

Confidential

Design and Access Statement & Heritage Statement

Planning and Listed Building Consent Applications for
Repairs to and Replacement of Existing Windows

Kingsway House, Warminster Road, Wilton, Salisbury,
Wiltshire, SP2 0FB

On behalf of Sovereign Housing Association

25th August 2023

Document History

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Kingsway House, Warminster Road, Wilton, Salisbury, Wiltshire, SP2 0FB – West Elevation

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1. Introduction

1.1 Location

Kingsway House is located on Warminster Road, on the outskirts of the historic town of Wilton, Salisbury. Dating to 1836, the building is believed to have been designed by the architect Edward Hunt. The local authority is Wiltshire Council. The property is Grade II Listed on the National Heritage List for England (List Entry Number: 1023731). The building was first listed on 8th June 1978.

The building, originally known as the Wilton Workhouse, was constructed as a workhouse to house 280 inmates. It is a typical example of a cruciform shaped workhouse built in a square plan joined by an octagonal centre. The original building had various accommodation blocks and exercise yards. Constructed in red brick with slate roof coverings, the building has a combination of timber, single glazed sliding sash and casement windows of varying types and ages.

The building has had several uses over the years, this includes storage facilities for a removals company in the 1930's and most recently, in 2007-2008, conversion to 31 separate flats by a housing association providing residential accommodation (Figure 1).



Figure 1: Kingsway House, Warminster Road, Wilton, Salisbury, Wiltshire, SP2 0FB – East elevation.

1.2 Scope of the Design and Access Statement

This design and access statement has been prepared by Pick Everard on behalf of Sovereign Housing Association, who manage the properties at Kingsway House, Wilton. It is to be read in conjunction with the documentation submitted as part of the planning permission and listed building consent applications for the repair and replacement of the existing windows.

The following drawings and documents accompanying the application are:

211246-PEV-XX-XX-DR-B-0144 Rev P02 Location Plan Kingsway House

211246-PEV-XX-XX-DR-B-0145 Rev P01 Site Plan Kingsway House

211246-PEV-XX-XX-DR-B-4047 Rev P01 Proposed Elevations West Kingsway House

211246-PEV-XX-XX-DR-B-4048 Rev P01 Proposed Elevations East Kingsway House

211246-PEV-XX-XX-DR-B-4049 Rev P01 Proposed Elevations North Kingsway House

211246-PEV-XX-XX-DR-B-4050 Rev P01 Proposed Elevations South Kingsway House

Drawing orientations labels (North and South) to be updated as incorrect

Note: List of existing and proposed drawings to be added as required when available.

1.3 Statutory Control

The proposals have been prepared with consideration to the relevant advice set out within the National Planning Policy Framework (NPPF) published in July 2021, in particular chapter 16 – Conserving and enhancing the historic environment. Consideration has also been given to the information contained in the Wiltshire and Swindon Historic Environment Record (HER) and the Historic England National Heritage List.

2. The Proposals

2.1 Nature of the Proposals

The proposals for which planning permission and listed building consent are sought involve the repair of retained historic windows and the replacement of existing non- original timber windows with like for like timber, double glazed windows. The windows which are proposed to be retained and replaced are identified in the drawings submitted as part of this application.

The building has several window types installed. For reference purposes, a selection of photographs are included below showing examples of the windows installed to each of the elevations.

North elevation (Figure 2):



Figure 2 – Kingsway House (North Facing Elevation I)

Combination of historic and non-original timber single glazed casement and sliding sash windows shown. Note: non-original double-glazed single pane window installed at ground floor level.

East elevation (Figure 3):



Figure 3 – Kingsway House (East Facing Elevation 2)

Combination of historic and non-original timber single glazed casement windows shown.

South elevation (Figure 4):



Figure 4 – Kingsway House (South Facing Elevation 2).

Combination of historic and non-original timber single glazed casement and sliding sash windows shown.

West elevations (Figure 5)



Figure 5 – Kingsway House (West Facing Elevation 2).

Combination of historic and non-original timber single glazed casement and sliding sash windows shown.

West elevation – Main block (Figure 6)



Figure 6 – Kingsway House (West Facing Elevation 1).

Historic timber, single glazed double hung sliding sash windows – eight over eight and four over eight configurations.

Several of the existing timber window frames are showing signs of deterioration and require repair and redecoration. The condition of the existing windows is having a detrimental impact on the overall aesthetic appearance of the Grade II Listed property.

Examples of the types of windows installed at Kingsway House are shown in the following photographs (Figures 7 to 14):



Figure 7 – non-original single glazed top hung timber casement window with secondary glazed unit fitted to internal reveal.



Figure 8 – Single glazed timber double hung sliding sash windows – six over two configurations with secondary glazed unit fitted to internal reveal.



Figure 9- Example of non-original timber double glazed single fixed pane window installed to stairwell.



Figure 10 – Non-original single glazed top and side hung timber casement window with secondary glazed unit fitted to internal reveal.



Figure 11 – Non-original single glazed top and side hung timber casement window with secondary glazed unit fitted to internal reveal.



Figure 12 – Non-original single glazed side hung timber casement window with secondary glazed unit fitted to internal reveal.



Figure 13 – Historic single glazed timber top hung sliding sash windows to octagonal cross point of wings.

Top hung, single glazed timber casements and double-glazed single fixed pane window to ground floor also shown.



Figure 14 – Historic single glazed timber top hung sliding sash windows.

The proposals seek to retain, repair and redecorate the existing timber windows at the property. These include the timber double hung vertical sliding sash windows to the main block on the West elevation. It is also proposed to replace a number of the non-original timber windows which are not in keeping with the design and style of the rest of the scheme and are in poor condition (refer to Figures 15 to 18). These will be replaced with timber, double glazed sealed units in a design and style to match the wider scheme.

The existing timber doors to the properties, will be retained, repaired and redecorated in colours to match existing.

It is not proposed to install any additional opening as part of the work. The use of a high quality, FSC certified timber will ensure the longevity of the replacement windows.



Figure 15 – Non-original timber single glazed casement window to be replaced with timber double glazed casement window in a style to match the wider scheme.



Figure 16 – Non-original timber double glazed window to be replaced with timber double glazed window in a style to match the wider scheme, incorporating glazing bars.



Figure 17 – Non-original timber single glazed casement window installed on main block, to be replaced with timber double glazed casement window in a style to match the wider scheme, incorporating glazing bars.



Figure 18 – Top window - Non-original timber single glazed casement window installed on main block, to be replaced with timber double glazed casement window in a style to match the wider scheme, incorporating glazing bars.

2.2 Scale / Appearance

The proposed replacement windows are in keeping with the scale and design of the existing timber windows found at Kingsway House and will improve the overall aesthetic appearance of the building. It is not proposed to enlarge any of the window openings, ensuring the proportions of the building remain unchanged.

3. Design Assessment

3.1 Design Principals

The proposed replacement timber, double glazed windows are in keeping with the existing style of window which are installed at Kingsway House. Improvements to the design and detailing of the replacement windows will enhance the overall aesthetic appearance of the property.

Retaining and repairing the historic timber sliding sash and timber casement windows will ensure the historic character of the Grade II Listed property is preserved. This is in accordance with Historic England Conservation Principles.

3.2 Access

The existing non-original windows are proposed to be replaced on a like for like basis, with no additional openings being created therefore access to the individual properties will be unaffected by the proposals.

3.3 Energy Efficiency

The proposed replacement windows will be double glazed and constructed from FSC sourced timber, meeting the requirements of the current Building Regulations, and energy performance standards.

3.4 Effect on Neighbouring Properties

Due to the current condition of the external decorations the existing windows have a negative impact on the overall aesthetic appearance of Kingsway House.

The proposed replacement of the non-original windows will have a positive impact on the overall aesthetic appearance of the building as they will be in keeping with the style and design of the wider scheme. The proposals are not considered to cause harm or loss to the significance of Kingsway House or neighbouring properties. This is assessed in further detail in the Heritage Statement (Section 4.0) of this report.

3.5 Evaluation

The proposals have been considered with regards to the relevant paragraphs of the National Planning Policy Framework (July 2021) referred to in Section 1.3.

4. Heritage Statement

4.1 Proportionality

In accordance with the requirements set out in the National Planning Policy Framework, paragraph 189:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

The significance of Kingsway House and how this may be affected by the proposals has been assessed as part of this heritage statement, as detailed below.

4.2 Historical Research

The following sources have been referred to as part of a desk top study in preparing the heritage statement:

- Wiltshire Council Planning Records
- Heritage Gateway
- Historic England Research Records – Wilton Workhouse
- National Heritage List for England Listing Descriptions
- Wiltshire and Swindon Historic Environment Record
- The Buildings of England – Wiltshire by Nikolaus Pevsner, revised by Bridget Cherry

4.3 Relevant Planning History

The relevant planning history for Kingsway House is summarised below. This information has been taken from Wiltshire Council Planning website (August 2023).

Application reference number	Description of work	Validation Date	Determination Date	Status
Listed building consent application (S/1993/0907)	Repositioning of front elevation door and window and internal alterations	7 th July 1993	18 th August 1993	Approved with conditions

Full planning permission application (S/2005/0186)	Demolition to lean to and garages; alterations, change of use to residential (4 houses, 27 apartments); alterations to access and provision of 36 parking	28 th January 2005	13 th April 2005	Application Withdrawn
Listed building consent application (S/2005/0187)	Demolition to lean to and garages; alterations, change of use to residential (4 houses, 27 apartments); alterations to access and provision of 36 parking spaces	28 th January 2005	13 th April 2005	Application Withdrawn
Full planning permission application (S/2005/1196)	Change of use and conversion of Grade II listed building to 31 dwellings	17 th June 2005	27 th July 2005	Application Withdrawn
Listed building consent application (S/2005/1197)	Change of use of Grade II listed building (currently furniture	17 th June 2005	27 th July 2005	Application Withdrawn

	storage) to 31 dwellings			
Full planning permission application (S/2005/1648)	Change of use and conversion of Grade II listed building (substantially vacant) to 31 dwellings	17 th August 2005	29 th September 2006	Approved with conditions
Listed building consent application (S/2005/1619)	Change of use and conversion of Grade II listed building (substantially vacant) to 31 residential flats	11 th August 2005	7 th February 2006	Approved with conditions
Full planning permission application (S/2007/1193)	Demolition and rebuilding of single-storey elements to facilitate conversion to residential dwellings approved under permission S/2005/1648	13 th June 2007	7 th August 2007	Approved with conditions
Listed building consent application (S/2007/1194)	Demolition and rebuilding of single-storey elements to facilitate conversion to residential dwellings	13 th June 2007	7 th August 2007	Approved with conditions

Having reviewed the relevant planning history, the installation of secondary glazing was approved by Wiltshire Council as part of application S/2005/1619. This was deemed to be acceptable as the proposals were reversible. Proposed drawings for the renovation and replacement of the windows were included as part of the application.

Having carried out a site visit and having reviewed site photographs included as part of application S/2007/1193 it is evident a number of the historic timber windows were retained during the conversion to residential accommodation in 2007/2008. For example, windows on the octagonal stairwell, main block on the West elevation and those on the outbuildings to the North appear to have been retained (refer to Figures 19 -23). Those windows which were replaced during the conversion are largely designed in keeping with the style of the remaining historic windows.



Figure 19 – West elevation prior to conversion to residential accommodation in 2007. Note style and arrangement of existing windows.



Figure 20 – West and North elevations prior to conversion to residential accommodation in 2007. Note style and arrangement of existing windows.



Figure 21 – South elevation prior to conversion to residential accommodation in 2007. Note style and arrangement of existing windows.



Figure 22 – Outbuilding to North prior to conversion to residential accommodation in 2007. Note style and arrangement of existing windows.



Figure 23 – South elevation prior to conversion to residential accommodation in 2007. Note style and arrangement of existing windows.

Figures 19 – 23 - Photographs taken from Wiltshire Council Planning Website – Application S/2007/I 193 (November 2007).

The relevant planning history has been taken into consideration when developing the proposals included within this application.

4.4 Form and History of Kingsway House

Kingsway House, formerly known as the Wilton Workhouse, was built in 1836. It is believed to have been designed by the architect Edward Hunt who had designed other workhouses in the area. The three-storey building was designed in a cross in square plan which has largely been unaltered. Built in red brick with slate roof coverings, the property is a typical example of a cruciform plan type of workhouse. Accommodation within the wings included an entrance block, administrative block, exercise areas and accommodation blocks. The main three storey central block is located to the West of the site, the four wings are located to the rear of the main block, the cross points to the wings are octagonal. There are also several single storey link buildings which have been adapted and rebuilt over time.

Following its original use as a workhouse, after the passing of the 1913 Mental Defectives Act, Kingsway House was converted to residential accommodation for patients.

In the 1930's the site was bought by a storage and removals company and was used by the business for almost seventy years. During World War II the site was used by the military. The building was converted to residential accommodation by a housing association in 2007 / 2008.

Despite a number of single storey extensions having been altered during the various conversions which have taken place, the building largely retains its original plan form.

4.5 Assessment of Nearby Heritage Assets

Statutorily protected heritage assets within the nearby area of Kingsway House include:

- Burden's Ball Farmhouse – Grade II Listed (List Entry Number: 1365903)

Due to the modest nature and scale of the proposals, the significance of Burden's Ball Farmhouse has not been assessed on an individual basis.

4.6 Assessment of Significance of Kingsway House

An assessment of significance of Kingsway House has been carried out in accordance with Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019). The findings of the assessment are summarised below:

Interest	Description	Comments	Level of interest
	(Taken from Historic England Advice Note 12 (October 2019))		
Archaeological interest	<i>'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'</i>	The site and surrounding area are designated as an Area of Special Archaeological Significance.	The Kingsway House site therefore is considered to have a medium level of archaeological interest.
Architectural and artistic interest	<i>'These are interests in the design and general aesthetics of a place. They can arise from</i>	The Historic England Official Listing description for Kingsway House	Due to the building largely retaining its original plan form and

	<i>conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'</i>	explains the original plan form for the former workhouse is relatively well preserved, including the main block to the West and the octagonal cross point of the wings, which contribute to its architectural significance. The main block to the West retains the original brick block eaves cornice and the brick flat arches above the sash windows. Pevsner describes the building as, 'Kingsway House, NW of the station. The former workhouse, 1836-37. Brick, still classical, with the usual octagonal centre.'	the number of remaining historic features, including the timber windows, Kingsway House is considered to have a medium level of architectural interest.
Historic interest	<i>'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'</i>	The building has strong links to social history particularly around the time it was constructed and its associated use as a workhouse. This is followed by its use as residential accommodation for patients following the passing of the 1913 Mental Defectives Act.	Overall, Kingsway House is considered to have a medium level of historic interest.

Overall, taking the above assessment into consideration, the property is considered to have a **medium level** of general significance, this is largely due to the historic interest of the site, the reason it was built and that the original plan form of the building has largely been retained despite the different uses it has had since it was constructed in the mid-19th Century.

For this reason, it is essential the historic features of the property are retained as part of the proposals.

4.7 Assessment of Impact of the Proposals

Although the building largely retains its original plan form and several historic features which contribute to its architectural significance, the building has also undergone a number of interventions as the property has adapted to different uses. This includes the previous reconfiguration and installation of additional windows and doors and the alteration of the single storey extensions.

As part of this application, consideration has been given to the overall significance of the Grade II listed property. The proposals have been developed to ensure they do not negatively impact the appearance of the building or cause harm to the setting of the nearby heritage asset.

Carrying out conservation repairs to the retained timber windows will ensure the preservation of the significant historic fabric, while full decoration of the external joinery will improve the overall aesthetic appearance of the heritage asset within its wider setting, while preserving the timberwork.

The proposed replacement of the non-original timber casement and double-glazed windows will not negatively impact the overall significance of the building. By improving the design and details of the replacement windows the overall aesthetic appearance will be improved with neutral impact on the building's significance.

Overall, the proposed repair and replacement of the existing windows will ensure there is no negative impact on the significance of Kingsway House or the setting of the nearby heritage asset.

4.8 Justification and Mitigation

The proposals have been carefully considered to ensure they do not negatively impact the aesthetic appearance or architectural significance of Kingsway House. This is ensured through the use of appropriate conservation repair techniques and materials, and sensitive design in a style to match the existing windows.

Improving the detailing and the use of high-quality materials for the replacement timber windows will improve the overall aesthetic appearance of the building.

5.0 Conclusion

The proposals have been carefully considered to ensure the overall significance or aesthetic appearance of Kingsway House is not negatively impacted by them. The proposed replacement windows will be in keeping with the design of the wider scheme and will therefore not cause harm to the Grade II listed heritage asset.



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