

Design and Access Statement

Site Address: 35-36 The Marsh, Longbridge Deverill, Wiltshire, BA127EA

Date: January 2026

Scope of Works: The proposed works comprise:

1. The replacement of flue liners and extension of chimney heights to comply with fire safety regulations for thatched buildings.
2. The replacement of existing single glazed timber windows with new timber windows in the same style incorporating heritage sensitive double glazing.

Historic England Summary

The property is Grade 2 Listed (Historic England 1036417) with details as follows:

Detached cottage. Late C18. Brick main front on stone plinth, small squared rubble back and end walls, with some brick to stacks, thatched roof. Originally two small cottages, each with large fireplace to brick stack; low extensions added to each gable, that to left rendered and with tiled hipped roof. Two storeys, two-windowed, 2-light wood casements with glazing bars; an extra window to left of doorway which contains a plank door with peaked hood in slate on wooden brackets. At back similar fenestration, but two small single lights with glazing bars also to ground floor. Two small extensions at back possibly originally privies. Interior has two heavy bressumer fireplaces; one of beams reported to carry date 1794.

Design and Access

Chimneys and windows were extensively refurbished in the early 90s when the left addition was also extended. The left addition was extended to the rear in 2008.

1. The chimneys on each gable end of the main house were rebuilt in the early 1990s and installed with liners and new log burners in the early 2000s. The liners are reaching the end of their life and lack the insulation now recommended. The chimney stacks are 1100mm above the thatch and current building regulations now recommend 1800mm. It is therefore proposed to reline both chimneys with insulated flue liners and increase the height of both chimney stacks by 700mm. The chimney extension will be in matched bricks with a corbelled brick level near the top and existing pots will be re-fitted
2. The property has 4 types of cottage style casement windows: 2 frames of 9 panes, 3 frames of 6 panes, 2 frames of 6 panes, and one frame of 6 panes. These current single glazed windows provide very poor heat insulation and significant condensation in the winter months. The intent is to replace all units with sapele hardwood traditional casement windows, painted white as existing, with slim line

heritage double glazing (4/10/4) with duplex incorporated glazing bars. Timber glazing bars, to the same specification as existing, will be adhered to both sides of the unit so the windows will look identical to existing. The carpenter that will be constructing the windows recently made and installed heritage double glazed windows for another listed property in The Marsh (Sturgess Farmhouse).

Significance and Impact of Proposed Modifications on Building's Heritage

1. The chimney stacks were completely rebuilt in the 1990s but their height does not now comply with current fire regulations for thatched properties. The proposal will increase the stack height using identical materials to those used to rebuild previously. The 700mm increase is proportionate and will allow the property to continue to be heated using the large inglenook fireplaces that are a key heritage feature of the property. The proposal will therefore help future proof this listed building for the next generation whilst remaining in keeping with its heritage.

2. The windows have already been replaced with more modern versions since the cottages were originally built. The proposal will faithfully replicate these windows with the exception that they will now have a thicker cross section to accommodate the heritage double glazing. The window will therefore look identical from the outside but now provide the property with much better insulation and living conditions. This will minimise any adverse aspects whilst ensuring that the property continues to be usable into the future.

Statement of Need

The primary function of the building remains as a dwelling house that the current owners have occupied for 35 years. The works are required to meet current building regulations and to keep pace with modern fire safety, climate and energy efficiency guidelines.

Supporting files attached with this application:

Location Plan

Elevation Photographs

Elevation Diagrams (1:100) – showing proposed chimney height increase

Existing Chimneys Photographs

Existing Windows Photographs and Dimensions

Replacement Window Proposal Photograph and Drawings