

November 2025
Our Ref: TS25076



DESIGN & ACCESS STATEMENT (INCLUSIVE OF HERITAGE STATEMENT)

TO ACCOMPANY AN APPLICATION FOR:

LISTED BUILDING CONSENT

FOR

Secondary glazing installation, replacement of rotten lintel, replacement of defective cast-iron downpipe and retrofit of slimline glazing to a rear (modern) window unit.

AT

68 High St (Bridge House)
Cricklade
Swindon
Wiltshire
SN6 6DA

INTRODUCTION

This statement is submitted in support of an application for Listed Building Consent relating to the following proposals:

- Installation of secondary glazing to the existing windows (refer to Drawings *TS25076-107* to *TS25076-113* inclusive).
- Replacement of a rotted outer timber lintel to the east elevation.
- Replacement of a corroded cast-iron downpipe on a like for like basis to the east elevation.
- Retrofit slimline glazing units in an existing (modern) timber window on the west elevation.

The purpose of this statement is to demonstrate that the proposed works are consistent with the conservation of the building's significance, are sensitively designed and executed, and comply with the guidance issued by Historic England on retrofit and repair of historic windows.

In line with Paragraph 207 of the National Planning Policy Framework (NPPF, 2024), the Heritage Statement at the end of this document:

- Summarises the significance of the Grade II listed building;
- Confirms that the proposals would result in no loss of significance (i.e., no harm) to the heritage asset or surrounding listed buildings; and
- Demonstrates that the character and appearance of the Cricklade Conservation Area would be preserved.

PROPERTY DESCRIPTION

Number 68 (also known as 'Bridge House'), is a modest 17th/18th-century limestone rubble dwelling with ashlar quoins, retaining traditional margin-glazed sash windows and a stone slate roof. Its materials and form contribute to the character of the High Street in Cricklade and reflect local historic building traditions. The integrity of the façade, window pattern, roof form and the orthostatic wall to the north contribute to the building's special interest.

Statutory Description

Number 68 and the Orthostatic wall to the north were listed at Grade II in 1976 for their special architectural or historic interest (NHLE Ref. 1023112).

The statutory description reads:

“No. 68 and orthostatic wall to north 26.8.76 (formerly listed as 68) GV II

House. C17 or C18. Coursed limestone rubble with ashlar flush quoins. Stone slate roof. Two storeys, 3 x 1 bays. Central 4-panelled door with patterned fanlight. Margin glazed sashes, 2 to ground floor, 3 to first floor. Roof hipped with hipped dormer on return. Orthostatic wall joining facade on north and enclosing small garden. Eight stones approximately 90cm high”.

There is no mention of internal features as at time of listing or subsequently.

Key elements of significance include the limestone rubble walls, ashlar quoining, margin-glazed sash windows (front elevation), the stone-slate roof, and the orthostatic wall. Vulnerabilities include historic timber elements (such as lintels) decaying over time, corroding cast-iron rainwater goods, and historic glazing with thermal inefficiencies. Any works should respect these historic elements, ensure minimal loss of original fabric, and maintain the visual character.

PROPOSED WORKS

Secondary Glazing

This is required primarily to improve energy efficiency/home comfort and reduce road noise, which can be intrusive at times. Improved security is a secondary benefit.

Closable vents have been specified on some secondary units to allow additional ventilation (as required) by partially opening the outer sash whilst still keeping the main secondary unit closed - to maintain security and minimise road noise.

4mm toughened glass is specified throughout.

A pale cream finish to the units will be specified together with real timber trims that can be painted to sympathetically match the existing room colour scheme.



Figure 1: The deep recessed windows allow sufficient depth for the installation of secondary glazing.

The installation of secondary glazing (on the interior of the existing window reveals) is proposed to improve thermal comfort, reduce heat loss and draughts, and enhance long-term sustainability, whilst preserving the primary historic sash windows. This approach aligns with Historic England's guidance on upgrading windows rather than wholesale replacement: the original windows are fully retained, and the additional glazing is reversible/removable.

Heritage Glazing Units

A 12mm heritage glazing unit is being specified for a 20th century – 3-light casement to the western (rear elevation). The existing timber frames can accommodate this with minimal modification to the rebate depth.

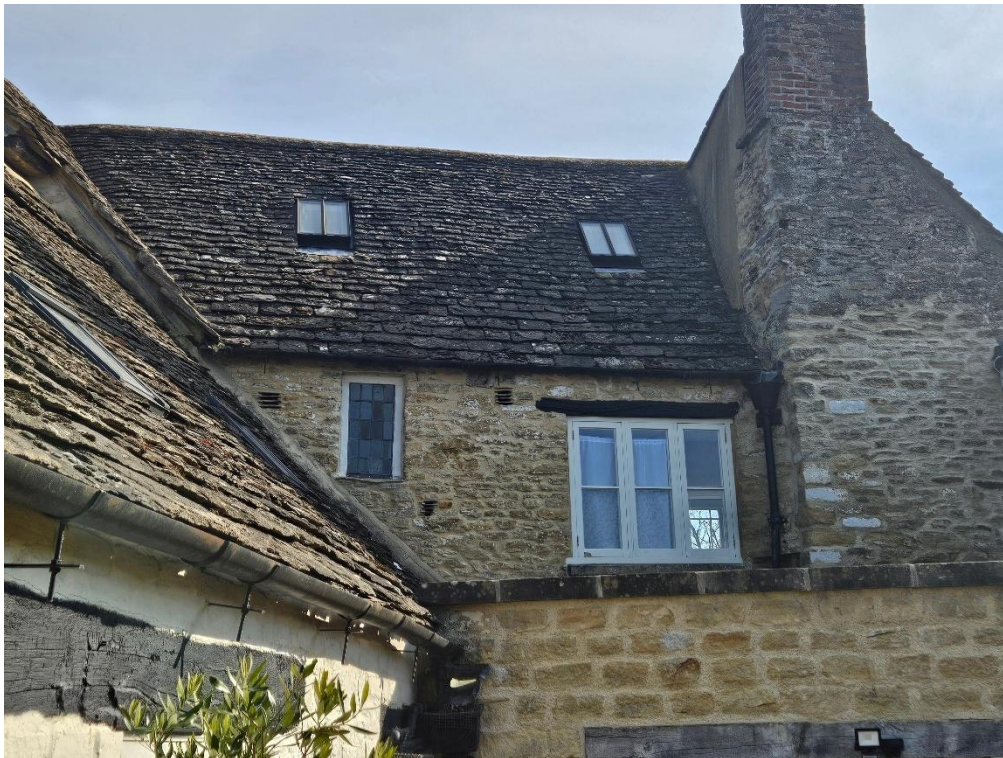


Figure 2: 20th century 3-light rear casement proposed for slimline double glazing.

By introducing slim-section double glazing to an appropriate and select unit, the proposal balances heritage considerations with the need for improved energy efficiency and thermal performance, which is consistent with the goals of the National Planning Policy Framework (NPPF). This approach supports the sustainable adaptation of historic buildings, ensuring that the property remains fit for modern living standards without compromising its architectural integrity. Importantly, the use of slim-section glazing maintains the delicate sightlines, avoiding the bulky profiles associated with standard double-glazing units.

On a less publicly visible, rear elevation window unit (judged to be of lesser heritage significance), the existing glazing will be upgraded to a slimline double-glazed unit in the existing timber frame. This is a targeted intervention where the visual impact is minimal, the frame is capable of accommodating the glazed unit, and the benefit of improved thermal performance can be achieved without detriment to the front elevation or principal elevation.

Downpipe Replacement

The existing cast-iron downpipe at the front left-hand corner, is heavily corroded and defective. A replacement cast-iron downpipe will be installed in the same location and alignment, ensuring continued protection of the exterior masonry from water ingress. The material is appropriate to the character of the building, designed to avoid visual harm.



Figure 3: Heavily corroded downpipe to be replaced like for like.

Rotten Timber Lintel Replacement

A timber lintel that has deteriorated to the front elevation is to be replaced with an oak alternative (or an appropriately durable alternative treated and installed in the same position and footprint). This ensures that the load-bearing function is restored and will preserve the wall structure and appearance. The replacement will be carefully specified to minimise disturbance to the surrounding stonework and avoid loss of historic fabric beyond the failing element.



Figure 4: View of the rotten timber lintel at the front.

DESIGN COMPONENTS

Proposed Use

The building remains in residential occupation. The proposed works do not alter the use or dominant access arrangements. There is no change to means of access or egress. The interventions are limited to maintenance/repair and sympathetic retrofit.

Amount of Development

The amount of works is realistic and necessary. There is nothing proposed to the key historic fabric and there will be no impact to adjoining properties. The proposals are in keeping with the style, character and setting of a town centre Listed Building such as this.

Layout

No changes are proposed.

Scale

The scale and dimensions of windows openings will remain unchanged.

Landscaping

No landscaping works are proposed.

Appearance

The external appearance of the property will not be negatively affected. The setting of the listed building has been considered as part of the proposals and no harm will arise through change within setting(s).

ACCESS COMPONENTS

Degree of Access

Access remains unchanged. The works will enhance environmental performance (improved thermal comfort, reduced heat loss) which supports sustainability objectives for the building. Ventilation considerations for secondary glazing will comply with guidance (ensuring appropriate background ventilation to avoid condensation or moisture build-up) as advocated by Historic England.

Future Access

No proposed changes to accommodate future access.

Emergency Access

There are no proposed changes regarding emergency access.

PLANNING POLICY

The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process. In particular, Sections 16 (2), 66 (1) and 72 of this Act have been considered as part of the proposals, including the 'special regard' duty imposed.

Section 16 of the National Planning Policy Framework (NPPF, 2024) considers the Historic Environment, with Paras. 207 – 211 in particular, detailing the obligations with respect to applications concerning designated heritage assets, including listed buildings.

Within the local policy framework, the WCS (Core Policy 58: Ensuring the Conservation of the Historic Environment) sets out the Council's commitment to protecting, conserving and where appropriate enhancing Wiltshire's historic environment, requiring that proposals should conserve and enhance the historic environment in a manner appropriate to its significance and setting.

The building lies within the historic core of Cricklade and is an identified listed heritage asset, so the Council's policy framework requires any intervention to recognise, sustain and where possible enhance its special architectural and historic interest.

In these respects, the proposed works accord strongly with the policy requirements: the interventions (installation of reversible secondary glazing, like-for-like lintel replacement, cast iron downpipe renewal and selective slimline glazing upgrade) are all carefully conceived to preserve the special interest of the building, minimise harm, and contribute to its ongoing maintenance. The retention and protection of original fabric (windows, masonry, roof form) uphold the "sustain and enhance" principle of the NPPF, and the targeted nature of the works means that they are of a scale and form that avoids substantial harm to the heritage asset (as defined in NPPF paras 194-196). On the local level, the proposals align with Core Policy 58's requirement for a sympathetic approach to change in the historic environment, ensuring that the building's significance and setting are respected.

HERITAGE STATEMENT

ASSESSMENT OF SIGNIFICANCE

The concept of 'significance' lies at the heart of English Heritage's Conservation Principles (2008). In simple terms, 'significance' is the whole sum of reasons why people value an asset, whether as an historic building that is part of the national heritage, as a focus for the local community, a familiar landmark, or for any other reasons. For the sake of consistency and as part of the planning process, a framework for assessing and describing significance has been developed, with the Conservation Principles comprising a pioneering document in this regard, but also the earlier work of James Semple Kerr, 1982. These works identify and distil what have become known as 'Heritage Values'.

Heritage values can be arranged into the following four groups:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historic value:** 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:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Under the National Planning Policy Framework (NPPF, 2024), the significance of a heritage asset is defined in Annex 2 as its ‘*value to this and future generations because of its heritage interest*’. That interest may be **archaeological, architectural, artistic or historic**, or a combination of these attributes. There is clearly some degree of crossover between the English Heritage Conservation Principles and the NPPF Heritage Interests, however both are detailed here for completeness, and the two are often interspersed in the heritage literature.

Due to the nature of heritage assets, the process of assessing significance involves a degree of subjective interpretation based on existing data, sources and professional judgement. The assessment of significance of a heritage asset necessarily involves a degree of interpretation because different elements of a heritage asset (including its setting), contribute differentially to its significance.

How the significance of a heritage asset is likely to be affected by a set of development proposals or works will be contingent upon the nature of those proposals and the professional judgement required to gauge likely impacts.

The overall significance of a heritage asset is the sum total of its values and interests. The more significant a heritage asset, the more sensitive it is likely to be to change.

The heritage significance of 68 High Street is considered to be derived from the following main elements:

Architectural Interest/Value

The building is a representative and well-preserved example of a late 17th or early 18th-century domestic townhouse, built in coursed limestone rubble with ashlar flush quoins and a stone-slate roof — materials and construction techniques characteristic of Cricklade and the wider north Wiltshire vernacular. The symmetrical front elevation, central four-panelled door with patterned fanlight, and margin-glazed sash windows (two at ground, three at first floor) reflect the Georgian period's emerging taste for proportion and order while still rooted in local building traditions.

The limestone rubble walls and dressed quoin stones demonstrate local craftsmanship and use of indigenous materials. The survival of original or early timber sash windows and detailing enhances its architectural authenticity. The hipped roof, with its hipped dormer on the return, adds visual interest to the roofscape and contributes positively to the townscape character of the High Street.

Architecturally, the building retains a high degree of integrity in its materials, design and external composition. Its form and detail illustrate the gradual evolution of Cricklade's built environment as it developed from a medieval borough into a more refined market town during the 17th–18th centuries.

Historic Interest/Value

The house embodies the domestic scale and character of Cricklade's post-medieval growth, when small merchants, tradesmen and professionals occupied houses along the High Street. Its form and materials convey the social aspirations and construction practices of that period.

Its continued residential (and possibly mixed) use contributes to the understanding of how Cricklade's High Street functioned historically as a combined commercial and domestic setting.

The building forms part of a cohesive historic streetscape of stone-built houses that collectively illustrate the prosperity and continuity of settlement within Cricklade. The orthostatic wall mentioned in the listing adds further context, representing historic boundary and enclosure practices typical of local plots.

Historically, therefore, the building contributes to the narrative of Cricklade's evolution from a Saxon fortified town to a Georgian market settlement, preserving tangible evidence of its continuous occupation and adaptation.

Artistic Interest/Aesthetic Value

The building's visual qualities contribute positively to the collective aesthetic of Cricklade's historic High Street, where modest vernacular buildings combine to form a harmonious townscape. The composition of ashlar quoining against rubble walls, balanced sash fenestration, and the subtle decorative element of the patterned fanlight display a restrained yet refined aesthetic typical of the Georgian vernacular.

The craftsmanship evident in the masonry, joinery, and glazing reflects the skill and artistry of local builders and joiners of the late 17th–18th centuries. These surviving elements offer insight into period workmanship and design sensibility.

Collectively, the architectural composition, materials, detailing, and setting generate an understated but clear artistic interest, characteristic of well-executed provincial Georgian architecture.

Archaeological Interest/ Evidential Value

Although primarily of above-ground historic value, the site has potential for below-ground archaeological deposits that may contribute to the understanding of Cricklade's early urban development. Cricklade was one of the Saxon burhs established by Alfred the Great, and archaeological potential within the High Street plots is known to be high.

The building itself, with its coursed rubble construction and re-use of earlier materials typical of local practice, may contain fabric that reflects earlier phases of occupation. The footprint of the building likely respects historic burghage plot boundaries, which have considerable archaeological significance in mapping the town's medieval form.

Accordingly, while the proposed works are minor and will not disturb the ground, the property holds contextual archaeological interest through its position within Cricklade's historic core and its likely continuity of occupation since at least the post-medieval period.

Setting

The setting of 68 High Street makes an important contribution to its significance. The building occupies a prominent position within Cricklade's historic High Street, an area characterised by a continuous frontage of limestone-built houses and shops of similar scale and period. Its relationship with adjoining properties, the tight grain of the street, and the survival of historic boundary features — notably the orthostatic wall enclosing its small front garden — all reinforce its sense of place within the historic townscape. Views along the High Street reveal the building as part of a cohesive ensemble whose consistent materials, rooflines, and proportions express the architectural continuity of Cricklade's development from the 17th to 19th centuries. The setting therefore enhances the building's architectural and historic interest, situating it within a legible and well-preserved historic environment that amplifies its visual and contextual significance.

Justification

Each element of the proposal embodies the 'conserve rather than replace' ethos advocated for historic buildings. In the case of windows, Historic England emphasises that *"old windows are usually durable, functional and repairable"* and that *"there are many ways in which windows can be improved that are not only sensitive to their historic context, but also much more effective in carbon and energy terms than wholesale replacement."* The addition of secondary glazing retains the historic window, adds thermal performance, and is reversible — in line with the guidance. Indeed, *"secondary glazing ... allows the original windows to be retained unaltered ... and ... in most cases the installation is easily reversible."*

Likewise, the lintel replacement is a repair/renewal of a failing structural component, which restores function without wholesale change of appearance. And the downpipe replacement will ensure that the historic building fabric remains protected from moisture ingress — good maintenance of rainwater systems is recognised by Historic England as essential for the good condition of historic buildings.

Impact on Heritage Significance

The visual appearance of the principal elevation and historic window pattern remains unchanged. Secondary glazing will be installed internally and will not alter the external appearance.

The lintel replacement will be executed in an appropriate material (oak), profile and position; there will be minimal disturbance to surrounding stonework.

The downpipe replacement will use cast-iron, sited in the same location as existing.

The slimline glazing retrofit is confined to a single (3-light) casement on the rear elevation, of lesser significance; the 20th century frame and glazing bars will be retained and the change will improve occupant comfort and sustainability, without harming visibility of the principal historic fabric.

All works are reversible (secondary glazing and glazing upgrade) or constitute repair/renewal of existing elements (lintel, downpipe) and thus meet the tests of minimal intervention and reversibility recommended by Historic England.

CONCLUSION

The proposed works will have negligible or no adverse impact on the building's special interest. Indeed, they serve to preserve and enhance that interest by ensuring the longevity of the historic fabric (lintel and downpipe) and improving the internal environmental performance in a manner that does not compromise external appearance or historic materials. The selective glazing upgrade on a rear elevation is sensitively located.

The adopted guidance on "Secondary Glazing for Windows" states that secondary glazing *"offers the opportunity to improve the energy efficiency of an older building whilst retaining its historic appearance and significance."*

The guidance on "Energy Efficiency and Retrofit in Historic Buildings" highlights that maintenance of rainwater goods is critical to the building's performance.

Accordingly, the proposed works adhere to these principles: minimal intervention, repair rather than replacement where possible, reversible interventions, retention of original fabric, and improvement of environmental performance without detracting from heritage significance.

The proposed intervention for Number 68, High Street, Cricklade constitutes a carefully considered and heritage-respectful package of repair and upgrade work. Collectively these works will maintain and prolong the life of the historic fabric, improve thermal performance and occupant comfort, and will do so without detriment to the building's special architectural and historic interest.

In summary, the works are justified on the basis of securing the long-term conservation of the building, improving its environmental performance, and causing no harm to its heritage significance. The approach is one of preservation, repair and sensitive upgrade, in line with national policy and best practice guidance.