

HERITAGE & DESIGN AND ACCESS STATEMENT



LANGLEY GREEN HOUSE
LANGLEY BURRELL

History

Heritage listing

Heritage Category:

Listed Building

Grade: II

List Entry Number: 1363832

Date first listed: 29-Feb-1988

List Entry Name:

Langley Green House

Statutory Address 1:

LANGLEY GREEN HOUSE, THE COMMON

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself, and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

LANGLEY GREEN HOUSE, THE COMMON

Wiltshire (Unitary Authority)

Parish:

Langley Burrell Without

National Grid Reference: ST 93517 75135

Details LANGLEY BURRELL THE COMMON ST 97 NW WITHOUT (south side)

House, c1820 with C17 rear range, ashlar fronted with plain tile hipped roof, roughcast side and rear walls and two ashlar stacks. Rear range is rubble stone with stone slate roof. Three-storey, three-window formal front with raised plinth and sill-courses to ground and first floors. Six-pane upper windows, 12-pane first floor sashes and 4:12:4-pane ground floor tripartite sashes in segmental-headed recesses. Centre added enclosed ashlar porch with parapet, door with overlight and side windows in moulded architraves. Door within has moulded round-arched surround. One- window south end wall. Rear range is of 1½ storeys with two gables, that to right a chimney gable with upper casement and ground floor open lean-to, that to left with upper 3-light ovolo- moulded mullion window and hoodmould. To left extends a C18 mansard-roofed range half-hipped to south with south end loading door over two deep-set casements in brick surrounds. House is said to have been the house of Maud Heath, died 1474.

Listing NGR: ST9351775135

THIS LISTED BUILDING APPLICATION IS SUBMITTED SUBSEQUENT TO 19/07877/LBC which has been approved.

It concerns:

- . 1. A change of glass specification to a permitted window replacement
- . 2. Proposal to replace another window at first floor on the Southern elevation
- . 3. Alteration to consented first floor bathroom rearrangement and within this change simpler alteration to external pipework and bathroom extract

ADDITIONAL STATEMENT TO 19/07877/LBC

1. ENSUITE WINDOW



Under application no 19/07877/LBC permission was given to replace first floor ensuite window (shown above) in bedroom at Langley Green House. For clarity this window is highlighted on 886 P 012. It was also agreed by email correspondence that this window could be Histo glass 6mm.

The clients at Langley Green house would like to consider achieving better thermal performance by using Fineo glass. Fineo will enable .7 WmK2 as opposed to 3.6 W m2 thermal improvement.

Fineo glazing opens new possibilities for refurbishment of existing windows uses a new glass technology (created by AGC) to create the very latest generation of glazing that has an insulation value similar to that of triple-glazed windows, but is 6.7mm (1/4") thick and exceptionally lightweight. In addition, the production of Fineo glass is based on sustainable principles.

This high thermal performance glazing is an appropriate solution to use in windows where slim glazing is imperative combined with excellent thermal efficiency. The comparative table below shows with the minimal thickness of 6.7mm thick glazing a U value of .7 W/m2K can be achieved. This proposal should be read with Drawing 886/P 011 as submitted which show a similar timber section as approved.

Histo glass table below

System	Standard single glazing	MONO	MONO RT+
Thickness	3.5 mm	8.9 mm	4 mm
Weight	7.5 - 12.5 kg/m²	17.5 - 20 kg/m²	10 kg/m²
U-value	5.6 - 5.8	3.6	3.6
Acoustic performance	-	34dB	-
Historic Glass Type	-	Hand Drawn Mouth Blown Cylinder Glass or Float	Hand Drawn
Safety glass*	no	Laminated to • Safety Pendulum Class 1B1 (BSEN 12600) • Safety P1A - P2A (BSEN 356)	Can be toughened on request

Fineo Table below

FINEO by AGC	Tot. Thickness [mm]	EN 410				EN 673
		LT (%)	LR ext (%)	LR int (%)	g [-]	Ug W/(m².K)
Fineo 6	6,7	80	14	14	0,62	0.7
Fineo 8	7,7	79	14	14	0,61	
Fineo 10	9,7	79	14	14	0,60	
Fineo 12	11,7	78	14	14	0,60	

2. ADDITIONAL WINDOW REPLACEMENT

In addition, it has become apparent that window W02 as indicated on the elevations is in very poor repair and this is being considered for replacement also . It is very clear from the photographs of glazing bars in particularly that this is modern joinery. The same details will be used for this window as it matches W01, as have already been approved.

Images of window





Acorn Joinery a well-respected joinery local firm who have good knowledge of the house have been consulted and in their opinion this window indeed requires replacement as below. The window is indicated elevation 886 P 012.

Statement by Acorn Joinery on the condition of W02



3. BATHROOM ARRANGEMENT

Under the LBC 19/07877/LBC permission was granted for the reconfiguration of the bathroom at first floor. This is shown in drawing 886 P 030. The permission (shown in blue on plan) was for a linear bathroom North to South direction.

SECTION FROM ORIGINAL LBA

First Floor

11A Bedroom 3 and shower

To the northern end of the 1820 block is a room which has been quite injuriously carved about with modern built-in wardrobes and a stud partition running off the edge of the original fireplace. This encloses a bathroom across the end of the room which destroys the proportion of this Georgian room.

During our research at The Wiltshire Buildings Record we discovered a copy of the agents (Humberts) sales particulars from 1980 which describe the existing bedroom and bathroom. The dimensions quoted exactly match those of the existing arrangement proving that this pre-dates the Listing of the house on 29th February 1988. This unpleasant degradation of the historic fabric therefore has deemed consent.

We propose to remove the bathroom, the modern partition and the built-in wardrobes but replace these with a partition enclosing a small shower room to the western side of the room.

The window to the north wall within the bathroom has steel-framed casement within the original structural opening. We propose to replace this with a traditionally-detailed double-hung sash window.

Although these works would clearly still represent a sub-division of an original nineteenth century space, we believe that the proportions of this room would be more pleasing, giving an appreciation of the fireplace wall and be more in the spirit of the original space and thus an enhancement.

A copy of the Humberts particulars is included as Application documents

This aspect has been reconsidered, and an alternative proposal is put forward which it is felt still reflects the plan form and gives a well-proportioned bedroom.

The panel door type, partition type, extract and external grille detail will be as already consented. Refer to 886 P 031 images. All changes to positions are indicated on plans.

Due to the relocation of the bathroom, the waste system will be routed through loft in eastern wing. All pipework will connect to existing internal services. The alteration to the bathroom layout will allow much removable of unsightly waste pipework from the North elevation with careful repair of previously cut plinth courses. Existing soil pipe on corner of East / North elevation current setting behind RWP to be extended as shown to neatly fit behind RWP as shown.

The extract grille previously shown as being located on the North elevation is now able to be located on the East Elevation behind the lower pitched roof so not visible. This is indicated on drawings.

The original tank in the former bathroom (shown removed under original consent) we suggest is replaced by a Gledhill horizontal mounted tank located in loft space as shown, this way the modern cupboard housing can be removed completely.

Summary

The proposals describe in these small alterations to the original consent will carefully allow improvement to two windows to give much greater thermal efficiency with a sustainable solution and an improved bathroom layout still respecting the plan form of the room.

Drawings include 886 P 011, 012, 031, 030 and 200.