

RIBA STAGE 3 - STATEMENT OF SIGNIFICANCE FOR LISTED BUILDING CONSENT APPLICATION

Window renovations
'Allington House', Allington, Chippenham, Wiltshire, SN14 6LN

November 2025

DESIGN AND ACCESS STATEMENT

SUMMARY

The property has been in the ownership of Mr and Mrs Brinkworth, the applicants, since 2016.

The main house has a number of sash windows that are in a poor state of repair and this application describes the proposed renovation works that will bring these windows back into full operation.

An application was submitted and consent granted in 2020 (20/10257/LBC and 20/09527/FUL) for the conversion of an existing outbuilding into a self-contained annexe. Window renovations were included in the original submission but subsequently removed to expedite a timely consent for the annexe works.

After further pre-application discussions with Mr Bentham-Hill, this application has been prepared seeking Listed Building consent to enable the window works to now be undertaken.

PROPERTY DESCRIPTION

'Allington House' is a Grade II-listed detached property set in generous grounds within the Allington Conservation Area. There is also a former Coach House and outbuilding to the north of the house. The listings states that the main house dates from the mid-18th / 19th centuries and only highlights various notable features but stays quiet on anything other than the main house.

The property is set back from the adjacent lane and is accessed via a gateway to the south of the house; this opens onto a gravelled drive that leads to a parking area at the south of the property. The drive continues to provide access the former Coach House and outbuildings situated to the north of the main house; this also gives access to the small paddock also to the north of the property.

A single storey, north-facing single storey flat-roofed extension was built in the 1970s and currently houses the Kitchen. The north-facing wall of this addition adjoins a cotswold stone wall that then forms the east-facing flanking wall to a former Coach House which runs north-south in orientation; this wall also forms the boundary wall to the Kitchen garden that extends from the Kitchen to the end wall of the range of outbuildings.

The northern-most outbuilding directly beyond the Coach House is a modest, non-period mono-pitched outbuilding. Believed to date from the mid-1970s (although there is no formal documentation detailing these works), it has recently been modestly fitted-out and lined internally with timber studs and plasterboard. There are no visible period features of note. The existing wriggly tin roof and associated timbers are non-period elements, while the walls are formed from a mix of concrete block and mortared, rough-coursed cotswold stone. The north wall is in an extremely poor state of repair and is inundated with ivy and other invasive plants.

The original portion of the house is characterised by ashlar stonework with dressed quoins and plinth course to the main east and west elevations, while other areas of walling (south elevation) have been rendered over what is presumably Cotswold stonework or brickwork. The Coach House is formed from mortared, rough-coursed cotswold stone, while all pitched roofs to both house and Coach House are finished with cotswold stone tiles.

The house and outbuildings are largely obscured from public view by the mature hedgerow that bounds the lane, while the modest single storey outbuilding is hidden completely from the lane by the Kitchen Garden wall.

There are a variety of window styles throughout the property. The predominant style to the original section of the house is one that has, as stated in the 1985 listing, '12-pane sashes' to east and west elevations and 'C20 glazing bar windows inserted (with) intersecting tracery heads' to south end wall. These sash windows have all been fixed into a closed position and are in various states of disrepair; this is detailed in the latter pages of this report as the applicants and owners wish to renovate these windows and bring them back into full use.



FIG 1. VIEW OF EAST ELEVATION AS SEEN INSIDE GATEWAY ONTO DRIVE

FIG 2. VIEW LOOKING TOWARDS HOUSE FROM LANE TO SOUTH-EAST OF DRIVEWAY ENTRANCE

TABLE 1: CONDITION SURVEY

UNDERTAKEN BY ACORN JOINERY (14.10.25)

Window Ident	Location	Action needed to the frames	Action needed to the Sashes
WG01	North elevation	Frame very poor and beyond repair, will need to be remade	Sashes very poor and beyond repair, will need to be remade
WG02	East elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
WG03	East elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
WG04	South elevation	Frame very poor and beyond repair, will need to be remade	Sashes very poor and beyond repair, will need to be remade
WG05	South elevation	Frame very poor and beyond repair, will need to be remade	Sashes very poor and beyond repair, will need to be remade
WG06	West elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
WG07	West elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
WF01	East elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
WF02	East elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
WF03	East elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
WF04	South elevation	Small amount of repair need that can be done in-situ	Bottom sash beyond repair and to be remade. Top sash repaired in workshop
WF05	South elevation	Small amount of repair need that can be done in-situ	Bottom sash beyond repair and to be remade. Top sash repaired in workshop
WF06	West elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
WF07	West elevation	Small amount of repair need that can be done in-situ	Sashes very poor and beyond repair, will need to be remade
DG01	East elevation	Frame very poor and beyond repair, will need to be remade	Door very poor and beyond repair, will need to be remade

HERITAGE ASSESSMENT / STATEMENT OF SIGNIFICANCE

This application sets out the condition of existing windows in the main house, and reasoning for their proposed renewal.

The existing sashes would be removed and repaired / replaced with new units as necessary (see Table 1 for individual condition survey of each glazing item). Replacement glazing would be FINEO 'Heritage 8' vacuum glazed panes to allow coordination with historic woodwork, with surrounding frames and boxes renewed as required by scarfing and splicing in new timber. The extent of this work had been detailed below.

Listed below are the various aspects of the existing building that will be affected by the works, with justification for carrying out the work.

DESCRIPTION / PROPOSED WORK

Localised repair / renewal of period windows as indicated on accompanying drawings. See Table 1 for individual action need to each of the individual glazing

HERITAGE SIGNIFICANCE

Consultation was undertaken alongside Gregory Beale IHBC RTPI (Director, Planning Heritage Ltd), who noted:

The windows are likely to be of the original style, ranging in date from c.1750-1820, although there is evidence of some poor replacement / renewal work to the highlighted windows. All windows shown predate the repeal of the Glass tax in 1845 as all are without horns.

Specific notes on windows:

- WG07 appears to be the earliest (wide glazing bars or at least they look as if they have and are based upon etc typical Bath design with no timber bottom cill; the bottom sash simply rests upon the stone cill);
- WG01 looks to be a slightly younger c, 1780 possibly with crown glass and interestingly has an exposed sash box - not too common in these part;. Interestingly if this window was in London it would predate the London Building Act of 1709 after which all windows were set back 4inches from the face of the external wall and the 1774 Act then required the box to be set within the wall/reveal; and
- WF04 and WF05 c.1800-20, in a Regency style.

JUSTIFICATION AND ASSESSMENT OF IMPACT

Improved thermal and weather integrity to these dilapidated units will benefit the internal spaces. The impact on original fabric within the building will be minor to negligible.

INDIVIDUAL ASSESSMENTS OF PERIOD WINDOWS

GENERAL POINTS

A careful pre-works assessment was initially carried out by Odran Healy of Acorn Joinery and Matthew Clay of Matthew Clay Architects Ltd on 8 October 2020, and supplemented a second survey from Odran Healy, undertaken 14 October 2025.

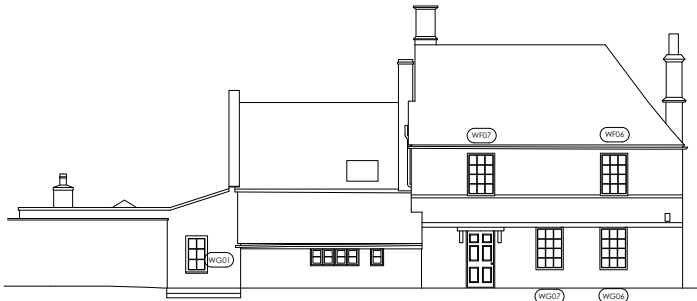
These assessments were primarily visual and non-intrusive in their nature due to the nature of the decorations in certain delicate sections of the windows. In more substantial sections of the timberwork and framing, a sharp awl was used to penetrate the timber to ascertain the depth of soft wood / rot.

Given the delicate nature of the windows in certain sections, only small localised areas were opened up to prevent further damage or opening up the structure to weather / wet intrusion. There are clearly areas that have seen repairs using non-period techniques and materials, and a poor quality of workmanship. Wherever possible, the renovations will look to replace such areas with better quality work.

The proposed new sash lights will consist of FINEO 'Heritage 8' units, set in 18mm ovolo glazing bars with pinned, painted beads. This will result in a finer appearance than the existing painted & puttied finish.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Please refer to Appendix 3 for photos of the affected windows.

WINDOWS WG01, WG02, WG03, WG06, WG07, WF01, WF02, WF03, WF06 AND WF07

Frames and sashes to be repaired in accordance with the noted actions in Table 1. Where appropriate, historic fabric shall be retained wherever possible, with localised, rotted sections of frames to be carefully removed with new paint-quality hardwood frames scarfed / spliced in.

Timber chocks removed from sash boxes and boxes to be renewed as required with new spiral balances.

New sashes to be formed to run in existing rebates / grooves. New glazing bars to be paint-quality hardwood with 18mm ovolo profiles. New FINEO 'Heritage 8' panes to be set into a 6 over 6 pane arrangement.

WINDOWS WG04, WG05, WF04 & WF05 IN SOUTH ELEVATION

Works to frames and sashes to be undertaken per Table 1. This elevation has evidently born the brunt of prevalent wind and rain which has seen more damage and degradation of the timber.

Poor quality patching and cover strips have been installed to disguise badly rotten frames and these will need to be removed fully in order to carry out a more detailed assessment of the repairs and replacement works that are required.

The arched fan-lights over the first floor windows would be renewed in-situ and would leave the existing glazed panes unaffected.

DOOR DG01

The door will be replaced with paint-quality hardwood frame; 15no slimline d-glazed panes will be formed to match the existing arrangement with 14mm Histoglass double glazed panes used instead of the existing single glazed panes.

ASSESSMENT FROM ACORN JOINERY -

Following my visit to site and an in-depth inspection of the windows to the main house my professional opinion is as follows:

The box sash frames to the windows at the front and rear of the property have a small level of rot and in my opinion these can be repaired in-situ whilst retaining as much of the original as possible. The majority of the sashes in these windows have significant rot up from the end grain and in my opinion will need replacing. Any attempt to restore them or to upgrade to slimline units would be unsuccessful.

The box sash frames to the side elevation of the property have a much greater level of rot due to their position being on an exposed elevation. However in my opinion although needing a more extensive repair (ie replacing the whole outer face and lower section of inner cheeks) this can be achieved in situ too. The sashes (with exception of the two arched topped ones) however are in a poorer state than those on the front and rear and therefore I would conclude that they will need replacing. The two arched topped sashes are in my opinion in a condition that we could facilitate a repair if removed and bought back to workshop.

After looking at all moulding details on the inside and outside of the originals , I am confident that we can achieve a like for like original to new look.

ODRAN HEALY - DIRECTOR

ACORN JOINERY, CORSHAM

National Grid Reference:

ST 89301 75378

Details

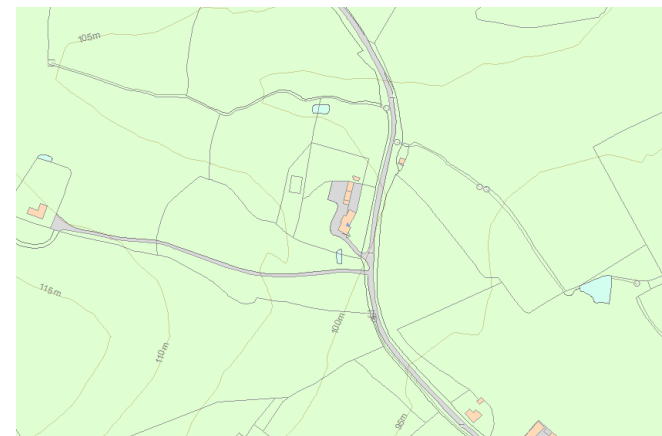
CHIPPENHAM WITHOUT ALLINGTON ST 87 NE 3/211 Allington House

II

House, mid c18 and early C19, ashlar and rubble stone with stone- tiled roofs. 2 storeys. Front range is early C19 ashlar fronted range with south end stack. 3 window range of 12-pane sashes, formerly with tent verandah across ground floor. Rear range is mid C18 with steep roof, hipped to south and end wall stacks. Ashlar west front, with platband and sill-course, 2 window range of 12-pane sashes and door set to left in C20 surround with hood. Fielded panel door. South end wall has C20 glazing bar windows inserted, upper ones with intersecting tracery heads. At north end converted barn range with coped north gable and west side lean- to. Interior: Tudor-arched stone fireplace in north range and sling brace pine roof trusses to first floor. Formerly known as Allington Villa.

Listing NGR: ST8930175378

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservice/StatutoryPrint.svc/328409/HLE_A4L_Grade/HLE_A3L

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APPENDIX 2 . EXISTING PHOTOS OF WINDOWS TO BE
RENEWED / REPLACED

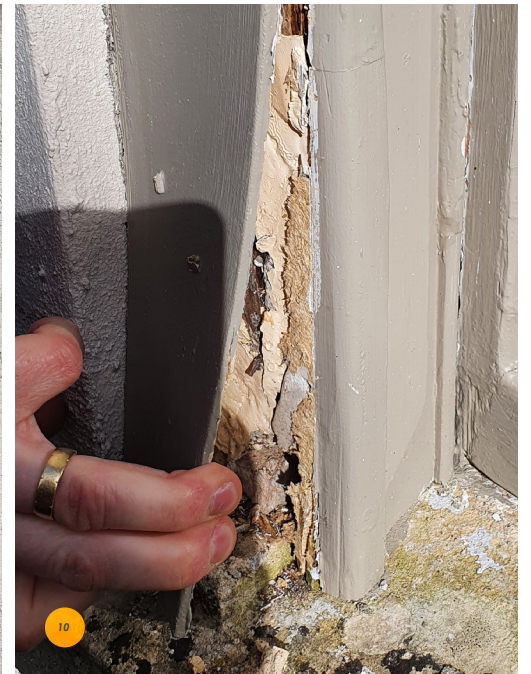


FIG 3. WG07

FIG 4. WG07

FIG 5. WG07

FIG 6. WG07

FIG 7. WG01

FIG 8. WG01

FIG 9. WF05

FIG 10. WF05



FINEO is much more than glass technology. It is pure living comfort. This groundbreaking vacuum insulating glass not only delivers amazing energy performance, it also combines exceptional thermal insulation with unprecedented durability.

The thin vacuum insulating glass is elegant and sleek.

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FINEO insulates as effectively as triple glazing but is lighter and thinner, meaning it can be installed into existing window frames. This often makes FINEO the most economical solution for renovation and restoration projects.

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What's so special about it?	What does it mean for you?
Slim, sleek and aesthetical design	▪ An appearance similar to monolithic glass ▪ No vacuum evacuation port ▪ 20 mm grid micro-pillars⁽¹⁾ ▪ Suitable for retrofitting^(*) into existing windows
Outstanding thermal insulation	▪ U-value = 0,7 W/(m2.K) ▪ Regardless of the inclination (e.g. sloped or roof glazing)
Sustainable investment	▪ Designed to perform for several decades
More natural daylight	▪ Slim design providing more light comfort inside
Harnessing more free solar energy	▪ Lower energy consumption ▪ Lower emissions
Better noise reduction	▪ Increased soundproofing ▪ Reduced traffic noise
Lead-free and recyclable	▪ 100% Recyclable ▪ Circular sustainability
Reduced UV radiation	▪ Blocks up to 99% of UV rays ▪ Reduces discoloration of interior furniture

^(*) retrofitting: replace the existing glass with a FINEO glazing, fully preserving the initial window frame (provided the frame is in good condition).

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Period	FINEO Heritage Range
Around 1880	Traditional
1880 to 1920	Traditional Light
1920 to 1960	Classic Light, Classic, Classic Strong
From 1960	Modern

LIGHT AND ENERGY PERFORMANCE⁽²⁾

	Total thickness [mm]	EN 410				EN 673
		LT [%]	LR ext [%]	LR int [%]	g [%]	Ug [W/(m².K)]
FINEO Heritage Modern 8	11.4	78	13	14	0.57	0.7
FINEO Heritage Classic Light 8	11.3	78	13	14	0.58	
FINEO Heritage Classic 8	11.3	78	13	14	0.58	
FINEO Heritage Classic Strong 8	11.5	78	13	14	0.57	
FINEO Heritage Traditional Light 8	13.0	78	13	14	0.57	
FINEO Heritage Traditional 8	11.5	78	13	14	0.57	

ACOUSTIC PERFORMANCE⁽³⁾

	EN ISO 10140	
	Rw [C;Ctr] [dB]	Rw+Ctr [dB]
FINEO Heritage 8	39 (-2;-4)	35

PRODUCTION FEASIBILITY

Dimensions	Maximum ⁽⁴⁾	1.5m x 2.5m or 1.6m x 2.4m
	Minimum	0.2m x 0.2m
Shapes	Available in an important number of shapes	
On demand	FINEO Traditional	Check stock availability before placing an order

⁽¹⁾ Missing or misplaced micro-pillars can occur. These misplaced or missing micro-pillars do not jeopardize the aesthetics (under normal observation conditions), the function, the performances nor the mechanical integrity over time of FINEO.
⁽²⁾ These data are calculated using spectral measurements compliant with standards EN 410 and ISO 9050 (1990). The Uglass-value is calculated according to standard EN 673. Emissivity is measured as per standards EN 673 (Annex A) and EN 12898.
⁽³⁾ These sound reduction indexes correspond to a FINEO sample measuring 1.23m x 1.48m as per EN ISO 10140-3. The testing is carried out under laboratory conditions. In-situ performance may vary depending on the actual glazing dimensions, frame system, noise sources, etc.
⁽⁴⁾ The maximum dimensions depend on climatic conditions.

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