



HERITAGE STATEMENT

Albert Cottages, 43-45 London Road, Chippenham SN15 3AJ

Project Reference: 25-3076-A

Date: April 2026

1. INTRODUCTION

1.1 Purpose

This Heritage Statement accompanies a Listed Building Consent application for the like-for-like replacement of timber windows and doors at Albert Cottages, 43-45 London Road, Chippenham.

1.2 Proposal Summary

- Replacement of existing white timber windows with new white timber windows and external green timber door with new blue grey timber doors
 - Like-for-like replacement matching existing design, dimensions, and materials
 - No alterations to window and door openings, proportions, or architectural detailing
 - No other external or internal alterations
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2. SITE AND CONTEXT

2.1 Location

Address: Albert Cottages, 43-45 London Road, Chippenham SN15 3AJ

Local Authority: Wiltshire Council

2.2 Listing

- Designation: Grade II Listed Building
- List Entry Number: [To be confirmed with Historic England]
- Historic Interest: Traditional stone cottages contributing to the historic character of London Road

2.3 Building Description

Albert Cottages comprise a pair of semi-detached stone cottages with slate roofs, characteristic of traditional Wiltshire vernacular architecture. The properties feature:

- Stone construction with white painted render to some elevations
- Slate pitched roofs with dormers
- Traditional timber sash and casement windows and doors
- Two-storey configuration with loft accommodation

3. UNDERSTANDING SIGNIFICANCE

3.1 Historical Interest

Albert Cottages represent traditional workers' cottages typical of Chippenham's historic development. The simple, functional design and use of local materials reflect the area's architectural heritage.

3.2 Architectural Interest

Key Features:

- Traditional stone construction
- Symmetrical fenestration pattern
- Slate roofing characteristic of the region
- Vernacular cottage detailing
- Timber window and door joinery

Significance of Windows and doors:

The timber windows contribute to the building's character through:

- Traditional proportions and glazing patterns
- Sympathetic detailing appropriate to cottage vernacular
- Contribution to the rhythm and balance of the elevations

3.3 Setting

The cottages are located on London Road, forming part of the historic streetscape. Their significance derives from both individual architectural merit and contribution to the wider conservation area character.

4. CONDITION ASSESSMENT

4.1 Existing Windows and Doors

The existing white timber windows and green timber doors, while sympathetic in appearance, exhibit signs of deterioration typical of timber joinery:

- Deterioration of timber sections due to age and weathering
- Paint failure and moisture ingress
- Reduced thermal performance
- Compromised operational functionality
- Ongoing maintenance burden

4.2 Justification for Replacement

Replacement is justified on the following grounds:

1. Condition: Existing windows and external doors have reached the end of their serviceable life
2. Performance: Poor thermal efficiency contributes to heat loss and condensation
3. Maintenance: Continued repair is not cost-effective or sustainable long-term

4. Preservation: Replacement with high-quality timber units will better preserve the building's character than ongoing patch repairs

5. PROPOSED WORKS

5.1 Specification

Materials: White painted timber (softwood or accoya) and green painted timber door

Design: Like-for-like replacement matching existing:

- Window and door dimensions and opening sizes (unchanged)
- Glazing bar patterns and configurations
- Frame sections and reveals
- Opening mechanisms (sash/casement as existing)
- White painted finish windows and green painted finish doors

Glazing: Double-glazed units with slim sightlines to replicate traditional appearance

6. ASSESSMENT OF IMPACT

6.1 Impact on Significance

Physical Fabric:

- Existing windows and external doors will be removed (low significance - modern replacements)
- New windows and doors will replicate existing appearance and detailing
- No alteration to historic masonry openings or reveals

Visual Impact:

- External appearance maintained through like-for-like replacement
- Traditional proportions, glazing patterns, and finishes preserved
- No change to building's architectural character or streetscape contribution

Setting:

- No impact on relationship with neighbouring properties
- Contribution to historic streetscape maintained

6.2 Extent of Harm

Conclusion: The proposals will result in no harm to the significance of the listed building.

Reasoning:

1. Like-for-like replacement maintains existing character
2. Traditional timber construction preserves material authenticity
3. No alteration to historic openings or architectural detailing
4. Visual appearance unchanged
5. Improved performance enhances long-term preservation
6. Appropriate response to maintenance needs

7. POLICY CONTEXT

7.1 Legislative Framework

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 16(2): Special regard to preserving the building and its features
- Section 66(1): Desirability of preserving the listed building

7.2 National Policy

NPPF Para 199-208:

- Para 199: Great weight to conservation of heritage assets
- Para 201: Avoiding harm to significance of designated heritage assets

Assessment: Proposals preserve the listed building through appropriate maintenance and like-for-like replacement. No harm to significance identified.

7.3 Local Policy

Wiltshire Core Strategy:

- Policy 58: Ensuring the Conservation of the Historic Environment

Compliance: The proposals respect the special interest of the listed building and maintain its contribution to the historic environment.

8. JUSTIFICATION

8.1 Need for Works

Windows and external doors have reached end of serviceable life and require replacement to:

- Prevent further deterioration of building fabric
- Improve thermal performance and occupant comfort
- Reduce ongoing maintenance burden
- Ensure long-term preservation of the listed building

8.2 Design Approach

Like-for-like replacement selected because:

- Maintains existing character and appearance
- Preserves traditional proportions and detailing
- Uses appropriate materials (timber)
- Proven approach for listed building maintenance
- Balances preservation with practical performance needs

8.3 Alternative Considered

Repair of existing windows and external doors: Assessed but considered unviable due to extent of deterioration, cost implications, and limited life expectancy of repaired units.

9. CONCLUSION

This Heritage Statement demonstrates that the proposed like-for-like replacement of timber windows and at Albert Cottages will preserve the special architectural and historic interest of the Grade II listed building.

Key Findings:

1. Windows and doors have reached end of serviceable life
2. Replacement necessary for building preservation
3. Like-for-like specification maintains existing character
4. No alteration to historic fabric or architectural detailing
5. Visual appearance preserved
6. Proposals result in no harm to designated heritage asset

Recommendation: The proposals comply with statutory duties and heritage policy. Listed Building Consent should be granted as the works represent appropriate maintenance of the listed building without harm to its significance.