
Application Form Summary

Proposal Description:

"Retrospective application for the change of finish to external window joinery and facias. Repainting of existing modern (c. 2000) timber sash windows from brown stain to a generic light green painted finish. No structural alterations or removal of historic fabric has occurred."

Materials:

Previous Finish: Brown Wood Stain/varnish.

New Finish (Retrospective): ICI water-based, matt finish. Colour: Light green.

Design, Access, and Heritage Statement

Support of Retrospective Listed Building Consent

Property: 75, Netherstreet, Bromham, Wiltshire **List Entry:** 1300663 **Grade:** II

1. Introduction & Purpose

This statement is submitted in support of a **retrospective** application for Listed Building Consent at 75 Netherstreet. The works involve the re-painting of the external window joinery and fascia boards which were in a deteriorated condition; the previous treatment being a brown stain. The new finish is a light green painted finish.

The applicant acknowledges that this work was undertaken without prior Listed Building Consent due to a difference of understanding regarding the relevant legislation. This application seeks to regularise the current situation. It is demonstrated below that the works are cosmetic in nature (save to the extent that they were necessary for the maintenance and protection of the joinery), apply only to modern joinery (installed c. 2000), and enhance the visual character of the heritage asset.

2. Heritage Significance and Building Evolution

2.1 Listing and Description The property is a Grade II listed timber-framed building, dating (according to the official listing) from the late 18th or early 19th Century.

2.2 Summary of Significance (Based on Wiltshire Buildings Record Survey, 2000) The building possesses architectural and historical value as a surviving example of rural vernacular construction. According to the 2000 survey by the Wiltshire Buildings Record (WBR):

- **Structure:** It is a 3-bay rectangular main block with architecturally significant "jowled main posts" at the corners and "reused timbers" forming tall rectangular panels.
- **Materials:** The infill is brick of two main periods. The plinth varies between stone rubble, dressed stone, and brick.
- **Evolution:** The building was historically covered in "hard concrete render," which concealed the timber frame until the restoration in 2000.

2.3 The Windows (Significance Assessment) Crucially, the WBR survey and the known planning history confirm that **none of the fenestration is original.**

- The survey notes that historically, "window openings have been changed in two phases" (early 19thC and late 19thC).
- However, in 2000 the house was completely restored from a severely dilapidated condition, involving the replacement of all the then existing windows (which were not themselves original to the building) and rearrangement of the window openings and replacement with modern sash windows.

Conclusion on Fabric: The window joinery subject to this application is modern and dates from 2000. It holds no intrinsic historical value.

3. The Proposal (Retrospective)

3.1 Description of Works The works consisted of preparing (removing flaking and loose finish and sanding down) and repainting with two coats the existing softwood sash windows and facia boards.

- **Previous Finish:** A dark/light brown wood stain (typical of late 20th-century treatments).
- **New Finish:** A light green matt finish.
- **Product Used:** ICI (Cuprinol) exterior water-based paint.

3.2 Technical Specification of the Paint The product used was selected for its specific properties which are sympathetic to timber maintenance:

- **Microporous:** According to the manufacturers, the paint is a water-based, low-VOC coating, which generally allows more vapor permeability than traditional solvent-based paints, allowing the wood to breathe, thus preventing the trapping of moisture which causes rot (unlike oil-based gloss).
- **Matt Finish:** The product dries to a matt finish, allowing the texture of the wood grain to remain visible. It avoids the shiny, "plastic" appearance of modern high-gloss paints which can be jarring on historic buildings.
- It was tested on other exterior surfaces prior to choosing it for this application and showed remarkable resilience after 5 years.

4. Design and Heritage Impact Assessment

4.1 Impact on Historic Fabric **There is no impact on historic fabric.** The paint has been applied solely to the modern (Year 2000) window units and facia boards: the unremarkable

19thC front door having been similarly treated in order to establish a consistent aesthetic. The historic timber frame, jowled posts, and brick infill remain untouched.

4.2 Aesthetic and Visual Impact The change from brown stain to light green is considered a visual enhancement for the following reasons:

1. **Correction of 20th Century Trends:** Brown wood stain is aesthetically associated with the 1970s/80s and often appears heavy and "muddy" against red brick and dark timber framing. It obscures the architectural distinction between the structural frame and the fenestration.
2. **Harmony with Vernacular Style:** In the 18th and 19th centuries, window joinery on timber-framed cottages was traditionally painted (often lead whites or nature-inspired tones) rather than stained. The Light Green tone is recessive and sits comfortably within the rural Wiltshire landscape and is visible in many local treatments.
3. **Clarification of Architecture:** The green finish provides a gentle contrast to the weathered oak of the surviving historic structural frame. This highlights the "grid" of the timber framing (the primary significance of the elevation) rather than the windows blending indistinguishably into the timber framing.

4.3 Compliance with Policy The works comply with the **NPPF (Chapter 16)** as they preserve the significance of the asset. The "harm" is non-existent as no historic fabric was lost. The aesthetic change aligns with **Wiltshire Council's Core Policy 58** by ensuring the building remains in good repair using a colour palette appropriate to its rural setting.

5. Access

No changes have been made to the access arrangements of the property.

6. Conclusion

The retrospective works have been carried out on modern joinery with a breathable, water-based product. The change in colour from a dated brown stain to a traditional light green enhances the appearance of the Grade II listed building consistent with similar local treatments and respects its setting. We respectfully request that the Council grants retrospective consent to regularise this improvement.