

# **Heritage, Design & Access Statement**

## **Proposed Replacement Windows @ Briden House, West Street, Barford St Martin, Wiltshire, SP3 4AH.**



### **Site Analysis, Evaluation and Heritage.**

The application site is known as Briden House which is a detached dwelling located within the village of Barford St Martin, the site is located within the Barford St Martin Conservation Area, a designated heritage asset.

The site is also situated with the Area of Outstanding Natural Beauty: Cranborne Chase & West Wiltshire Downs.

The existing dwelling is located at the junction of Wilton Road and West Street, the property faces both main highways, the original front elevation is facing North, this being a shop front. The main door used by the current owners is facing West with access off the existing parking area.

The existing dwelling is a grade II listed building and was formerly known as Chelsea Cottage, the original build dates back to the 19<sup>th</sup> century, the property is registered as a grade II listed building with a listing number of **1182954**, the listing dates back to 23<sup>rd</sup> March 1960, an amendment was added on 17-Dec-1986.

The official listing details from Historic England -

#### ***Details***

***SU 03 SE BARFORD ST MARTIN WEST STREET (south side)***

## **GV II**

***House and restaurant. Circa 1800. Painted English bond brick, Welsh slate roof, gable end brick stacks. Parallel range plan. Two-storey, 4-window. Central C19 double shop front with central double doors, 2-light steel casement either side. First floor has four 16-pane sashes, deep eaves on paired brackets, left return has 4-panelled door with gabled hood on console brackets and reeded pilasters, 16-pane sash either side and two 16-pane sashes to first floor, small 8-pane sash to attic. Right return has single-storey extensions. Rear range has gabled porch and segmental-headed casements.***

The existing property has been used for many different uses over the years, these include, a shop, restaurant and a bed & breakfast, the current use is a family home for the current owners.

The front part of the existing property is a 2 storey dwelling with attic space within the roof slopes, the original north and west elevations are constructed with painted English bond brickwork, the design of the building is of a gable to gable design with red brick chimney stacks either end, the roof covering is of natural Welsh slates, the East elevation is constructed with painted render. To the rear is a smaller width 2 storey element with the same design of gable to gable with red brick chimney stacks either end, the east wall is of render finish, the south and west walls are of painted English bond brickwork, the roof is of Welsh slate and running parallel with the front section of the dwelling.

The existing north elevation has a central C19 double shop front in timber construction, including double doors, either side of this shop front are two metal casement windows fitted with single glazing, one with glazing bars and one plain, the remaining existing windows are of timber sliding sash design with single glazing, these split into 16 pane sashes with traditional style glazing bars.

Over the years, the original property has been extended with a single storey extension to the rear with a gable design and slate roof, also a double garage has been added to the side of the existing dwelling.

The site has a large parking and turning area to the West of the dwelling, this with the main access into the dwelling.

### **Photos of the Existing Property -**



## **Flood Risk Assessment.**

Based on the Environmental Agency Website, the property is at low risk to flooding from surface water and Rivers, the area is at risk for groundwater flooding when levels are high.

The property is within the flood zone 2 area, but the proposals of replacing windows for this application will not affect flooding issues, with all floor levels retained and no electrical items installed.

## **Planning History.**

The planning search via the Wiltshire Planning Website indicates listed building planning application relating to the dwelling as follows (excluding any tree applications) –

- **S/1979/0522** - Division of store into 6 bedrooms with toilets & Showers – **Granted 1979**
- **S/1981/0104** - Part conversion of building into village shop. – **Granted 1981**
- **S/1982/0350** - Sun lounge and alterations. – **Granted 1982**
- **S/1992/1566** – Form partitions and new entrance - **Refused 1992**

## **Pre-Planning Application Response.**

Following a Pre-planning Application with reference ENQ/2025/01767 which was submitted and dealt with by the Senior Conservation Officer, Andrew Minting, for the replacement of the sliding sash windows along with the two metal casement windows on both the North and East Elevations.

Following conversations and emails, the conservation officer would not support the replacement of the sliding sash windows and would prefer to see these repaired, therefore it was agreed that this would be investigated further by the clients.

The replacement of the two metal casement windows to sliding sash windows was agreed in principle as this would balance the property, these would also be acceptable in slim-line double glazing.

Window W2 as agreed, would have the cill level dropped to its original level, this to match the cill height of W3 as indicated on the attached revised drawings.

## **Design Principles.**

This listed building planning application submitted is to replace two metal casement windows on the North Elevation, these windows numbered W1 and W2 on the application drawings.

The replacement windows W1 & W2 as indicated on the attached drawings will be of timber sliding sash windows, painted white and fitted with slimline double glazing.

Window W2 will also have the cill level lowered to match the existing windows of W1 & W3 with re-using the existing stone cill.

The purpose of replacing the existing windows as indicated are due to the metal casement windows being in a poor condition and not closing tightly, leaving gaps when closed and being unsecure.

The replacement windows will match the design of all the existing sliding sash windows and will enhance and keep symmetry throughout the property, these will be individual glazing panels in the 16 pane design, the slimline double glazing will be of 4mm glass, 6mm Krypton filled gap and 4mm LowE glass and assist with the long term efficiency of the property.

The proposals are all as indicated on the attached application drawings and also relate back to the original design as indicated on the below historic photos.



There will be no change to the Use, Amount, Layout, Scale, Landscaping or site & Internal Access, The appearance of the proposed windows are to be constructed in timber with 14mm slimline double glazing and will retain the character of the existing building, Windows will be painted to match the existing.

The proposals of replacing the existing two windows with new sliding sash frames and slimline double glazing is considered to be no more than modest harm to the heritage asset, this will be substantially outweighed by the public benefits of the improvement to its overall significance.

The proposals will not adversely affect any historic features, materials are sympathetic and will blend in with the existing dwelling, the proposals would not have any adverse impact on the locality and will have no impact on any neighbouring properties.

This Heritage, Design and Access statement is to be read in junction with the relevant drawings provided with the planning application.

### **Schedule / Specification of Works for New Replacement Works**

Windows to be removed as indicated on the application drawings, these located on the ground floor and North Elevation.

Carefully remove each window glazing and frames to reveal the frame fixings into the side walls, Unscrew and remove window frames.

Window W2 to have existing stone cill removed with care and stored for re-use, remove brickwork below window to original window position and to line through with Windows W1 & W3.

Install existing stone cill and make good surroundings with matching materials as existing.

Install new timber sliding sash window frames and fix with appropriate fixings. Install opening sash's and glazing.

Existing internal window surrounds to be retained as existing, if removed during installation, replace with appropriate fixings and re-decorate.

Where any internal or external finished are damaged during removal, this to be repaired using the same material as existing.

**All works to be carried out with care and to avoid damage to existing structure.**

Wayne Card

2<sup>nd</sup> February 2026