**DESIGN AND ACCESS/HERITAGE STATEMENT** for **WORKS/REPLACEMENT OF WINDOWS** at **GEORGES BARN, BRIXTON DEVERILL, WARMINSTER, WILTSHIRE, BA12 7EL**

**INTRODUCTION**

Listed Building Consent is sought for works/replacement of stone surround/mullion windows to the north elevation of Georges Barn, a detached dwelling in the Deverill valley.

**CONTEXT**

Georges Barn is a Grade II Listed Building.

The property is located immediately to the south of the B3005 which runs through the Deverill valley villages. The property sits in relative isolation and is surrounded by fields/open countryside. It is believed the property itself was extensively renovated and extended in the early 1990s.



*Photograph looking south from highway*
*(subject windows are at ground floor)*

**THE PROPOSAL**

The subject window is one of a pair of ground floor windows facing north in a cropped gable elevation. The ground floor windows feature dressed stone surrounds with either direct glazed fixed lights or metal frame opening casements.

The opening casement to the east window (W1) is in poor condition and it is proposed to replace that with direct glazing. Holes to the upper left side of the surround will be made good.

It is evident that the west window of the pair (W2) has failed with the central mullion, actually partially a timber post, with significant deterioration and deflection/distortion in the stone surround. It is proposed to replace the entire window assembly with bespoke dressed stone in profiles to match existing. To achieve the latter new precast concrete lintels will be inserted to the existing wall.



*Close view of west window (W2) showing failed central mullion and distortion of surround*



*Interior view of W2 showing failed central mullion and distorted surround*

**HERITAGE STATEMENT**
Georges Barn features prominently in the valley street scene of the location.
Given the proximity to the highway the building also has a presence in the public realm.
The proposal the subject of this submission is for reinstatement of the failed window on a *like for like* basis which will accordingly maintain the situation as extant without harm to the Listed Building itself and the immediate and wider setting of the site.

**MATERIALS**
Materials for the new work will be natural stone (the existing is thought to be Chilmark or Chicksgrove). The replacement window will feature metal frame/opening casement details for which are included at Appendix A. Internally all finishes will be reinstated to match existing.

**LANDSCAPING**
The proposal will have no impact upon the existing setting of the site and no landscaping is proposed in connection with the works.

**PROTECTED SPECIES**
Given the nature and position of the works there should be no adverse effect upon habitat or roost opportunities for Protected Species.

**FLOOD RISK**
The site is located within an area designated as Flood Zone 1 however the risk of some local surface water flooding is identified in Environment Agency mapping. The Reader's attention is drawn to the works causing no enlargement of the dwelling and thus there being no risk of displacement.

**ACCESS**
The limited scope of the works will have no impact upon access arrangements at the site.

**SUMMARY**
The proposal to repair/replace windows to the north gable of Georges Barn is necessary to maintain the physical and structural integrity of the building and ensure continuation of the contribution the building makes to the location.

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