



DESIGN AND ACCESS STATEMENT

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

Project Reference: 25-3076-A

Date: April 2026

1. INTRODUCTION

This Design and Access Statement supports applications for Listed Building Consent for the replacement of timber windows and external doors at Albert Cottages, 43-45 London Road, Chippenham SN15 3AJ.

1.1 The Applicant

The applicant is the owner-occupier seeking to replace deteriorated windows and external doors with like-for-like timber units to preserve the listed building's character while improving thermal performance.

1.2 Scope of Works

- Replacement of all existing timber windows and external doors with new timber windows and doors
- Like-for-like specification matching existing dimensions, design, and materials
- No alterations to window and door openings or architectural features
- No other works proposed

2. SITE CONTEXT

2.1 Location

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

Local Authority: Wiltshire Council

2.2 Site Description

Albert Cottages are a pair of semi-detached stone cottages with slate roofs, located on London Road, Chippenham. The properties comprise:

- Ground floor: Living, dining, kitchen, utility areas
- First floor: 3 bedrooms, bathroom, shower room
- Loft space: Bedroom accommodation with dormer windows

2.3 Designations

- Listed Building: Grade II

- Character: Traditional Wiltshire vernacular stone cottages

3. ASSESSMENT OF USE

Existing Use: Residential (C3)

Proposed Use: Residential (C3) - unchanged

No change of use. Works limited to the replacement of windows and front main doors only.

4. AMOUNT OF DEVELOPMENT

No additions or extensions. All works confined to like-for-like replacement of existing windows and doors within existing openings.

5. LAYOUT

Internal layout unchanged. Window and door replacement only affects fenestration, not spatial arrangement.

6. SCALE

No change to building scale, form, or massing. Window and door replacements match existing dimensions precisely.

7. LANDSCAPING

Not applicable. No external works beyond window and front doors replacement.

8. APPEARANCE

8.1 Existing Character

Albert Cottages exhibit traditional Wiltshire cottage character:

- Stone walls with painted render to some elevations
- Slate roofs with dormers
- White painted timber windows (sash and casement) and green painted external doors
- Simple, vernacular detailing

8.2 Proposed Windows and Doors

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

Design: Like-for-like replacement

- All dimensions match existing
- Glazing bar patterns replicated
- Sash/casement configurations maintained
- White and blue grey painted finish to match existing
- Double glazing with slim sightlines

Window Schedule:

- Ground floor: Casement windows (NE and NW elevations)
- First floor: Sash/casement windows (all elevations)
- Loft dormers: Fixed light/casement windows

Door Schedule:

- Ground floor: Single & Double Open Out Door (NE and SW elevations)

8.3 Justification

Windows and doors have deteriorated beyond economic repair and require replacement.

Like-for-like timber specification ensures:

- Preservation of listed building character
- Traditional appearance maintained
- Appropriate material choice (timber)
- Enhanced thermal performance
- Long-term building preservation

9. ACCESS

9.1 Vehicular Access

Unchanged. Access from London Road maintained.

9.2 Pedestrian Access

Unchanged. All existing access points retained.

9.3 Inclusive Access

Window and door replacement does not affect accessibility provisions.

10. HERITAGE IMPACT

10.1 Significance

Albert Cottages are Grade II listed for their contribution to Chippenham's historic streetscape and traditional vernacular architecture.

10.2 Impact Assessment

Conclusion: No harm to heritage significance.

Reasoning:

- Like-for-like replacement preserves character
- Traditional timber construction maintained
- Visual appearance unchanged
- Historic openings unaltered
- Improved performance aids long-term preservation

(See separate Heritage Statement for full assessment)

11. SUSTAINABILITY

11.1 Energy Efficiency

- Double glazing improves thermal performance
- Reduced heat loss and condensation
- Lower energy consumption

11.2 Materials

- Timber - sustainable, renewable material
- Long lifespan reduces replacement cycles
- Appropriate for listed building context

11.3 Maintenance

- Accoya timber option (acetylated softwood) offers enhanced durability
 - Reduced maintenance requirements
 - Extended service life
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12. POLICY COMPLIANCE

12.1 National Policy

NPPF (2023):

- Para 199-208: Heritage assets - proposals preserve significance [Yes]
- Para 130: Well-designed developments [Yes]

12.2 Local Policy

Wiltshire Core Strategy:

- Policy 58: Conservation of Historic Environment - full compliance [Yes]
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13. CONCLUSION

The proposed like-for-like replacement of timber windows and doors at Albert Cottages represents appropriate maintenance of a Grade II listed building.

Recommendation: Approval is recommended as the proposals represent sensitive maintenance of the listed building with no harm to its significance.