

The Old Vicarage, 4 Rookes Lane, Potterne SN10 5NF

Design and Access and Heritage Statement

February 2026



Front elevation



Side (west) elevation



Rear elevation

1. Introduction and Aims

- 1.1. This Heritage Statement is submitted in support of a Listed Building Consent Application for replacing 5 no. existing windows to a Grade II Listed Building 'The Old Vicarage', 4 Rookes Lane, Potterne, Devizes Wiltshire. SN10 5NF by the owners Mr and Mrs Rilett.
- 1.2. The purpose of this statement is to justify the proposal, and to demonstrate that the scheme will not be detrimental to the existing Listed building or its surroundings. As detailed in the proposal drawings, the changes have been approached sensitively achieving minimal impact to the original facades externally and allowing internal features to be retained.

2. Description and History of the Existing Building

- 2.1. The Old Vicarage is located on Rookes Lane to the South of St. Mary's Church, Potterne and was formally the parish Vicarage. The property consists of a range of buildings abutting Rookes Lane, a single-track lane which follows the boundary of the church yard and is attached at both ends to the main road (A360) which passes through the centre of Potterne village.
- 2.2. The house is on a large site with an established garden to the south.
- 2.3. The Old Vicarage is Grade II Listed and the listing describes the property as: *House, 1772, red brick with some black headers and Bridgwater tile roof. East end stack and ridge stack at original west end. Original 2-storey 3-window range has rubble stone plinth, flush quoins, brick band, large casement pair windows, and centre 6-panel door with timber hood on brackets. Lower openings have gauged brick heads. Between upper windows are decorative strips of black headers. Brickwork is bonded three stretcher courses to one of headers. Matching 2-storey and basement addition to right has band and ashlar quoins. One C20 casement pair. Left end wall is rubble stone. Interior not inspected. Said to have been built as the Vicarage in 1772 to replace No 3 (Church House), (q.v.)*
- 2.4. As noted in the official Listing, the property has evolved over time and this is evident on the road frontage with an extension clearly visible to the right of the property with the original extent of the property denoted by stone quoins at first floor level. The top floor dormer windows situated on the rear elevation, and the side (western elevation) casement window are suspected to have formed part of the general 2 storey addition to the property, as referred to in the Listing above, and when a secondary staircase was added extending up to second floor and in connection with beneficial use of the top floor roof space as bedrooms and bathroom space.

- 2.5. The evolution of the dwelling is also clear from the plan with the original presumed to consist of two rooms either side of the entrance and staircase on both floors. The later addition to the west contains the kitchen and dining room. A further and adjacent two storey lean-to extension to the rear consists of a utility room on the ground floor and a bathroom and a secondary staircase on the first floor. This staircase serves the top floor bedrooms and bathroom built into the roof space.
- 2.6. In 2018 various alterations to the rear ground floor were granted consent and incorporated a series of new windows to that elevation at ground floor, as part of remodelling that façade across the rear western half.
- 2.7. The garden is mostly laid to lawn with some established beds, mature trees and vegetable areas.
- 2.8. The existing windows impacted by the proposal are considered not original, with mixed profiles/detailing, possibly replacements during the 1970's and generally in very poor condition, exacerbated by being south facing. Most of the poor grade timber is suffering from extensive degradation, splitting and swelling rendering the windows beyond repair and refurbishment, with most opening leaves ill fitting. Some window leaves have unfortunately been repeatedly painted over in the past, making them incapable of being opened. Some illustrative photos are set out below

Exterior



Interior



3. Assessment of Historical Importance

- 3.1. The front façade is of architectural and historical importance and makes a positive contribution to the character of the area in its setting because of its historic form, scale and materials.
- 3.2. The rear façade is deemed less important in conservation terms particularly as it has already been significantly adapted. The areas of original wall to the East should be preserved. The existing extensions have been remodelled in part under consents granted in 2018, to enhance the character of the building as a whole and include new windows at ground floor.
- 3.3. The interior features are very simple in nature the only one of note is the principal staircase within the original section of the dwelling. This is constructed from hardwood (probably elm) with heavy turned spindles. This too has been adapted at some point with additional steps added to form a link to the western bedroom.
- 3.4. The rooms impacted by this proposal are on the top floor and contain no features of historical importance.

4. The Proposal

- 4.1. The proposal comprises replacing 4 no dormer windows including frames and associated external timber cheeks and fascia boards with similar units consisting of casement windows with two opening leaves. A further fifth casement window on the side (west) elevation will also be replaced again to match the existing general appearance and setting on that façade. From the installation at ground floor of new windows in 2018 it has been found that accoya based wooden frames and windows have performed very well in the context of the large levels of sunshine/heat across the southern elevation. As a result, the proposal is to use exactly the same

construction/material design for these top floor windows with a spray-painted white finish. Glazing will be slimline double-glazed units with timber mullions and glazing bars, to the same specification as windows installed at ground floor in 2018. Window furniture will match those installed at ground floor in photo below

Typical ground floor window design installed in 2018.



4.2. Externally there should be very little visible difference from the current appearance.

5. Assessment of the Impact of the Proposals

5.1. The proposed replacement windows do not impact directly on the original parts of the building, and the historically important front façade remains completely unchanged. Apart from the single side elevation window at the west end of the house, the other windows to be replaced cannot be seen from the road.

5.2. The proposal helps to improve the general appearance and condition of these windows which have weathered badly and will utilize materials and architectural features in keeping with the previous windows and sympathetic to the design intent elsewhere across this façade.

5.3. Existing internal sills will be retained wherever possible unless extensive rot is found. Secondary glazing will also be retained.

6. Summary

6.1. The impact internally is negligible and does not harm any unusual or important historical features.

- 6.2. The proposed replacement windows seek to preserve the fabric of this Grade II Listed Building ensuring its future beneficial use and protection.
- 6.3. The appearance of the replacement windows will closely match the existing units, and match the specification deployed across various ground floor windows consented and installed in 2018 on the rear elevation.
7. Listed building consent is therefore sought for this proposal.