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DESIGN, ACCESS AND HERITAGE STATEMENT FOR PROPOSED REPLACEMENT WINDOWS AT 15 BURNIVALE, MALMESBURY, WILTSHIRE, SN16 0BL.

Listing:

Formerly known as: Nos.7-19, 23 BURNIVALE. Terrace of 6 houses, now 4. c1830. Limestone rubble, formerly limewashed, with brick ridge stacks and stone slate roof. Double-depth plan. Each of 3 storeys and attic; 1-window range. Garden front has flat-headed dormers to 2-light casements and timber lintels over similar casements. 2-storey street front has segmental-arched heads to left-hand doorways and ground- and first-floor casements, with a through-passage at the E end with steps down to a canted beam, with timber square framed wall with brick nogging; 2 blocked doorways and 4 blocked windows, and a grinding stone set into No.23. INTERIOR: largely remodelled mid C20.

1. Introduction and Site Context

This Design, Access and Heritage Statement has been prepared in support of a Listed Building Consent application relating to a terrace historically known as Nos. 7-19 and 23 Burnivale. The application property forms part of a former terrace of six dwellings, now reduced to four, dating from circa 1830.

The terrace is constructed of limestone rubble, historically limewashed, beneath a stone slate roof with brick ridge stacks. The buildings are of double-depth plan form and arranged over three storeys with attic accommodation, each dwelling presenting a narrow one-window range. The property is statutorily listed for its architectural and historic interest.

The street (north) elevation is characterised by segmental-arched openings to doors and windows, while the garden (south) elevation includes flat-headed dormers and timber lintels over casement windows. The interior of the building has been largely remodelled in the mid-20th century, with the principal heritage significance residing in the external envelope and surviving historic fabric.

2. Description of Proposed Works

The proposed works are limited in scope and affect the external fabric only for 15 burnivale. They comprise:

- * Replacement of one window on the road-facing (north) elevation.
- * Replacement of three windows on the rear (south) elevation.
- * Retrospective consent for a previously altered flat roof finish, changed from a felt covering to a GRP system, undertaken due to the severely degraded and failing condition of the former felt roof.

No internal alterations are proposed as part of this application.

3. Design Justification

The existing window units across the building are a mixture of later interventions, including uPVC replacements and timber windows with inconsistent and non-traditional joinery details. Where timber windows remain, they are characterised by overly thick glazing bars and frames that do not reflect historic proportions or detailing typical of early 19th-century casement windows.

The proposal seeks to address this lack of coherence and historical accuracy by introducing purpose-made timber casement windows of a consistent design. The new windows will incorporate slender glazing bars, refined frame sections, and slimline double glazing. This approach better reflects traditional window proportions while providing an improved thermal performance.

The use of timber, traditional casement configuration, and restrained detailing represents a clear enhancement over the existing and historically insensitive window units. The proposed design reinstates a more unified and appropriate architectural language to both principal and secondary elevations.

The retrospective alteration to the flat roof covering, from felt to GRP, responds to the practical need for a durable and weather-resistant material following the failure and deterioration of the previous covering. The flat roof serves a single-storey element and does not form part of the original historic building fabric. The flat roof is not a defining historic feature of the listed building, and the change does not result in visual harm to its character or appearance.

4. Access Statement

The proposed works do not affect access arrangements to or within the building. No changes are proposed to entrances, thresholds, circulation routes, or levels. The works therefore have no implications for inclusive access and maintain the existing access provisions.

5. Assessment of Heritage Impact

The significance of the listed building is primarily derived from its early 19th-century origins, its contribution to the historic terrace, and the use of traditional materials and forms in its external elevations.

The existing windows subject to replacement do not form part of the original historic fabric and are not considered to be of heritage value. Their materials, proportions, and detailing are either modern or otherwise unsympathetic to the building's historic character.

The replacement of these windows with traditionally proportioned, timber casement units is therefore considered to result in no harm to the significance of the listed building. On the contrary, the works represent a modest enhancement by removing inappropriate later alterations and introducing features more closely aligned with the building's historic appearance.

The retrospective alteration to the flat roof material likewise results in no harm to significance, given that it relates to a later, single-storey addition and is not part of the original historic building, and that the change is necessary to ensure the long-term protection of the building fabric.

Overall, the heritage impact of the proposals is assessed as neutral to beneficial, with no loss of historic fabric of significance and a clear improvement in architectural coherence.

6. Conclusion

The proposed external works are limited, carefully considered, and fully aligned with the preservation of the listed building's special architectural and historic interest. By replacing inappropriate window units with traditionally detailed timber casements and addressing a failing flat roof covering, the scheme safeguards the building's fabric while enhancing its appearance.

The proposals result in no harm to heritage significance and comply with the principles of good conservation practice. Listed Building Consent is therefore respectfully sought for the works described.