location adjacent to "The Kings Church". The property is within the Malmesbury conservation area in a predominately residential area. It is a Grade II* Listed Building and constructed out of Limestone ashlar with rubble sides and back under a stone/slate roof.

List Entry Number:
1269554
Date first listed:
18-Jan-1949
Grade: II*

House and attached former carriage house. C17, front range dated 1798 on hopper, carriage house re-fronted c1830. Limestone ashlar with rubble sides and back, ashlar gable cross-axial stacks and stone slate roof. Late Georgian style. PLAN: single-depth plan with rear right-hand mid C17 wing.

EXTERIOR: *3 storeys and attic; 3-window range with left-hand 2-storey 1-window range. A symmetrical front has rusticated quoins, raised frieze, cornice and parapet, with coped gables; doorway with fluted pilasters to a pediment, fanlight and door with 6 raised panels, and raised surrounds to horned plate-glass windows, smaller to second floor. To the left former carriage house has banded ground-floor to a string, and cornice and parapet, a right-hand doorway and C20 door, canted bay with plate-glass sashes, with a 8/12-pane first-floor sash, and c1830 cast-iron tented veranda with a central pedimented railing. Rear elevation has the E wing in 2 sections, the inner 2 storeys and attic, with mullion windows and transoms to ground-floor, a shorter middle gabled W wing with single 3- and 2-light mullion windows, and between a central C18 2-storey outshot with round-arched 6/6-pane stair sash, and a W wing with 6/6-pane sash; dormer with leaded casements. Dated hopper to left-hand end of facade inscribed O/ISM.*

INTERIOR: *details include a stone kitchen fireplace to the cross-axial stack in the E wing, the front range has a central entrance stair hall has a dogleg winder stair with thin column-on-vase balusters and curtail, dado panelling and panelled doors, with a collar truss roof with lapped joints; early C19 architraves to No.25A, which includes a segmental former carriage arch over ground-floor bay. SUBSIDIARY FEATURES: attached gate piers, ashlar dwarf walls with spear headed railings, formerly with lamp overthrow, to flagged front and E areas.*

SIGNIFICANCE

Evidential value

The applicant is proposing replacing all windows on the front and side elevations of this Grade II* Listed Building, including three to the rear, with timber framed 14mm double glazed sashes. It should be noted that a number of other windows on the building have already been replaced with similar double glazed units, but these are included in the replacement.

Historic and Aesthetic value

It is considered that the fabric of the building will always be an important part of the assets significance. Therefore, the retention of as much historic fabric as possible is a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. These upgraded traditional windows will enhance and unify the look and value of this building using matching mouldings, with added energy performance.

EXISTING DEFECTS

1. Deformation of window caused by movement; sashes no longer fit or slide properly.
2. Broken sash cords.
3. Breakdown of paint and putty caused by lack of regular maintenance; this has allowed water to penetrate and become trapped, causing decay.
4. Double glazed unit's defective allowing moisture to penetrate causing condensation.
5. Failure of joints, caused by timber decay due to water penetration.
6. Opening parts of window jammed due to accumulation of paint.
7. Worn or damaged beads, causing rattles and draughts.
8. Decay of jamb and at junction with cill due to water penetration.
9. Decay of cill caused by water penetration after breakdown of paint.



Image 1, Example of frame decay

REPLACEMENT WINDOW SPECIFICATION

1. New windows are to be in timber, with 3 coats of sprayed applied microporous water based paint system, unless agreed otherwise in writing by the local planning authority.
2. The detailed design of new windows, including profile of glazing bars and the glazing pattern, are to replicate the existing windows being replaced, unless agreed otherwise in writing by the local planning authority.
3. Glazing bars are to be integral to the window construction, and not applied.
4. There shall be no changes to the size of window openings and no alteration or removal of sub cills, shutters or shutter boxes.
5. The double glazing is to be no greater than 14mm in thickness.
6. The spacer bar in double glazed windows is to be coloured to match the paint colour of the windows.
7. The glass is not to be tinted.

PREVIOUS PLANNING APPLICATIONS

PL/2022/07160 - 25 ABBEY ROW, MALMESBURY, SN16 0AG
T1 - Magnolia @7m tall, front garden over road. - Prune back to historic cut points - a reduction of up to 2m, also prune back from pavement to contain size & increase view from Avon House & neighbouring properties.
T2 - Laurel @4m growing next to gard
14/09/2022

16/08094/TCA - Avon House 25 Abbey Row Malmesbury Wiltshire SN16 0AG
Up to 2 Metre Reduction to 2 Purple Leaf Plum and 1 Acer
16/08/2016

15/05693/TCA - Avon House 25 Abbey Row Malmesbury Wiltshire SN16 0AG
Up to 2 Metre Crown Reduction to Magnolia
09/06/2015

N/11/00502/LBC - 25 Abbey Row, Malmesbury, Wiltshire, SN16 0AG
Internal Alterations - Removal of Ground Floor Partition Wall
25/02/2011

N/10/04152/TCA - AVON HOUSE, 25 ABBEY ROW, MALMESBURY, WILTSHIRE, SN16 0AG
Fell 1 Yew Tree
04/11/2010

N/06/00144/TCA - Avon House, 25 Abbey Row, Malmesbury, Wiltshire, SN16 0AG
Tree Surgery to Magnolia, Fell One Yew Tree
18/01/2006

N/95/00847/FUL - 25 (Avon House) Abbey Row Malmesbury MALMESBURY
ERECTION OF GREENHOUSE/NEW ROOF TO GARAGE AND EXTENSION TO DWELLING GREENHOUSE/EXTENSION
02/05/1995

N/95/00848/LBC - 25 (Avon House) Abbey Row Malmesbury MALMESBURY
ERECTION OF GREENHOUSE/NEW ROOF TO GARAGE AND EXTENSION TO DWELLING GREENHOUSE/EXTENSION
02/05/1995

N/95/01950/LBC - 25 Abbey Row, Malmesbury, Wiltshire, SN16 0AG
PROPOSED RAINWATER CANOPY RAINWATER CANOPY
12/10/1995

N/93/00133/LBC - 25 (Avon House) Abbey Row Malmesbury MALMESBURY
DISPLAY OF NON-ILLUMINATED PROJECTING SIGN PROJECTING SIGN
29/01/1993

N/93/01593/LBC - 25 (Avon House) Abbey Row Malmesbury MALMESBURY
REPLACE EXISTING DOORS WITH FIRE DOORS AND REMOVAL OF PARTITIONS TO CREATE A NEW DOORWAY REPLACE DOORS/NEW DOORWAY
03/09/1993.

CONCLUSION

The proposals have been carefully designed to ensure that the architectural and historic special interest of this listed building is protected through ensuring that there is minimal intervention in, and very limited removal of, historic fabric. Therefore, limited effects on the appearance of this asset. For that reason, it is considered that an appropriate balance has been achieved between a more permissive approach to these works and fulfilment of the Council's legal duties to preserve special interests.

Malmesbury is characterised by a rich historic environment with many listed buildings, and so in order to make meaningful reductions in emissions, the proposed slim line double glazed units must form part of this equation. Changes in building techniques spanning many years mean that many of the sustainability measures that are commonly recommended for modern or new buildings are not suitable for historic properties and might harm what is special about them. Nonetheless, with careful design the twin objectives of protecting significance and improving energy performance/reducing carbon emissions can be met here.

Modern and/or replacement windows have previously been legitimately installed in this listed building, due to previous decay. So it should be considered that these changes are, therefore, not harmful to the special interest of this asset. And with the advance in slim double-glazing it does mean, overall, a very limited change in appearance over single glazing.