

Design and Access statement for 26 Church Street, Maiden Bradley BA12 7HW

Listed Entry Number – 1318443

Heritage Category:Listed Building

Grade:II

List Entry Number:1318443

Date first listed:09-Sep-1987

List Entry Name:25 AND 26, CHURCH STREET

Statutory Address:25 AND 26, CHURCH STREET

Location

Statutory Address:25 AND 26, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.District:Wiltshire (Unitary Authority)

Parish:Maiden Bradley with Yarnfield

National Grid Reference:ST8013438910

Official listing:

Details

MAIDEN BRADLEY CHURCH STREET ST 83 NW (east side) 4/91 Nos 25 and 26 GV II Pair of estate cottages. Mid C19, for Seymour family. Rubble stone, Welsh slate roof, axial brick stacks. Single-storey and attic, 2-window. Planked doors to left and right, No 25 in brick lean-to porch, central double-gabled projection with 3-light casement with hoodmould to each cottage, attic gables have 2-light casements, carved barge boards. Right and left returns have 2- light casements to ground and first floors. Rear has planked door and 2-light casement to each cottage. Included as good example of estate building in Maiden Bradley.

Listing NGR: ST8013438910

LegacyThe contents of this record have been generated from a legacy data system.

Legacy System number:321197

Legacy System:LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

26 Church Street is a semi- detached, stone and brick cottage in the village of Maiden Bradley. I bought the property 4 years ago, with the cottage being in excellent order, well maintained inside and out. The cottage benefits from wooden, double glazed windows at the front of the house, and to the side (including the bathroom window).

The 2 rear windows, one in the rear facing bedroom and one in the kitchen, both face the garden at the rear of the cottage. These windows are also wooden, white single-glazed. The windows and frames have been well maintained, but are ageing and draughty, and as a heat efficiency measure, I

am wanting to replace them with double glazed, wooden frames, identical to the windows at the front of the property.

The double- glazed wooden windows at the front of the house, face the main route through the village. The proposed windows at the back of the cottage are not overlooked, other than by 2 cottages facing sideways onto an access path on the right of the property.

The property adjoining my cottage (no 25) is still owned by the village estate. (Duke of Somerset). The 2 properties are as one listed building on the listed building registry. The property next door, is currently being renovated, so that a new tenant can move in. Access to the rear of the property is through a gated path that runs along the back of the two cottages, with a gate in between.

The cottages on Church Street are all of a similar style, constructed of brick and stone with slate roofs. The property opposite mine has just had two dormer windows installed in the roof, also a listed property in the village. The replacement windows are in keeping with the surrounding buildings and wider village. Replacing the windows would enhance the appearance of the rear of the property, as is clear from the attached photos. The window frames themselves, and the putty around the panes of glass is deteriorating. Replacing the windows with wooden, sympathetically constructed frames, will improve the appearance and character of the building.

The proposal is compliant with local planning policies, and does not interfere, detract or confuse the current appearance, accessibility or style of the building and area within which it sits. The proposal seeks in fact to improve appearance, sustainability and environmental impact, by reducing energy wastage through draughty window frames. There are no potential drawbacks from the proposed installation of the windows to the integrity of the building (double glazed wooden frames are already in situ at the front), or as a negative impact on the locality. Access arrangements to the property will not be compromised in any way.

As owner of the property, and a member of the Listed Property Owner's Club, I take the preservation of the cottage very seriously, and above all wish to ensure that the original appearance and maintenance of my home is sympathetic.

Photos of Window 1 (upstairs window -W1)



Photo to the right (W1) interior damage caused by condensation.





W1 – exterior woodwork and sill.



W1 – hinge and sill damage

Photos of Window 2 (W2)



W2 – exterior woodwork



Photos of interior and exterior, front of house – windows already in place that will be replicated at the rear.

