

Proposed Windows
Barbers Farm,
High St.,
Chapmanslade,
BA13 4AL

Job Ref: 4113



DESIGN, ACCESS & HERITAGE STATEMENT

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1 Introduction

- 1.1 AB Architectural Design Ltd. have been instructed by Mr & Mrs Arkell to prepare and present an application for the replacement of existing glazing within a stone mullion and timber frames and casements with stone mullions to Barters Farm, 45 High St, Chapmanslade, BA13 4AL
- 1.2 The property within the Site's redline boundary is Grade II Listed.
- 1.3 This statement has been prepared to understand the Heritage value of the existing property, the design of the existing property and the proposed designs and material choices.
- 1.4 This statement has been commissioned to accompany the listed building application for the alterations to Barters Farm, 45 High St, Chapmanslade, BA13 4AL by Mr and Mrs Arkell.

2 Background/ Planning

2.1 Barters Farm, 45 High St is Grade II listed under list entry number 1036525. The property comprises of the existing 2 storey house with a later 80's addition to the rear to add a kitchen with a later addition for a utility/ W.C. The property sits within the centre of the village to the North of the High St. with a housing estate to the North and East of the site.

2.2 Details of listing:

Statutory Address: BARTERS FARM, HIGH STREET

District: Wiltshire (Unitary Authority)

Parish: Chapmanslade

National Grid Reference: ST 82882 47861

CHAPMANSLADE HIGH STREET ST 8247 (north side) 12/49 Barters Farm GV II Farmhouse, now detached house. Early C18. Rendered, half-hipped Welsh slate roof, brick stacks. Through passage plan. Two-storey, 5-window. English garden wall bond brick gabled porch with bull's- eyes to sides, planked and studded inner door, two 3-light cyma- mullioned casements with hoodmoulds to right and 2-light and 3- light mullioned casements with hoodmoulds to left. First floor has two 2-light and three 3-light cyma-mullioned casements. Right return has 2-light casement to ground floor and 2-light cyma- mullioned casement to first floor. Left return has C20 casements. Rear has 3-light cyma-mullioned casement to left, glazed door and mullioned casement to right within C20 conservatory, first floor has two 2-light single light casements. Lean-to extension to left and single-storey extension to right. Interior said to have two open fireplaces and chamfered beams.

Listing NGR: ST8288247861

2.3 The property is constructed with the following materials

Walls:

- Rendered with dressed window surrounds to the South Elevation.

Roof:

- Natural slate pitched roof

Windows/ Doors:

- Traditional painted timber doors and windows. Stone Mullion windows with frameless glazing.

Rainwater Goods:

- Cast Iron Rainwater goods

- 2.4 The Existing windows are in a poor state of repair and are causing leaks into the fabric of the building therefore the best course of action is to replace the existing windows to mitigate any future damage in the building.
The following images show the state of the existing windows.





3 Historic Impact

- 3.1 The proposed works have taken account of the historic layout and previous alterations undertaken and the proposals are designed to replace later single glazed windows that have failed. The changes have little or no impact on the “original” historic fabric of the building and enhance the appearance of these later additions.
- 3.2 There are no structural alterations being proposed and the only changes are:
- The replacement of the 5No. 1st floor windows to the South elevation with:
- a. New single-glazed flush casement windows to replace the existing.
 - b. New flush glazing within the stone mullions to replace the existing.
- 3.3 The interior of the house sees no changes

3.4 The following images show the existing windows as viewed from the exterior and interior



3.4a – WF-01 – Exterior



3.4b – WF-01 - Interior



3.4c – WF-02 – Exterior



3.4d – WF-02 - Interior



3.4e – WF-03 – Exterior



3.4f – WF-03 - Interior



3.4g – WF-04 – Exterior



3.4h – WF-04 - Interior



3.4j – WF-05 – Exterior



3.4k – WF-05 - Interior

4 Proposals

- 4.1 The proposals have been designed to replace the existing windows with new flush casement single glazed windows to match the existing therefore in keeping with the historic nature fabric of the property.
- 4.2 The proposals are shown on drawings:
- 4113 – AL(1)01 - Site location plan, Existing and proposed site plans, floor plans, & elevations
 - 4113 – AL(1)02 - Proposed window details

5 Materials

- 5.1 The Material choices for the new works have been determined using traditional materials to match the existing building fabric to offer sympathetic changes to the existing listed buildings including:

Windows:

Timber framed windows painted to match the existing.
Glazing within stone mullions

6 Conclusion

- 6.1 The key drivers of the final design proposal have been to replace what are broken and damaged casements with flush casements that match the existing windows within the listed building.
- 6.2 Highways and access: The proposals have no impact on the requirements from a highway's perspective.
- 6.3 Material selection: The materials have been chosen to respect and reflect the context of the site offering a clear sympathetic alteration to the existing listed house
- 6.4 Summary: Overall the building fits the requirements of the brief set by the client. The design does little to impact the historic fabric of the building and importantly the design represents an enhancement to the existing property in terms of quality.

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