Design and Access/Heritage Statement



Property Viewed from the East

For:

Replacement of Bathroom Window

At:

3 Halfway Farmhouse

Beanacre Road

Melksham

Wiltshire

SN12 8BL

Introduction

This Statement is submitted as supporting information to accompany an application for Listed Building Consent. The property is Grade II listed and is believed to be circa 300+ years old. It is understood that the property was damaged by a fire and then later fully refurbished in the late 1900's and split into 3 dwellings.

Listing Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1286116
Date first listed: 29-Sep-1950
Date of most recent amendment: 13-Feb-1985
List Entry Name: HALFWAY FARMHOUSE
Statutory Address 1: HALFWAY FARMHOUSE, 1,2,3, BEANACRE ROAD
2/16 Nos 1, 2 and 3 Halfway Farmhouse (formerly listed as Halfway Farmhouse) 29.9.50

GV II

Farmhouse, now subdivided into three dwellings. Early C18. Rubblestone, stone slate hipped roof. L-plan. 2-storey, 5-window symmetrical front; facing away from road. Central bolection- moulded doorcase with 2-light mullioned window over, string course raised over whole. To sides are two cross windows. First floor has five cross windows. Moulded eaves cornice. Left return has central bolection-moulded door case and two cross windows either side, string course raised above door lintel. First floor has five cross, windows. Moulded eaves cornice continued from entrance front. Gable end to road has no windows. Rear has outshot extensions with C20 windows throughout, copied mullioned windows and gabled dormers to roof. Interior not accessible at time of survey (July 1984) but house recently completely renovated.

Listing NGR: ST9016365105

Location

The property is located adjacent to the A350 and a BP Petrol Station on Beanacre Road on the North side of Melksham.



Proposal

The Listed Building Consent application is for the replacement of a bathroom window on the first floor of the west elevation. The window is a single glazed crittal casement set in a stone mullion frame, the window causes significant condensation issues and is promoting the growth of mould on the inside of the stone mullion. The window also allows a significant amount of sound through from the adjacent road. Being single glazed the window is likely to have a U Value of 5+ W/m2k which is considerably higher than the current building regulations limit.

It is understood the window is relatively modern and likely installed when the property was renovated in the late 1900's and as such is assumed to have little heritage value.



Existing West Elevation Bathroom Window



Existing Internal View

The proposal is to replace the above window with a heritage style double glazed unit. The proposed replacement will be a 'Royale Putty-Line' window which has a Slim 33mm frame with a 45° putty-line detail, finished in white externally and internally. The glazing is proposed to be opaque as this window is in a bathroom and has full view of the A350.

The proposed replacement will look very similar to the existing window and will be in keeping with both No.1 and No.2s replacement double glazed windows. Relevant applications for No.1 and No. 2 are recorded as 21/02100/LBC and 17/03872/LBC.

Detailed Window Sections are included in Document 'Royale Putty line Brochure'.

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