

MATHEWSON WATERS ARCHITECTS

The Old Surgery, Crowle Road
Lambourn, Berkshire, RG17 8NR

TELEPHONE: 01488 73131

E-MAIL:

enquiries@mw-architects.co.uk

WEB:

www.mw-architects.co.uk

Proposed use of metal windows & external doors as part of the previously consented conversion and change of use of a former agricultural building, (traditional stone barn) to a dwelling at Pry Farm, Purton. SN5 4JP.

Heritage and Design & access statement.

Introduction:

This statement has been prepared by Mathewson Waters Architects as supporting information for the submitted application for Listed Building Consent, made on behalf of the applicant Stephen & Lois Painter.



View of the stone barn, looking north.

The application:

The application seeks listed building consent for the installation of dark-grey powder-coated aluminium windows and external doors as an alternative to the wooden ones previously approved as part of the discharge of condition 3 as included on the notices of consent for application refs: PL/2024/10051 & PL/2024/09839.

The application is submitted for consideration on the basis of advice and comments received from the council's conservation officer as part of the consultation process prior to the determination of the recent permission referenced above.

The application building and site:

The application site is a former agricultural building and small yard. Historically it formed part of the earlier agricultural activity at Pry Farm in association with the main farmhouse which is Grade-II listed.

Justification for the application proposal:

The consultation process as part of the consideration by the council's officers of application refs: PL/2024/10051 & PL/2024/09839, Included professional advice from the council's conservation officer Alex Marsh. Alex had also been the assigned conservation officer when the application for the barn conversion was originally made under application ref; PL/2023/10284, (before being withdrawn in order to amend the proposal). Alex's consultation report, (dated 31/1/2024) for that earlier submission made the suggestion that aluminium window frames may be more appropriate than wood in order to create a 'lighter' appearance in terms of frame width. He stated....

*The window/glazing detail needs to be reconsidered to openings to make them less domestic and heavy and more agricultural/industrial and simplified/lightweight. **Aluminium may be better to lighten the frames** and setting the new windows deeper into the reveals. Full details of new windows and doors required at this stage. Threshing barn doors should not have bifold to south as this appears overly domestic – there is potential to retain timber doors or reflect them in the design with new glazing – There are some examples in the Historic England guidance.*

(note: I have added a bold emphasis to highlight the key point)

This application therefore considers Alex's original advice and now proposes reverting to aluminium from the recently consented wooden joinery.

Our intention was to discuss this with the planning case officer and with Alex Marsh as part of the recent submission of the application to discharge condition 3, in order that a specific application for

listed building consent could be avoided. However, we were informed by the council that this was not possible as part of that condition discharge process and that only wooden windows and doors could be proposed in order for the council to discharge that condition.

Design Principles & Context:**(a) Amount of development:**

This application does not affect the amount of development as previously consented.

(b) Layout principles:

This application does not affect the layout of the converted barn, its parking and amenity space as previously consented.

(c) Scale:

This application does not affect the scale of development as previously consented.

(d) Landscaping:

This application does not affect the hard & soft landscaping as previously consented.

(e) Appearance:

The only aspect of the appearance of the proposed conversion that is affected by this application for listed building consent is the material used for the manufacture of the windows and external doors.

(f) Access:

This application does not affect the access and car parking as previously consented.

Summary:

This application, in effect revisits the original advice from the conservation officer and proposes the use of a slimmer style of window and door frame in dark-grey aluminium in order to better-reflect the agricultural/industrial character of the stone barn.

Howard J.E. Waters *RIBA*

BA; B.Arch; MSc. (Conservation of Historic Buildings)

18th January 2026

For and on behalf of Mathewson Waters Architects LLP