



DESIGN & ACCESS STATEMENT
Incorporating Heritage Statement

Bank House, Hindon

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DESIGN & ACCESS STATEMENT

Proposal	This application relates to the rear elevation and proposes replacement painted hardwood windows and doors to rationalise the existing mixture of glazing types and treatments, and replace suspected non-traditional, impermeable render with compatible lime-based render.
Site Description	Bank House is a Grade II listed, semi-detached dwelling dating from circa 1800, located on the western side of High Street, Hindon, Wiltshire. The three-storey property is constructed in rendered brick beneath a Welsh slate roof and forms part of the historic High Street frontage. The principal elevation retains its traditional Georgian character, while the rear elevation has undergone several fenestration alterations over time.
Location	Bank House, High Street, Hindon, Wiltshire, SP3 6DR
Planning Authority	Wiltshire Council
Application Type	Listed Building application
Submission Date	September 2026

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INTRODUCTION

This Design & Access Statement and Heritage Statement has been prepared in support of an application for Listed Building Consent at Bank House, High Street, Hindon, Wiltshire, SP3 6DR.

The application relates to a number of carefully considered improvements to the rear elevation of the property, comprising:

- replacement of 6no. existing casement windows
- replacement of 2no. existing French doors
- replacement of 1no. existing single door and sidelight
- provision of replacement double-glazed timber windows and doors incorporating appropriate tracery bar detailing, and
- investigation, repair and, where appropriate, replacement of the existing lower-level render with a compatible traditional lime-based render

The proposals have been developed with particular regard to the architectural and historic significance of the Grade II listed Bank House and seek to ensure that the proposed alterations are sympathetic to the character of the dwelling.

The works are concentrated on the rear elevation and are largely confined to the replacement of existing windows, doors and render finishes. No extension, alteration to the overall form or massing of the dwelling, or change of use is proposed.

The proposals have been designed to retain the established character of the dwelling while addressing the condition and performance of elements which have been altered over time. The intention is to improve the consistency, appearance, weather resistance and thermal performance of the rear elevation while ensuring that traditional materials and appropriate detailing are used wherever practicable.

HISTORIC ENGLAND

Overview

Heritage Category	Listed Building
Grade	II
List Entry Number	1146038
Date First Listed	6 th January 1966
List Entry Name	Bank House
Statutory Address	Bank House, High Street

Official List Entry

HINDON HIGH STREET ST 9132 (west side)

9/155 Bank House 6.1.66 GV II

Semi-detached house. Circa 1800. Rendered brick, Welsh slate roof, gable end brick stacks. Three-storey, 3-window. Central 6-panelled door with transom light and flat wooden hood on brackets, 16-pane sash either side. First floor has three 16-pane sashes. Second floor has three 12-pane sashes. Boxed eaves to slate roof. Rear has similar sashes. Interior has 4 and 6-panelled doors, blocked fireplaces. Reputed to have been a private bank during the early C19, providing for the financial security of several inn-keepers and traders during the relatively prosperous coaching era in Hindon.

Listing NGR: ST9107032815

SITE & PROPERTY DESCRIPTION

Bank House is a semi-detached dwelling located on the western side of High Street within the historic settlement of Hindon, Wiltshire.

The dwelling is a Grade II listed building, first listed on 6 January 1966, under List Entry Number 1146038.

The statutory list entry identifies the building as:

"Semi-detached house. Circa 1800. Rendered brick, Welsh slate roof, gable end brick stacks. Three-storey, 3-window."

The principal elevation is characterised by a formal three-storey composition, with a central entrance and sash windows. The listing description records a six-panelled entrance door with transom light and flat wooden hood, 16-pane sashes at ground and first-floor level and 12-pane sashes at second-floor level.

The listing also specifically records that the rear has similar sashes, confirming that the rear elevation forms part of the historic architectural composition of the dwelling.

The dwelling is located within the Hindon Conservation Area and forms part of the historic group of buildings along High Street.

The property remains in residential use as a private dwelling.

HISTORICAL & ARCHITECTURAL CONTEXT

Bank House dates from approximately 1800 and is therefore representative of the historic development of Hindon during the late 18th and early 19th centuries.

The statutory list entry records that the building is reputed to have been used as a private bank during the early 19th century, providing financial services to inn-keepers and traders during the relatively prosperous coaching era in Hindon.

The dwelling's principal architectural characteristics include:

- its three-storey form
- rendered brick construction
- Welsh slate roof
- brick gable-end stacks
- regular three-window principal elevation
- traditional sash windows
- central six-panelled entrance door
- transom light
- simple timber entrance hood supported on brackets
- traditional internal features including panelled doors and blocked fireplaces

The significance of the dwelling therefore derives principally from its architectural and historic interest, including its surviving early 19th-century form, materials, proportions and detailing, together with its contribution to the historic character of High Street.

The rear elevation, while less publicly prominent than the principal elevation, forms an important part of the historic fabric and architectural composition of the listed building. The proposed works have therefore been considered in the context of the dwelling as a whole rather than as isolated alterations.

SIGNIFICANCE OF THE LISTED BUILDING

Architectural Significance

The architectural significance of Bank House derives primarily from its early 19th-century form and relatively restrained architectural character.

The regular arrangement of openings, traditional sash windows, rendered masonry and Welsh slate roof contribute significantly to its character.

The principal elevation is particularly important in this respect due to its formal composition and relationship with the historic High Street.

The rear elevation is of more modest architectural expression, but nevertheless forms part of the historic building and retains significance through its relationship with the original plan form and fabric of the property.

The existing rear fenestration is, however, not uniform. It currently comprises a mixture of different window treatments and glazing arrangements, indicating that the elevation has undergone alterations over time.

This is an important consideration when assessing the proposed works.

Historic Significance

The historic significance of Bank House is enhanced by its reputed former use as a private bank during the early 19th century and its association with the economic development of Hindon during the coaching era.

The building's continued use as a dwelling has allowed its principal historic form and character to survive.

The proposals do not affect the building's use, plan form or principal architectural composition and will not interfere with its historic association with the High Street.

Setting

Bank House forms part of the established historic townscape of Hindon High Street.

The principal elevation makes the greatest contribution to the public appreciation of the dwelling, while the rear elevation is experienced primarily from within the property's own rear garden and from surrounding private or less prominent areas.

The proposed works are confined to the existing rear elevation and will not materially alter the dwelling's relationship with the High Street or wider historic townscape.

EXISTING REAR FENESTRATION

The existing rear elevation contains a mixture of window and door types which do not form a completely consistent architectural treatment.

In particular, the existing windows comprise three broadly identifiable treatments:

1. Single-glazed windows
2. Double-glazed windows incorporating standard units with large glazing bars
3. Double-glazed windows with applied tracery bars.

The existing elevation therefore already represents a combination of historic and later alterations rather than a uniform surviving set of original fenestration.

The proposed replacement windows have been developed with reference to this existing mixture.

Rather than introducing an unrelated modern window design, the intention is to adopt a timber casement design incorporating tracery bars, drawing directly upon the detailing already present within the rear elevation.

This approach will provide a more coherent appearance while retaining the general character and proportions of the existing openings.

The proposal does not seek to alter the size, position or overall arrangement of the existing window and door openings.



Rear elevation showing existing fenestration.



Existing second floor casement window (top left).



Existing second floor casement window (top centre).



Existing second floor casement window (top right).



Existing first floor casement window (middle left).



Existing first floor casement window (middle centre).



Existing first floor casement window (middle right). Note failed/blown pane at bottom left.



Existing ground floor single door & sidelight (bottom left).



Existing ground floor French doors (bottom centre).



Existing ground floor French doors (bottom right).

CONDITION OF EXISTING WINDOWS & DOORS

The existing windows and doors are of varying age and condition.

Several of the existing timber elements exhibit signs of age-related deterioration and general weathering. In addition, a number of the existing double-glazed units have failed, with evidence of blown/failed sealed units.

The combination of deteriorating timber, failed glazing units and inconsistent window treatments results in a rear elevation which is visually inconsistent and increasingly difficult to maintain to an appropriate standard.

The existing windows are also of differing construction and glazing arrangements, meaning that piecemeal repair and replacement would continue to result in a mixture of window types across the elevation.

Where historic fabric is capable of being practically and appropriately repaired, retention and repair remains the preferred conservation approach. However, where individual windows or components are sufficiently deteriorated, or where failed sealed units and associated construction make satisfactory repair impractical, replacement provides an opportunity to introduce a consistent and durable solution.

The proposed works are therefore not intended to represent wholesale removal of significant historic fabric for purely cosmetic reasons. Instead, they respond to the existing condition, previous alteration and inconsistent nature of the rear fenestration, while seeking to improve the long-term maintenance and conservation of the dwelling.

This approach is consistent with the wider conservation objective of ensuring that the dwelling remains well maintained and capable of continued residential use.

PROPOSED REPLACEMENT WINDOWS

General Approach

The proposal is to replace 6no. existing rear casement windows with new timber double-glazed casement windows incorporating tracery bars.

The new windows will retain the existing openings and will be designed to reflect the proportions, simplicity and detailing appropriate to the listed building.

Particular consideration has been given to the fact that the existing rear elevation already contains windows incorporating applied tracery bars.

The proposed windows therefore represent a refinement and rationalisation of an existing characteristic, rather than the introduction of an entirely new architectural language.

The intention is to provide a consistent appearance across the rear elevation while remaining sympathetic to the character of the historic building.

Please refer to drawing refs: 2620/PL02 – Proposed Window Schedule & Elevations, and 2620/PL03 – Proposed Typical Replacement Casement Window Details.

The replacement windows will be constructed in hardwood timber and painted.

The listing description records that the rear elevation historically incorporated sash windows. The present rear elevation, however, contains a mixture of casement window types and glazing arrangements, demonstrating that the fenestration has subsequently been altered. The current application does not seek to introduce a new form of opening or substantially alter the established arrangement, but to replace the existing casements with appropriately detailed timber casements which draw upon the traditional fenestration characteristics already present on the elevation.

Tracery Bars

The incorporation of tracery bars is considered appropriate because similar detailing already exists within the rear elevation.

The use of tracery bars will visually subdivide the larger double-glazed units and provide a finer-grained appearance more appropriate to the scale and character of the historic building.

This is particularly important when introducing double glazing, as large uninterrupted sealed units could otherwise result in a noticeably heavier and more contemporary appearance.

The proposed arrangement therefore seeks to balance improved thermal performance with the need to retain an appropriately traditional appearance.

Double Glazing

The proposed windows will incorporate double glazing.

The use of double glazing will improve the thermal performance of the existing dwelling and reduce heat loss through the replacement windows.

The proposal has been developed with the architectural appearance of the listed building as the primary consideration. The glazing arrangement, frame proportions and applied tracery bars have therefore been selected to ensure that the increased thickness of the glazing does not result in an unduly modern appearance.

Where technically feasible, glazing units and frame profiles will be selected to minimise visual bulk and maintain appropriate proportions.

The proposed double glazing will also provide improved comfort for the occupants and reduce the requirement for continued replacement of failed sealed units.

Historic England recognises that, where appropriate, slim-profile double glazing can be considered in historic buildings, particularly where the existing windows do not make a strong contribution to significance or where replacement windows are already later alterations.

PROPOSED REPLACEMENT FRENCH DOORS & SINGLE DOOR

The proposal also includes the replacement of:

- 2no. existing French doors
- 1no. existing single door with sidelight

The replacement doors will occupy the existing openings, with no enlargement or alteration to the overall opening arrangement proposed.

The doors will be designed to relate visually to the proposed replacement casement windows through the use of compatible timber construction, proportions, glazing arrangements and tracery bar detailing.

The intention is to create a coherent treatment across the rear elevation rather than introducing a series of unrelated replacement elements.

The replacement doors will also provide improved weather resistance, security, thermal performance and long-term durability.

The existing door openings will remain in their current locations, and the works will therefore have no material effect upon the historic plan form of the dwelling.

Please refer to drawing refs: 2620/PL04 – Proposed External Door Schedule & Elevations, and 2620/PL05 – Proposed Typical Replacement External Door Details.

The replacement doors will be constructed in hardwood timber and painted.

DESIGN & APPEARANCE

The proposed works have been designed around the principle of repair, improvement and visual consistency.

The rear elevation currently contains a mixture of window types and glazing treatments. The proposals provide an opportunity to rationalise this appearance through the introduction of appropriately detailed timber windows and doors which draw upon characteristics already present within the dwelling.

The principal design considerations have been:

- retention of the existing openings
- retention of the existing overall fenestration arrangement
- use of timber construction appropriate to the historic building
- use of tracery bars reflecting existing rear windows
- introduction of double glazing to improve thermal performance
- avoidance of visually excessive glazing areas
- use of appropriate frame proportions
- consistency between the replacement windows and doors
- retention of the traditional character of the rear elevation
- use of traditional, compatible materials wherever practicable

The proposal therefore represents a limited and carefully controlled intervention to the existing dwelling rather than a change to its architectural form.

EXISTING RENDER

The rear elevation incorporates render finishes which appear to differ in character between the upper and lower portions of the elevation.

The upper-level render has a more traditional appearance and is considered likely to be compatible with the historic character and construction of the building.

The lower-level render appears visually different, being more uniform and comparatively dense in appearance. At this stage, the precise composition of the lower-level render has not been established.

This application therefore deliberately avoids assuming that the lower-level render is definitively cementitious.

Instead, the proposed approach is based upon investigation and retention wherever appropriate.



Existing render to rear elevation: The rear elevation displays a noticeable change in the character and appearance of the existing render between the upper and lower levels. The upper finish appears more traditional in character, while the lower render is visually distinct and may represent a later intervention. The precise composition and compatibility of the lower finish are to be established through local investigation prior to any removal or replacement.

PROPOSED RENDER WORKS

Existing render finishes are to be retained wherever they are confirmed to be traditional, lime-based and compatible with the historic fabric of the building.

The lower-level render will be locally investigated to establish its composition and compatibility with the existing masonry.

Where it is confirmed to be a later cementitious or otherwise relatively impermeable render, it is proposed that it is carefully removed and replaced with a compatible traditional lime-based render.

The replacement render will be finished to reflect the character, texture and appearance of the retained upper-level render, thereby creating a more visually cohesive rear elevation.

Conversely, if the existing lower-level render is confirmed to be lime-based and compatible with the historic fabric, it will be retained and repaired or re-finished as necessary.

This approach ensures that historic fabric is not removed unnecessarily and that intervention is proportionate to the condition and significance of the existing material.

CONSERVATION BENEFITS OF LIME RENDER

The proposed use of compatible lime-based render is intended to provide both heritage and building-performance benefits.

Traditional buildings such as Bank House generally rely upon materials which are capable of managing moisture through absorption, movement and evaporation. Lime-based renders are compatible with this type of construction and can contribute to the breathability and moisture-management characteristics of traditional masonry.

The proposed approach will therefore:

- retain compatible existing render wherever possible
- avoid unnecessary loss of historic fabric
- improve compatibility between the external finish and underlying historic masonry
- reduce the risk associated with inappropriate impermeable finishes trapping moisture within the wall construction
- allow moisture to dissipate more naturally through the external finish
- provide appropriate protection to the underlying masonry
- improve the visual consistency of the rear elevation
- reinstate a more traditional appearance where inappropriate later materials are confirmed

The intention is therefore not simply to replace one decorative finish with another, but to ensure that the external finish is technically and visually appropriate to the historic building.

RENDER SPECIFICATION & SPECIALIST INPUT

The precise composition of the existing lower-level render cannot be confirmed from visual inspection alone.

Accordingly, the final render specification, including:

- binder
- aggregate
- mix
- texture
- colour
- number of coats
- application method

will be confirmed following inspection of the existing render and substrate.

A suitably experienced conservation render specialist will be consulted where considered necessary.

If required, sample areas can be prepared to establish an appropriate texture, colour and finish before wider application.

Any removal of existing render will be undertaken carefully using methods appropriate to the historic fabric.

Following removal, the underlying masonry will be inspected, and any significant defects or areas requiring repair will be sympathetically made good using compatible materials prior to application of the replacement render.

This approach provides the Local Planning Authority with an appropriate level of control over the final material specification without unnecessarily prescribing a render mix before the existing construction has been properly investigated.

HERITAGE IMPACT ASSESSMENT

Impact on Architectural Significance

The proposed works will result in limited physical intervention to the listed building.

The principal form, massing, roof structure, floor levels, principal elevation and overall architectural composition of Bank House will remain entirely unchanged.

The works are confined to the rear elevation and principally involve the replacement of existing windows, doors and render.

The rear elevation already contains a mixture of fenestration types and glazing treatments, and the proposed windows have been designed to respond directly to characteristics already present.

The introduction of tracery bars will provide a finer and more traditional appearance and will help to visually integrate the replacement double-glazed units with the historic character of the building.

The replacement of inappropriate render, where confirmed, with compatible lime-based render will similarly represent a conservation-led improvement.

Impact on Historic Fabric

The proposals will result in limited removal of existing fabric.

The existing window and door openings will be retained, with no enlargement or alteration to their principal dimensions.

The replacement render will only be removed where investigation establishes that it is inappropriate or incompatible with the historic masonry.

Where existing render is confirmed to be historic and compatible, it will be retained.

This approach follows the principle of minimum intervention and maximum retention of appropriate historic fabric.

Impact on Setting

The works will have no material effect upon the setting of Bank House.

No alterations are proposed to the High Street frontage, roof form, building height, massing, boundary arrangement or relationship with neighbouring buildings.

The works will not affect important views towards or from the principal elevation.

The proposals will therefore preserve the contribution made by Bank House to the historic character of High Street and Hindon.

OVERALL HERITAGE ASSESSMENT

The proposals have been carefully considered in relation to the significance of Bank House.

The existing rear elevation has already experienced incremental alterations, resulting in a mixture of window, glazing and render types. Some existing elements are in poor condition, and some double-glazed units have failed.

The proposed replacement windows and doors will retain the existing openings and introduce a coherent design based upon characteristics already present within the dwelling.

The proposed use of tracery bars will help to maintain an appropriately traditional appearance while allowing the introduction of double glazing.

The proposed render works similarly seek to retain existing fabric wherever appropriate while replacing potentially incompatible later render with a compatible lime-based finish where investigation confirms this to be necessary.

Taken together, the proposals will preserve the architectural and historic significance of Bank House and, in certain respects, enhance its long-term conservation through the use of more appropriate materials and a more coherent treatment of the rear elevation.

No harm to the significance of the listed building is anticipated as a result of the proposals.

SUSTAINABILITY & LONG-TERM MAINTENANCE

The proposals will contribute to the continued sustainable use and maintenance of the historic dwelling.

The replacement windows and doors will provide improved thermal performance and reduce heat loss through defective or poorly performing glazing.

The use of durable timber windows and doors will allow future repair and maintenance to be undertaken in a manner consistent with the character of the dwelling.

The use of compatible lime-based render, where required, will support appropriate moisture management within the historic masonry and reduce the potential for deterioration associated with inappropriate impermeable external finishes.

The proposals therefore support the continued viable residential use of the listed building while respecting its heritage significance.

ACCESS

No changes are proposed to the existing access arrangements serving Bank House.

The existing pedestrian and vehicular access arrangements will remain unchanged.

The proposals relate solely to alterations to the existing rear elevation and do not introduce any new access requirements or changes to circulation around the property.

The replacement French doors and single door will remain within the existing openings and will continue to serve their existing functions.

ECOLOGY & BIODIVERSITY

The proposals are limited to alterations to the existing building fabric and will not involve any extension, demolition of the building, removal of trees or alteration to established landscaping.

No trees or hedgerows are proposed to be removed or adversely affected by the works.

The works will primarily involve replacement of existing windows, doors and sections of render.

Given the age and listed status of the dwelling, reasonable care will be taken during the works to avoid unnecessary disturbance to any protected species which may be present.

Should evidence of bats, nesting birds or other protected species be identified during the works, works in the affected area will be paused and appropriate specialist ecological advice sought before proceeding.

No existing vegetation, climbing plants or roof features of ecological significance will be affected by the proposed works.

TREES

No trees are proposed to be removed, pruned or otherwise affected by the proposals.

The works are confined to the existing dwelling and therefore will have no material impact upon existing trees or established landscape features.

PLANNING POLICY CONSIDERATIONS

The proposals have been developed with regard to the relevant national and local planning policy framework.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework identifies heritage assets as an irreplaceable resource and requires them to be conserved in a manner appropriate to their significance.

Paragraph 207 requires applicants to describe the significance of heritage assets affected by proposals, with the level of detail proportionate to their importance. Paragraph 208 requires the significance of the asset to be considered when considering proposals so that conflict between conservation and development can be avoided or minimised. Paragraph 212 states that great weight should be given to the conservation of designated heritage assets, while paragraph 213 requires clear and convincing justification for any harm or loss of significance.

The proposals have been developed with these principles at the forefront.

This application seeks to preserve the significance of Bank House through

- retaining the existing building form and architectural composition
- retaining the existing window and door openings
- avoiding unnecessary loss of historic fabric
- using appropriate traditional materials
- ensuring replacement windows and doors reflect existing architectural characteristics
- improving the consistency of the rear elevation
- using compatible lime-based render where replacement is necessary
- ensuring that detailed material specifications are confirmed having regard to the existing historic fabric

WILTSHIRE CORE STRATEGY – CORE POLICY 57

Core Policy 57, Ensuring High Quality Design and Place Shaping, requires a high standard of design for alterations to existing buildings and seeks development which responds positively to local character and the historic environment. It specifically requires development to be sympathetic to and conserve historic buildings and historic landscapes.

The proposals accord with these objectives by retaining the existing architectural form and using materials, proportions and detailing which respond directly to the character of Bank House.

WILTSHIRE CORE STRATEGY – CORE POLICY 58

Core Policy 58, Ensuring the Conservation of the Historic Environment, seeks to protect, conserve and, where possible, enhance Wiltshire's historic environment. Designated heritage assets and their settings are to be conserved in a manner appropriate to their significance.

The proposed works have been developed specifically around this principle.

The works are limited in scale and seek to conserve the listed building through appropriate repair, replacement and use of compatible materials.

DESIGN PRINCIPLES

The overall design approach can be summarised as follows:

Retention

Existing building form, openings and significant historic fabric will be retained wherever practicable.

Compatibility

Replacement materials will be compatible with the construction, age and character of the listed building.

Consistency

The existing mixture of rear window types will be rationalised through the use of a consistent design informed by existing windows incorporating tracery bars.

Traditional Appearance

The proposed windows, doors and render will provide an appropriately traditional appearance sympathetic to the dwelling.

Minimum Intervention

No unnecessary enlargement of openings, alteration to the building form or wholesale removal of historic fabric is proposed.

Long-Term Conservation

The works will improve the weathering, thermal performance, maintenance and long-term condition of the dwelling.

CONCLUSION

The proposed works represent a carefully considered and proportionate intervention to the rear elevation of Bank House.

The Grade II listed building will retain its historic form, architectural composition, principal elevation, roof form and overall character.

The replacement windows and doors are necessitated by the varying condition and performance of the existing rear fenestration, including deteriorating elements and failed double-glazed units. The existing rear elevation already contains a mixture of window types and glazing arrangements, and the proposed replacement design has been developed to draw upon existing characteristics rather than introduce an unrelated modern treatment.

The incorporation of tracery bars will provide an appropriately fine-grained appearance and help integrate the proposed double glazing with the historic character of the dwelling.

The render proposals similarly adopt a conservation-led approach. Existing compatible render will be retained wherever practicable. Where the lower-level render is confirmed to be a later cementitious or otherwise inappropriate finish, its careful removal and replacement with compatible lime-based render will improve both the appearance and technical compatibility of the external finish with the historic masonry.

The proposals therefore seek not simply to improve the appearance of the dwelling, but to support its continued maintenance, viable residential use and long-term conservation.

Overall, the proposals are considered to preserve the architectural and historic significance of Bank House and its contribution to the historic character of Hindon. They represent a sensitive approach to the repair and improvement of an important historic dwelling, using appropriate materials and detailing while avoiding unnecessary intervention to significant historic fabric.

For these reasons, it is respectfully requested that Listed Building Consent be granted for the proposed works.