

DESIGN, ACCESS AND HERITAGE STATEMENT

relating to

APPLICATION FOR LISTED BUILDING CONSENT

for

**REPLACEMENT OF TWO KITCHEN WINDOW FRAMES AND
ONE BATHROOM ROOFLIGHT**

at

LOAF COTTAGE, 2 DEVIZES ROAD, SANDY LANE, CHIPPENHAM SN15 2PZ

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Location and Description -

Loaf Cottage lies at the north end of Sandy Lane, on the west side of the adjoining main road and adjacent to The George Inn. The locality lies within the Sandy Lane Conservation Area and the property itself is Listed Grade II. A number of other listed buildings are present in the vicinity.

The property is understood to be of 19th century origin and has been extensively altered over time, including two-storey and single-storey extensions to the rear. The historic core of the cottage comprises a simple two bay cottage of simple linear form with thatched roof and stone walls. Subsequent additions include single storey elements and an upper storey thatched extension.

The area is of attractive appearance due to the traditional forms and materials present.

For reference, the Historic England listing details for the property are as follows:

Bowood estate cottage, early C19, squared ironstone rubble with thatched half-hipped roof and ridge stack. One and a half storeys. Picturesque cottage style with flush stone-mullioned windows. Leaded lights probably replacing iron casements. East front has eyebrow over 2-light upper window and off-centre ground floor door in C20 porch. Three-light window to left in stone. Slate verandah. Flush quoins. North end has canted 1-3-1-light bay and C20 window over. Hipped north-west rear wing with C20 north window. South end has 2-light over 3-light window, both with hoodmoulds. The house is marked on J. Powell map of 1763 but appears later in style. The thatched cottages of Sandy Lane are an outstanding example of an estate village in the picturesque manner.

This statement and assessment concentrates on the effects that the proposal might have on the context, including the significance of the listed structures.

The application concerns the proposed replacement of the modern (circa 1978) single storey bathroom rooflight, and two circa mid C20 window frame replacements to the Kitchen (the two storey extension) along with a single.

The cottage is modest in size and, despite being significantly altered and extended, the frontage retains much of the original character.

The Proposal

The proposal derives from the desire to improve the quality and thermal upgrade of the living accommodation. Like many older properties, the dwelling has mid C20 characteristics that now appear dated. The proposals are more in keeping and thermally better than existing and yet constrained within the C20 building form.

Bearing in mind the historic setting, there is a desire to avoid interference with early fabric as far as possible. Fortunately, the parts of the building that will be affected by the works to form the proposed garden room are all of modern date and there will be no disturbance of original or early construction.

The replacement rooflight involves the removal of a steel frame surround and Perspex light, and localised adaption of flat roof joists; deck, insulation and single ply membrane; and internal plaster board ceiling.

The two Kitchen window frames are of single glazed steel set within reconstituted stone mullion surrounds, the mullion surrounds are to be retained. The steel frames are to be removed and replaced with double glazed aluminium frames set within the mullion rebates.

Understanding the property

As mentioned previously, the physical and historic core of the property remains the two storey linear structure to the front. It is a modest traditional cottage of the time and is a surviving example, in company with other nearby examples of historic buildings.

Heritage significance of the premises -

Heritage value can be assessed in a number of ways, including aesthetic, communal, historic, archaeological, architectural, artistic and evidential terms.

As noted in the listing details, the building concerned represents an example of an estate village cottage of picturesque style. It has undergone changes that have altered the original character, these being particularly evident to the rear, where the various additions have taken place.

The significance of the cottage and nearby historic structures lies separately in each as well as in the wider context through association over time and together arguably represent a contextual and harmonious group.

The proposal and impact on significance -

The envisaged changes to the building concerned represent an opportunity to improve the quality and thermal insulation of the living accommodation.

Due to the most significant works being located at the rear of the property, together with screening afforded by the retained stone flank walls, boundary fences, planting and suchlike, the changes in the external appearance of the building will arguably affect only the rear of the cottage

itself materially, rather than other nearby buildings or the wider setting. But notwithstanding this, the changes are regarded as undramatic in the context. The proposed treatment of the rooflight and window frames is not considered contentious due to the precedent of the mid C20 structures and more recent 2021 modest extensions. The adoption of the existing rooflight and material for the Bathroom room has practical reasons, as already explained, but it also has the benefit of unity with the existing context matching those approved in 2021 while avoiding visual obstruction of the historic core beyond.

Although representing perhaps a minor element in change terms, the incorporation of two new aluminium window frames within the C20 reconstituted stone mullions are worth consideration.

In all cases, the changes proposed will have little impact on the listed context or wider setting. But just as important, all elements of the proposal are truly reversible if desired at any point in the future. Since no historic fabric will be at danger of being lost or damaged and the visual impact of the changes very limited, it is considered that there will be no material harm caused to the significance of the historic asset or context.

Avoiding, minimising and mitigating any impact -

The principal factor in reducing overall impact is the containment of the proposals within the bounds of the existing rear ground floor Kitchen and bathroom.

As noted before, however, careful consideration has been given to the details of the changes concerned and proposals put forward on the basis of appropriate appearance, functional need and concern to avoid harm to the listed building and context.

This application follows on from a Pre Application enquiry ENQ/2025/01592 and site meeting 11/11/25.

Access Statement -

The access implications of the proposal will be entirely positive and do not change from the existing arrangement.

There are no implications as regards the wider site or locality.

Conclusion -

The proposal represents a carefully considered scheme. It will do no harm to the historic building or to the wider locality. The envisaged works will help to keep it viable into the future and suited to the domestic residential use (which is consistent with relevant conservation aims).