

HERITAGE STATEMENT

PROPOSED REPLACEMENT WINDOWS at THE OLD VICARAGE, BRITTFORD SP5 4DX



INTRODUCTION

1. Proposal

The proposal is to replace a number of windows and a door set which are defective and prevent water ingress into the property.

2. Basic summary:

- The house is Grade 2 listed and sits within the Britford Conservation Area, making a special contribution to the quality of the area's character as a significant building.
- The building is substantially altered from the original property. It has had numerous changes, a good number of which have been in recent times.
- The windows and bays are mentioned in the Historic England listing description, but most have been repaired and repainted many times over their history.
- Despite the remedial works areas of rot and damage are systemic through the range of windows on the south and west elevations.
- The South facing bays in particular are in need of overhauling as is the lead roof supported by it.

3. Location

The village of Britford sits to the south east of Salisbury, along the River Avon Valley. It sits within the area originally settled around the church of the same Saxon period, around the 8th or 9th Century.

The site lies at end of Church Lane in the hamlet of Britford, Salisbury. The lane provides access to The Church of St Peter and three dwellings forming a small private enclave bordered by the River Avon to the North.

Two of the dwellings are listed, as are the Church and several monuments in the churchyard, they are;

The Old Vicarage Grade II Listed detached house. Mostly early C19 with alterations of late C19 is the applicant's property.

Rectory Farmhouse Grade II* Listed Detached house. Mid C17 lies to the East Church of St Peter and attached Radnor Mausoleum - GV I Anglican Parish Church and Radnor family mausoleum C9, C14 and C18

Between Rectory Farmhouse and The Old Vicarage is The Old Coach House which is not listed.

4. Property Description

The Old Vicarage is listed Grade 2 and was added to the statutory list of buildings of architectural or historic interest originally in March 1960, with a further amendment to the listing in 1985 (see appendix 1)

The building is also mentioned in the Britford Conservation Area Appraisal and Management Plan document published in December 2014 and cited as one of the buildings of architectural and historic value, in the character area of St Peter's Church.

Together with the Church and the former rectory the group are of significance to the village and settlement.

Today, the building is a two storey red brick building under a tiled hipped roof. It is of substantial 19th century quality build, with symmetrical three window frontage with central front entrance between two projecting bay windows and a later Regency style porch. The building has been sympathetically extended and altered over the years resulting in the large home that now occupies the site

The main building it fronts Church Road and is set back behind the property boundary of hedging and a cast iron railing on a low brick wall.

The majority of the garden curtilage sits to the east of the building, around which church road continues to the old Rectory.

The owner purchased the land and building to the north of the main house which has been successfully converted into ancillary accommodation to the house. Land to the west is also in their ownership and is used as a private paddock.

5. Planning History

The property has undergone a considerable amount of change during the last 20 years. The earlier applications during this period relate to building works and alterations the latter to works to the boundary and most recently conversion of the outbuilding mentioned above. Planning history suggests that appropriate forms of development and alteration are acceptable to the house and within the site.

6. Proposed Alterations

It is proposed replace several sash windows on the west and south elevations and a French door set with sash sidelights on the east elevation.

The intention in all cases is a direct like for like replacement of each window in the same apertures and to the same design as currently exists.

Through recent investigation and from evidence from the owner it is clear that significant areas of each window are wet and rotten to the point where piecemeal replacement would be inappropriate.

Several of the windows have historic repairs, and all have suffered from overpainting which has disguised long term issues below and resulted in the loss of the original details in some places.

There have been instances of water ingress, especially on those elevations facing the prevailing south-westerly winds.

The intention is to fully replace those windows that are in the worst condition with matching single glazed sash windows produced in Sapele hardwood, which is a stronger, harder and more stable timber than the existing windows.

The windows will be made by a local joiner with experience in working within historic buildings, based on detailed site measurements of each element to ensure a faithful reproduction of the existing window style and proportion.

The new windows will be factory finished, with spray booth undercoat and hand painted topcoat to ensure complete and even coverage of the matching paint colour ensuring the finished product would be sealed and protected from the elements once in place.

The overriding purpose of the replacement rather than repair approach is to ensure the longevity of appearance the principal elevations of the property.

Historic England publication 'Traditional Windows Their Care, Repair and Upgrading' does place emphasis on repair over replacement but this is only in the context of historic detail being lost through replacement. This is not the intention of these changes.

The guidance looks to the determine the windows significance through the sum of the heritage values of each window. The historic, evidential and aesthetic values of the windows will remain as the replacement window will match the form, detailing and operation of the existing window.

The joiner will accurately copy the profiles of all the window components including head, jambs and cill of the frame and the stiles rails and glazing bars of the sashes.

Old glass be carefully salvaged and reused if felt appropriate any new glass will be of a similar thickness and opacity.

Where practicable, ironmongery will be overhauled and reused, however there is a mixture of ironmongery throughout the property and suitable lifts and catches will be sourced to match.

The sliding sash windows will be counterbalanced with new pulleys and weights. Springs counterbalances will not be used as this significantly alters the detailing and appearance of the window.

The new sash windows would also include rebated draughtproofing strips to improve the thermal performance of the single glazed windows.

7. Details by window (ref no on dwg OV201)

Window 05 – Canted Bay window with 16 pane main sash (8 over 8) and 2no 8 pane splay sashes, one each side on brick plinth with lead flat roof over supported on bay structure. Flat roof joists set behind painted fascia and cornice.

Issues – water ingress from above, wet rot in rails, cill and sash box.

Proposal – Replace bay sashes, fascia and cornice and reroof. Adequately seal the perimeter to make weathertight, sashes also include new draughtproofing measures.

Window 07 – Canted Bay window with 16 pane main sash (8 over 8) and 2no 8 pane splay sashes (4 over 4), one each side on brick plinth with lead flat roof over supported on bay structure. Flat roof joists set behind painted fascia and cornice.

Issues – water ingress from above, wet rot in rails, cill and sash box.

Proposal – Replace bay sashes, fascia and cornice and reroof. Adequately seal the perimeter to make weathertight, sashes also include new draughtproofing measures.

Window 24 – Plain sash window (no glazing bars) set in tile hung façade.

Issue – Sash box exposed and showing signs of rot on cill. Poor detailing around window leading to rot.

Proposal – Replace sash and improve weathering detail over sash boxes. Adequately seal the perimeter to make weathertight, sashes also include new draughtproofing measures.

Windows 25 to 27 – 9 pane sash windows with unequal sash division (3 over 6) set behind brickwork with rub brick arches over and stone sub cill below (all retained).

Issues – Sashed exposed to prevailing winds glazing bars and cill deterioration.

Proposal – Replace sashes within existing opening. Adequately seal the perimeter to make weathertight, sashes also include new draughtproofing measures.

Windows 28 to 30 – 8 pane sash windows (4 over 4) set behind brickwork with rub brick arches over and stone sub cill below (all retained).

Issues – Sashed exposed to prevailing winds and is south facing with no shading. Glazing bars, cill and box deterioration.

Proposal – Replace sashes within existing opening. Adequately seal the perimeter to make weathertight, sashes also include new draughtproofing measures.

Door 09 and side lights – 2 leaf door set with 8 panes and 2 side light sash windows half height 8 panes in each (4 over 4). No decorative arch over but evidence of brickwork repair.

Issues - Evidence of scarf repairs and rot on windows doors

Proposal – Replace doors and sashes in existing opening. Adequately seal the perimeter to make weathertight, sashes also include new draughtproofing measures. Check lintel over opening to establish soundness and replace if found to be inadequate.

SUMMARY

It is accepted that alterations to listed buildings will have an impact on the heritage asset. However, the development of buildings over time is to be expected and conservation thinking would argue for a measured and balanced approach to change, ensuring that the alterations aim to ‘preserve and enhance’ the building.

The bays and windows are mentioned in the listing and whilst old they are likely themselves to replacements and additions incorporated in the enlargement of the building from its more modest beginnings as the vicarage in the late 18th Century. The 19th Century structure does form the basis of the building present today but it too has been extended and alteration through the present day.

The proposals look to retain all the important features of the older part of the property and preserve the traditional aesthetic going forward through precise replication of the existing fenestration within the same openings, but using better, more long lasting materials and methods to enhance the appearance of the principal elevations and protect the interior.

The like for like replacement of the windows indicated will return the elevations back to the appearance lost to decades of overpainting and repair, with crisp detailing, matching the original proportions the elevations will revert to the initial look of the dwelling when it was first built.

By replacing materials with little longevity left in them due to rot and water ingress over time, the new fenestration will extend the life of the building significantly and improve the thermal performance of the house as a whole.

By using more stable materials as the basis for the windows and doors they will be able to better withstand the temperature fluctuations associated with unshaded

south facing elevations as well as impact of the prevailing winds (and rain) from the southwest.

Historic England suggest repair over replacement as a general rule when it comes to traditional windows, and in the vast majority of cases this is true as details are lost, watered down or simplified with modern alternatives. However in this particular instance the replacement fenestration will be faithful reproductions of the original windows by skilled craftsmen using matching mouldings, glazing and detailing to achieve a final product virtually indistinguishable from the original.

The heritage value of the property will be retained, the appearance of the listed building enhanced and its setting within the Conservation area unchanged.

HERITAGE STATEMENT APPENDIX 1

HISTORIC ENGLAND LIST ENTRY:

Official list entry

Heritage Category: **Listed Building** Grade: **II** List Entry Number: **1023795**

Date first listed: **23-Mar-1960** Date of most recent amendment: **28-Mar-1985**

List Entry Name: **The Old Vicarage**

Statutory Address 1: **THE OLD VICARAGE, CHURCH LANE**

Location

Statutory Address:

THE OLD VICARAGE, CHURCH LANE

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)** Parish: **Britford**

National Grid Reference: **SU 16209 28440**

Details

SU 12 NE BRITFORD CHURCH LANE(north side)

4/33 The Old Vicarage (formerly listed as the Vicarage) 23/3/60 II

Detached house. Mostly early C19 with alterations of late C19. English and Flemish bond brick, tiled hipped roof with brick projecting end stacks; 2-span roof plan. 2-storey, 3-window front. Central half-glazed door in reeded surround with paterae, side lights and radiating arched fanlight, cast iron canopied porch of mid-C19. To either side are large canted bays with plate-glass windows of late C19. First floor has three 8-pane sashes with flat-arched heads. Toothed brick cornice. Left return has two 12-pane sashes with flat-arched heads to ground and first floors, toothed brick cornice continues from front, projecting brick stack in centre of wall. Right return has French windows and one 12-pane sash with segmental-arched head to ground floor and 9-pane and tripartite sash to first floor, large projecting brick stack in centre of wall. Rear has C20 windows to ground floor in outshut to left, to right is late C19 tile-hung wing of 2 storeys with paterae and marble fireplaces. (Unpublished records of R.C.H.M. (England), Salisbury).

Listing NGR: SU1620928440

HERITAGE STATEMENT APPENDIX 2

SITE PHOTOGRAPHS



South Elevation showing bays and short sashes over



West Elevation first floor sashes in brick and tile hung elevations



East Elevation showing French Doors and Sidelights

HERITAGE STATEMENT APPENDIX 3

DETAIL PHOTOGRAPHS



Bay window bottom rail rot



Bay window corner sash box



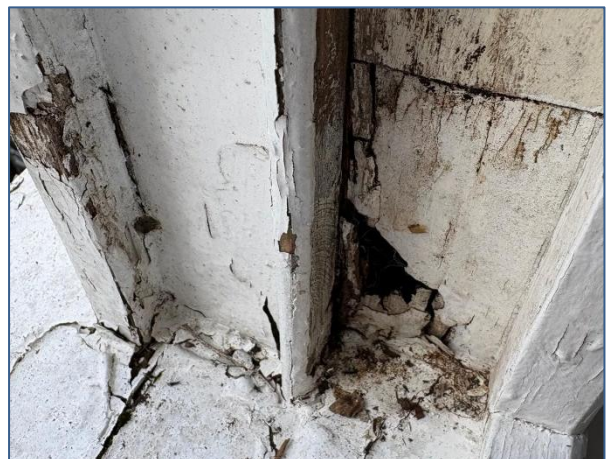
Bay window sash box rot and wall junction



Wet rot to glazing bar



First floor sash box deterioration



First floor sash box failure

HERITAGE STATEMENT APPENDIX 4

DETAIL PHOTOGRAPHS continued



Sidelight sash repair



Sash box scarf repair



Original to repair junction



Door bottom rail in poor condition