



Listed Living

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## HERITAGE STATEMENT

Friarton

Semley

Shaftesbury



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## SUMMARY

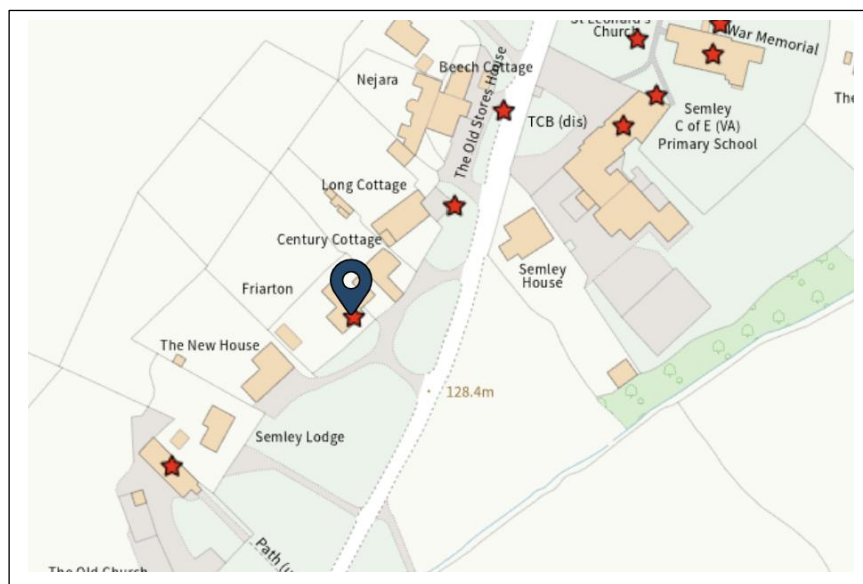
In November 2025 Listed Living were instructed to carry out a Heritage Statement for Friarton at Semley, to justify and consider the impact of installing slim profile glazing units to the front façade of the building. The site address is Friarton, Semley SP7 9AU.

As required under section 207 of the NPPF the assessment of significance is proportionate to the proposed works and focuses on the Regency Façade.

The works represent replacement and maintenance to the sash windows, and also associated works to prevent water ingress, and install drainage.

All proposals are discussed within the statement.

## LOCATION PLAN



**Friarton**

## RELEVANT PLANNING POLICY

### **Planning (Listed Buildings and Conservation Areas) Act (1990)**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

3.4. Subsection (1) provides: “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

### **National Planning Policy Framework (NPPF) Chapter 16: Conserving and enhancing the historic environment**

The National Planning Policy Framework sets out planning policies relating to conserving and enhancing heritage assets. It defines heritage assets (para. 202) as ranging from “...sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

A key policy section within the NPPF (Paras. 207- 208) states that “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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

Para 208. The NPPF continues “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.

Para. 209 adds “Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”.

Of considerable importance to the planning process, para. 210 states that “In determining applications, local planning authorities should take account of: a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c. the desirability of new development making a positive contribution to local character and distinctiveness. Considering potential impacts

In respect of impact assessment, para. 212 sets out that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

## HISTORICAL SUMMARY/SIGNIFICANCE

Friarton is a Grade II Listed Building situated in the Conservation Area of Semley, the list description describes;

*Detached house. Early C19. Dressed limestone, Welsh slate hipped roof, gable end brick stacks. Two-storey, 3-window. Central 6-panelled door with transom light in ovolo-moulded architrave, 12-pane sash either side. First floor has three 12-pane sashes in moulded architraves. Garage attached to right return. Rear and interior not accessible at time of survey (January 1986).*

Further research has been carried out on the property (Heritage Statement SIMUL Consultants Ltd) which suggests that the property was constructed in 5 distinct phases, and originally was called Rose cottage. Phase 1 of construction was around 1840 when a modest cottage was built in the plot, shortly after in the mid 19<sup>th</sup> Century the cottage was extended to the South East facing the road and gentrified with a Regency style frontage, featuring elegant sash windows, and Ashlar stone under a Welsh slate hipped roof. This change illustrates the changing styles of living, and as such has architectural and historic significance.

Phase 3 saw the house extended to the south -west to enlarge the rear hallway, and the 1877 OS 1<sup>st</sup> Edition shows the Phase 3 complete.

Phase 4 was constructed in the late 19<sup>th</sup> Century and early 20<sup>th</sup> Century, and saw a historic shop built adjacent to Friarton. This shop has since been lost, and only historic evidence remains. (See Figure 1)



Figure 1

Phase 5 saw alterations in the mid to late 20<sup>th</sup> Century, and Friarton became Listed in 1987.

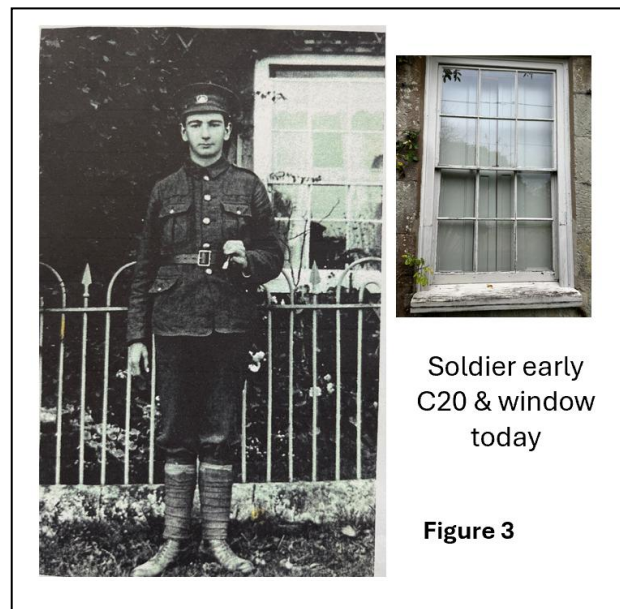
## MID 19 CENTURY FAÇADE

The mid 19 century front elevation is the main subject of this application, and this phase signals the change in society values, when it showed status to gentrify one's house. Friarton has elegant sash windows, with a central Georgian door, set in an ashlar façade under a slate roof. The significance of this elevation therefore can be derived from its architectural, historic and communal significance. (See Figure 2)



**Figure 2**

Interestingly on closer inspection of the façade it appears that some alterations have occurred to the façade in the C20, which are not instantly apparent. There is a photo of a soldier standing outside of Friarton by the railings, and the photo indicates that the window levels have changed. (See Figure 3) On closer inspection it would appear that when the window cills were replaced in the C20, the window was slightly elongated to allow for a deeper cill.



This can also be seen in an early C20 photo which shows the historic adjoining shop, when comparing WGF5 with the historic image the cill level is lower and it would appear that the box detailing has been altered. (See Fig 4)



**Figure 4**

## PRESENTING ISSUES

This application comes after an application PL/2025/06152 to replace all of the front sash windows with slim line double glazing was refused due to inadequate details and justification of works.

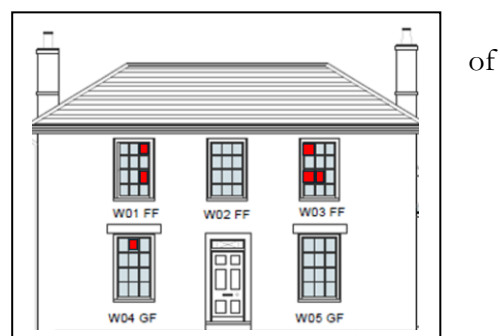
The front Elevation of Friarton added in the mid c19 has 5 elegant sash windows, and it is this elevation which is the subject of this application.

On first inspection the windows all appear the same, with lambs tongue mouldings, however on closer inspection it is evident the windows have undergone many repairs historically. All the cills have been replaced with poor quality softwood in two sections, with rather odd detailing, and the bases of all the sash boxes externally have been replaced. Other alterations to glazing bars can be seen, with different mouldings present, and alterations to glazing bars and glazing. Window WF3GF has had a new soft wood sash installed to the top of the window.



**Figure 5**

Out of the 60 single glazed panes, there is evidence of 6 panes of historic glazing remaining to Windows (See Fig 6). This further evidences the changes that have occurred to the fabric of the windows.



**Figure 6**

On site it was noted that the windows no longer open properly, are ill fitting, and in a poor state of repair, which is allowing water ingress and drafts into the house. This situation is made worse by cement pointing around the windows, forming an impervious barrier, and a lack of maintenance around the windows with several notable open joints. On the upper floor there is evidence of damage to the historic timber due to moisture ingress. (See Fig 7)



**Figure 7**

On the ground floor there is evidence of moisture ingress under the cills, which is causing damage to the historic internal joinery. The situation is made worse by the lack of drainage to the front elevation where the front garden bed abuts the building, and impervious render internally which all prevent the breathability of the fabric. The stonework surrounding the windows has notable gaps where water can ingress and is suffering due to the cement-based pointing in situ.

This situation has now got severe, and attempts to prevent drafts and moisture ingress by using the shutters and heavy curtains, is becoming untenable, and repairs, replacement and sensitive upgrading are urgently required to keep the house wind and water tight.

Unfortunately, the sash window G2FF broke apart when a joiner attempted to remove and repair, so presently the box has been repaired and the window is boarded over..

## CONDITION SURVEY OF WINDOWS

An experienced joiner has been employed to conduct a survey of the windows (SEE Window Survey Document by Simon Redman) and has concluded that the windows are beyond feasible repair, and recommends remaking the sashes and repairing the boxes.

## PROPOSED WORKS

In order to address the damp issues and restore the character and integrity of the building the following works will be undertaken.

Please read in conjunction with Appendix 1 Condition Survey of windows.

### WINDOWS

- New Sashes will be made on a like for like basis, using the prevalent lambs tongue glazing bar detail, and the glazing will be slim profile Double glazed 12mm units. The reveals and parting rail will be fitted with insulation strips to prevent drafts. New pulleys will be installed , and original weights retained and reused. If they cannot be salvaged new weights will be installed. Putty will be used to fix the glazing in all sashes.
- The Sash Boxes will be repaired and restored.
- The inappropriate cils will be removed and replaced with traditional hardwood cils.
- All cement pointing around the windows will be removed and replaced with lime pointing, to prevent moisture ingress.

## EXTERNAL

- French Drain to be installed around the perimeter where required. This will help prevent future damp ingress and can be seen as benefit for the Listed Building. The works to install the French drain will not compromise any historic fabric as presently the cottage is surrounded by flower beds or modern slabs.
- Carefully remove up to 500mm of cement-based pointing from ground level to window cill height and repoint using a NHL 2: 3 mix to match existing. This will enable the wall to dry out and ensure permeability. All works will be carried out by hand to ensure the historic fabric is not compromised.

## INTERNAL

### **Dining Room/Study**

- Remove impervious render to cill level, allow building to dry, then re render in a lime putty mix, 1:3.
- If required joinery will be repaired on a like for like basis

### **Bed Rooms**

- Remove failing impervious render to cil level, allow to dry, then re- render in a lime putty mix, 1:3
- Repair skirting where possible and scarf in new timber to match existing.

## Justification for Works

### **Windows**

In accordance with the guidance from Historic England's Document 'Traditional Windows Their Care, Repair and Upgrading', the existing windows have been assessed by an experienced joiner who has identified that the sashes are beyond repair. It has also been identified that the sashes have been the subject of repairs over the C20/21.

In accordance with advice contained within 'Adapting Historic Buildings for Energy and Carbon Efficiency' Historic England Advice Note 18 (HEAN 18) which states;

***81. Installation of slim-profile or vacuum double-glazing within historic frames will generally be acceptable. The use of slim-profile or vacuum double-glazing can allow the installation of double-glazing in historic buildings alongside the retention of existing window frames. Many historic window frames will be capable of accommodating such glazing. Original glazing bars should be retained, and windows should be refurbished and draught proofed at the same time to fully benefit from double-glazing. Sash windows may need heavier weights to balance the increased weight of the glass.***

Given the windows have been evidenced to have been altered over time, and have been considered beyond feasible repair, in order to increase energy efficiency in the house the window sashes will be remade on a like for like basis incorporating slim profile double glazing (14mm).

As discussed above the windows have been subject to alterations over time, and in some windows the glazing bar details are different. It has also been noted all the cills have been replaced with poorly detailed soft wood in the C20. Given this the prevalent glazing bar detail, which is lambs tongue dating from the mid C19 will be used, and all the cills will be replaced with hardwood timber cills to a traditional design.

The sashes will all be upgraded with draft proofing, which is one of the most cost-effective and least intrusive ways of improving the comfort of occupants and reducing energy used for heating. This also has the added benefit of helping to reduce noise, rattling and keeping dust out. Recent research has shown draught-proofing can reduce air leakage in windows by between 33 and 50%, significantly reducing the energy requirement needed for heating.

Section 12 of the NPPF Conserving and Enhancing the historic environment Paras 202 to 214, requires

***215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.***

Whilst acknowledging the works to replace the sashes and install slim profile double glazing will cause some harm to the fabric/character of the Listed Building, this harm is considered to be slight and less than substantial.

The benefit of repairing the boxes/replacing the sashes with slim profile glazing will ensure a sustainable energy efficient future for the Listed Building, and this is considered to outweigh the less than substantial harm identified. The replacement of the windows and the inappropriate cills

will also enhance the character of the façade and the setting of the Conservation Area, and this can be seen as a public benefit.

### **External/Internal Works**

The works to remove cement-based pointing under the eaves and around the windows and replace with a lime mortar will benefit the listed Building, by allowing permeability. Likewise, the removal of impervious plaster internally will be beneficial to the building and cause no harm.

The repair of the skirting and internal joinery will also be beneficial to the building.

The introduction of a French drain will help prevent water penetration into the building and can be seen as a benefit.

## **CONCLUSION**

The proposed works will sensitively replace and upgrade the windows in the Listed Building, and the works to remove impervious renders and pointing will allow the building to breathe and aid permeability of the fabric. The works will sensitively replicate the historic character of the house and ensure a sustainable future for the Heritage Asset.

It has been concluded that the works will cause less than substantial harm to the fabric of the building, with the benefit of the works enabling a sustainable, energy efficient future use whilst enhancing the character of the cottage and surrounding Conservation Area, which outweighs this slight harm

This is all in accordance with the NPPF Section 3.15 which states:

***“In determining applications, local planning authorities should take account of: a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***

And

***Section 3.16. In respect of impact assessment, para. 199 sets out that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”***

Therefore, we respectfully request that Listed Building Consent is Granted for the proposed works.

*Report Written by Kathryn Melhuish BA, MA (Arch Cons) IHBC*