



DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: 140 LEIGH ROAD, WESTBURY, WILTSHIRE, BA13 3QR.

FRONT ELEVATION window 4, 1, 3 & 2



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace some of the windows to the property and a side door and fanlight above as detailed on our accompanying plans and documents.

The property is a large, detached house, two storeys high with many windows all in timber. the property is long and thin in design and sits in ample grounds.

The current windows are white timber with single glazing with a decorative glazing bar to most of the frames. The door is timber and finished in a blue / green.

We now intend to replace the windows as detailed in our application with white timber frames with double glazing that will replicate the ones that are there currently there while giving our customers the much-needed additional warmth and security to the property that double glazing can provide. There will also be a new side door in timber with glazed fanlight above.

The property is not in a Conservation Area but is listed and as is described on Historic England's website as:

WESTBURY LEIGH ROAD 1. 5411 (North-West Side) Cradlebridge House ST 8650 5/32 2 29.12.50.

II

2. C18. Formerly a parsonage. 2 storeys. Brick. Stone quoins. Moulded plinth and cornice. Stone parapet with coping. Slate roof. Garden front has 3 windows, 4 panes wide, sashes in moulded stone architraves and plain frieze extension up to cornice, on 1st floor. Formerly 2 similar windows on ground floor; now altered to French casements with wretched decorative top parts. 9-panel central door, top panels glazed, in plain stone surround, with flat moulded stone hood on cut stone brackets. 2 ranges of blind windows at rear. Central stair projection at back also with tall arched central window and saddlestone to gable, 6 panel door on ground level under flat hood on cut brackets at side. Lower 2 storey irregular service wing to west. Stone and brick built with pantile roof - front originally to north of brick dentil course over ground floor and to eaves; see also stonework, particularly quoining; of fine ledged and battened door with original wrought iron hinges and knocker; clearly older than present main block. Pitched herringbone brick paving to back court. Rustic gatepiers to road, gates have arrow head rails, dog rails and arch braces to top rails.

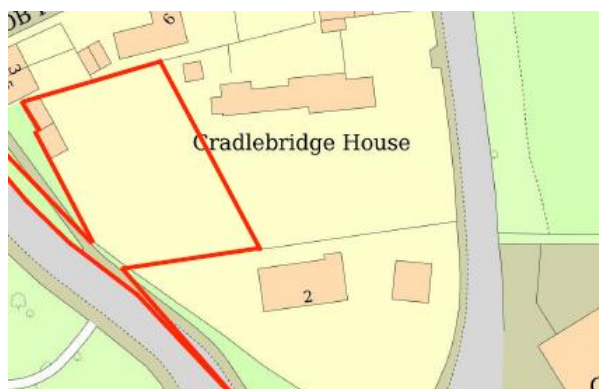
Listing NGR: ST8655150299

Information from the internet describes the properties history.

Cradlebridge House, located on Leigh Road in Westbury, Wiltshire, is a Grade II Listed building that dates back to the 18th century. The main block of the house is constructed of brick with stone quoins and dressings, while the lower part, known as the former service wing, is older than the main block. The house has been listed due to its architectural and historic significance, reflecting the town's history as a center of the cloth industry and malting. The property is situated in a residential area with access to various amenities and services, making it a desirable location for residents

SURROUNDING AREA: The surrounding properties are different in size and style, mainly being smaller and many have modern PVCu windows. The opposite side of the Road is the Army Selection Office Board and there are no visible areas to this part of the Road.

There has also been a recent application to have dwellings in the area marked below which appears to originally be in the grounds of the building. The new windows and door will face away from any development here.



AMOUNT: There will be 4 new timber windows and one new single door and fanlight above.

LAYOUT: The new windows and door will replace the ones in situ and there will be no change in the aperture sizes.

SCALE: The windows and door will be in proportion to the house as they will be in the original openings. The windows will match in style and design as closely as possible.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows and door only.

ACCESS: Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows and door or bring materials to site these will be discussed and arranged, as necessary.

APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use Anglian's Timber windows are that they are expertly made and as such the aesthetics of the property will be maintained.

The Anglian timber window has been specifically designed to be used on properties where aesthetics are important.

Our proposed windows are to be white timber with double glazed sealed units. This way the property is benefiting from having quality Timber double glazed windows which will enhance the property and the surrounding buildings while giving our customer the much-needed upgrade in performance. In addition, draught proofing, sound insulation, and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The windows we wish to replace are in a very poor condition. At this stage we are only trying to replace the worst of the windows. The materials are to be timber, and the replacements are in the same style and material as the current frames.

3 of the new windows will be sliding sashes and will be a **Sliding Sash Cords & Weight Window**. The window to the kitchen will be a flush casement and the new front door will be timber with a fanlight above. The external leaf colour will be Eucalyptus as shown below.



The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The new windows will be double glazed, and this may show a little from the outside however this should not detract too much from the originals as they will be in the same style and will look visually improved from the current windows. They will also not be seen from the road or any passers-by.

The following sympathetic solutions have been considered and discounted for the following reasons.

Secondary double glazing behind the current windows would not help as the current windows would still be in the same state of disrepair and be in need of regular upkeep. They would also continue to deteriorate year upon year.

Our customer does not want to replace the windows with single glazing as they would not provide any additional benefit to the overall energy efficiency and look. This property has many windows to maintain and these replacement in Timber with double glazing will improve the look and energy performance to the property.

Furthermore, Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of historic buildings. We regularly gain approval for our specialist windows in conservation areas and listed buildings, and our products are now being recognised for their improvements in design.

We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING, OR ITS SETTING.

We have carefully considered the proposed changes to the property and feel that the new windows and door should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

Therefore, no additional harm will be caused by these new windows and door, and the public benefit is the property owners can reduce their heating costs then reducing their carbon footprint which will not only help the property owners but the wider community long term. We have used sympathetic materials in the design.

Our Accreditations



Timber is showing deterioration and peeling paint. Some of the window panes are already boarded up.



window 2 bedroom



window 3 en-suite



Window 4 kitchen



Door and fanlight 5 & 6

