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# TOWN PLANNING CONSULTANCY



**Site: Chatten Wick Farm, Keevil BA14 6NH**

**Proposal: Internal and external alterations to  
listed building**

**On behalf of: Viscountess Mountgarret**

**Date of Issue: February 2018**

## DESIGN AND ACCESS/HERITAGE STATEMENT

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## 1.0 INTRODUCTION

- 1.1 This combined design and access and heritage statement has been prepared on behalf of the applicants to support their listed building application for internal and external alterations to Chatten Wick Farm.
- 1.2 The purpose of this combined statement is to explain the background to the works undertaken, and how they have taken account of:
  - The special architectural or historic importance of the building;
  - The particular physical features of the building that justify its designation as a listed building; and
  - The building's setting.
- 1.3 The statement will also provide an explanation and justification for the works having regard to the national and local plan policy context.

## 2.0 BACKGROUND AND PLANNING HISTORY

- 2.1 This current listed building application seeks retrospective consent for a number of internal and external alterations undertaken since 1987 at Chatten Wick Farm in Keevil. In the main, these alterations were intended as general repairs to the structure of the building and entail the installation of three replacement timber windows, the installation of two pairs of replacement external doors, the installation of a metal flue for an Aga, the rebuilding of a brick chimney following storm damage and the addition of internal and external metal straps to stitch together a crack in a wall.
- 2.2 The applicant's parents purchased Chatten Wick Farm in 1987. Prior to that, previous owners had undertaken a number of alterations to the property including the removal of all of the original windows and replacing them with aluminium and UPVC framed windows. A number of external doors were also replaced with metal and UPVC doors.
- 2.3 According to the list description, Chatten Wick Farm was surveyed in January 1986 but not actually listed until two years later on the 29<sup>th</sup> January 1988 (Grade II). The length of time between the survey and listing could be significant as there is no record of what alterations took place during that period.
- 2.4 The applicant purchased Chatten Wick Farm from her parents in 2009.
- 2.5 In term of the planning history relating to Chatten Wick Farm itself, there has only been one previous submission. In May 2009, listed building consent (LBC) was granted for the removal of a dividing wall between the kitchen and the utility, alterations to the existing utility layout including the relocation of the entrance door, further additions with the replacement of the existing study on the second floor with a bathroom (reference no W/09/00911/LBC).
- 2.6 Planning permission was granted in 1998 for the conversion of the adjoining stables to form a dwelling (planning reference W/98/00438/FUL). There were a number of subsequent applications to extend and alter this property.

### 3.0 CONTEXT

- 3.1 Chatten Wick Farm is an early 18<sup>th</sup> Century brick and stone property situated in a rural location along a quiet country lane between the villages of Bulkington and Keevil.
- 3.2 The property is an attractive two storey detached grade II listed dwelling house, with further accommodation in the roof space. The property was built in the early 18<sup>th</sup> century and is generally of red brick construction in English garden wall bond. The building has triple roman clay tiles to the roof. The gable elevation of the front projecting wing is faced in rubble stone.
- 3.3 In terms of the setting of the listed building, the house is situated at the end of a long private drive surrounded by gardens, paddocks and farmland. There are a number of former farm buildings located close to the house. To the northwest lies Stables Cottage; a brick and tile building that was converted to a dwelling in 1998. To the northeast there is an L shaped, single storey open fronted brick and tile building providing garaging, stables and a tack room. There is also an open fronted hay store situated further to the east and a modern large-scale steel clad barn to the northeast. There is a large pond to the east of the house and private gardens to the rear.

## 4.0 PLANNING POLICY

- 4.1 The main planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS) and the Government guidance within the National Planning Policy Framework (NPPF).
- 4.2 At the national level, the National Planning Policy Framework (NPPF) is the foremost material consideration. This is supplemented with the National Planning Practice Guidance (NPPG). The NPPG replaces a number of older guidance notes and complements the National Planning Policy Framework (NPPF). The new guidance is not intended to provide further policy but instead is meant to help clarify issues relevant to the planning regime.
- 4.3 The relevant policies and guidance are set out in the tables below:

### WILTSHIRE CORE STRATEGY

Policy	Title
CP 58	Ensuring the Conservation of the Historic Environment

### NATIONAL PLANNING POLICY FRAMEWORK

Chapter	Title
12	Historic Environment

## 5.0 PLANNING ASSESSMENT

- 5.1 This listed building application seeks retrospective consent for a number of alterations and repairs to Chatten Wick Farm. All of these works were carried out with the best intentions for the building; simply viewed as general maintenance or repairs or as part of the works for which listed building consent had been granted.
- 5.2 In considering this application, the key issue is the impact of these alterations on the significance of the listed building. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 contains a duty to have special regard to the desirability of preserving a listed building or its setting or any special architectural or historic interest which it possesses.
- 5.3 With regard to heritage assets the NPPF states that applicants should provide a certain level of information concerning the significance of the heritage asset affected and the contribution of their setting to that significance. It goes on to state that, *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*. It is considered that the information within this statement, together with the details provided on the submitted photographic evidence meets those requirements.
- 5.4 In this instance the heritage asset is the grade II listed Chatten Wick Farm and its curtilage. The significance of the listed building is described below and also briefly in section 3 above.
- 5.5 The property is a detached grade II listed building, with the earliest parts dating from the 18<sup>th</sup> century. The house is constructed in a local clay brick laid in English garden wall bond and a Bridgewater clay tiled roof. The gable elevation of the front projecting wing is faced in stone. The dwelling has two and three light stone mullioned casement windows.
- 5.6 The house has a U shaped floor plan with a central courtyard to the front, with a verandah on two sides. It has a baffle-entry plan, with the front door leading into a lobby formed by the side of the chimneystack and the staircase on the other side of the stack. There is a single storey wing to south elevation, possibly the former dairy.
- 5.7 As with most buildings, the original dwelling has been altered throughout its life. Perhaps most significantly, all of the original timber window frames and some of the external doors were replaced with aluminium or UPVC frames prior to the purchase of the property by the Applicant's parents in 1987 and therefore before the building was listed in 1988. There is also a modern lean-to on the north elevation, constructed in a machine made brick in stretcher bond with modern timber casement windows and doors, also erected before the building was listed.
- 5.8 The significance of a heritage asset is defined in Annex 2 of the NPPF as:

*‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or*

*historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

- 5.9 Understanding the extent of that significance in respect of individual buildings is important because this can lead to a better understanding of how adaptable the asset may be to change.
- 5.10 Historic England's explanation of the listing process provided in paragraph 12 of Principles of Selection for Listing Buildings (March 2010) states that all buildings built before 1700 which contain a significant proportion of their original fabric are listed, as are most of those built between 1700 and 1840.
- 5.11 Whilst Chatten Wick Farm is a pleasant example of a traditional 18<sup>th</sup> century Wiltshire house, it is not a rare example of its type. Instead, the key significance of this heritage asset derives from the age of the building and the remaining historic fabric contained within the original part of the building. Therefore in terms of the NPPF, as a building of grade II status it can be regarded as having medium significance. Furthermore, it is significant to the consideration of this application that prior to the listing (as noted in the list description) a late 20<sup>th</sup> century lean was added to the side of the building and all of the original windows had been removed and replaced with late 20<sup>th</sup> century aluminium or UPVC windows.
- 5.12 To assess the potential impact on the significance of the heritage asset, the proposed works will be considered individually. The current application seeks retrospective consent for:
- a. The installation of three pairs of replacement timber windows – one in each of the north, south and west elevations,
  - b. The installation of timber French doors in the lean-to on the northern elevation,
  - c. The installation of a replacement UPVC patio door and window in the lean-to on the southern elevation,
  - d. The installation of a metal flue for an Aga,
  - e. The rebuilding of a brick chimney following storm damage, and
  - f. The addition of internal and external metal straps to stitch together a crack in a wall.
- 5.13 As with most historic buildings, over the years the house has been altered and repaired, not always in the most sympathetic manner. Despite the list description only mentioning some of the windows as 20<sup>th</sup> century replacements, as the aluminium frames are all of an identical age, form, section and degree of weathering, it is a reasonable assumption that all of these replacements were installed at the same time. Furthermore, they were all in situ before the applicant's parents purchased the building in 1987, which was after the listing survey of the building was undertaken in 1986 but before the property was officially listed in 1988.

5.14 Figures 1 and 2 below are photographs of one of the replacement aluminium windows and one of the replacement multi-paned aluminium doors. As can be seen, the window frames are constructed in aluminium with 'chunky' section. Some of the frames have side-hung casements while others include small top opening lights with fixed frames below. Although none of the original timber windows remain in the house, we can be fairly confident that the profiles of the aluminium frames are very different to the originals. The use of aluminium has also meant that it has not been possible to successfully paint the frames to give a more traditional colour and finish.



Figures 1 and 2 – Examples of the aluminium windows and doors installed prior to listing

5.15 As part of the long-term repair and maintenance of the property, three of the failing metal window frames were replaced with timber casements. The aluminium frames that were replaced were in such a poor state of repair that it was no longer possible to fully close the windows and as a result they had become extremely draughty. At the time, it was decided to replace the aluminium frames with timber frames as this was considered to be a more traditional material and therefore more in keeping with the original windows in the building.

5.16 The timber frames that have been installed, like the aluminium frames, have a rather simple section. Again, like the aluminium frames, there is a mix of side-hung casements and top opening lights with fixed panes below. The most significant difference is that the timber windows are painted green rather than being silver like the aluminium windows. The replacement timber windows can

be seen in photographs 3, 4 and 5 of the accompanying photographic evidence.

- 5.17 Although double-glazed timber casements and top hung opening windows are not normally characteristic of a traditional historic building, it is important to consider the context of the house when the three timber windows were installed. This context is a material consideration to be taken into account in determining the current application, as the primary test is whether the proposed windows and doors would preserve or enhance the character or appearance of the heritage asset having regard to the situation which existed before the works were undertaken.
- 5.18 Paragraphs 5.7, 5.13 and 5.14 above explain that the 20<sup>th</sup> Century aluminium windows installed in the dwelling are of a very different character to the windows that would have been part of the original fabric of the house and that this detracts from the historic character of the existing property. Due to their age, materials and form these windows cannot be said to be of any special interest.
- 5.19 As a result, although in all probability the timber windows would fall short of the original detailing, taking into account the aluminium windows that they replace, the overall effect of the works means this has not caused harm to the significance of the designated heritage asset or its setting.
- 5.20 Furthermore, not only did the replacement windows reinstate window frames of a more traditional material, they also reduced heat loss from the rooms by replacing failing draughty single glazed windows with sealed double glazed windows as there are significant energy efficiency gains to be had. These improve the air tightness of a building, substantially reducing the leakage of heat, improving the living conditions for the occupants and saving money on heating bills.
- 5.21 The final relevant consideration is the planning history relating to this property. The aluminium window frames were considered to be unsafe as a means of escape in a fire from the second floor as they were too narrow for a person to climb through. In order to remedy this safety concern, the 2009 listed building approval granted consent for the replacement of one pair of the aluminium windows with a UPVC double glazed casement window in the south elevation. Figure 3 below is an extract from the design and access statement (DAS) and figure 4 is the approved proposed second floor plan for this application. Point 3 of the DAS relating to works on the second floor states '*Replace existing single glazed aluminium window with new double glazed UPVC window*'. Although now not particularly clear on the scan of the original drawings, a relating note on the approved second floor plan indicates the replacement of the window in the Attic Office to provide a fire escape. The new frame installed in the south elevation on the second floor now provides a safe means of escape.
- 5.22 Whilst the 2009 LBC decision notice includes a number of conditions requiring the submission of further details, however these refer only to the partition wall between the kitchen and utility, the new external doors and the external flue serving the second floor bathroom. The Council did not include any

requirement for the submission and approval of any further details whatsoever relating to this new UPVC window. It can therefore be surmised that the Council did not consider that the aluminium windows were of any special interest, worthy of retention and that their replacement with double glazed UPVC windows would not cause any harm to the significance of the designated heritage asset. The substitution of timber for UPVC is not considered to be significant in this respect.

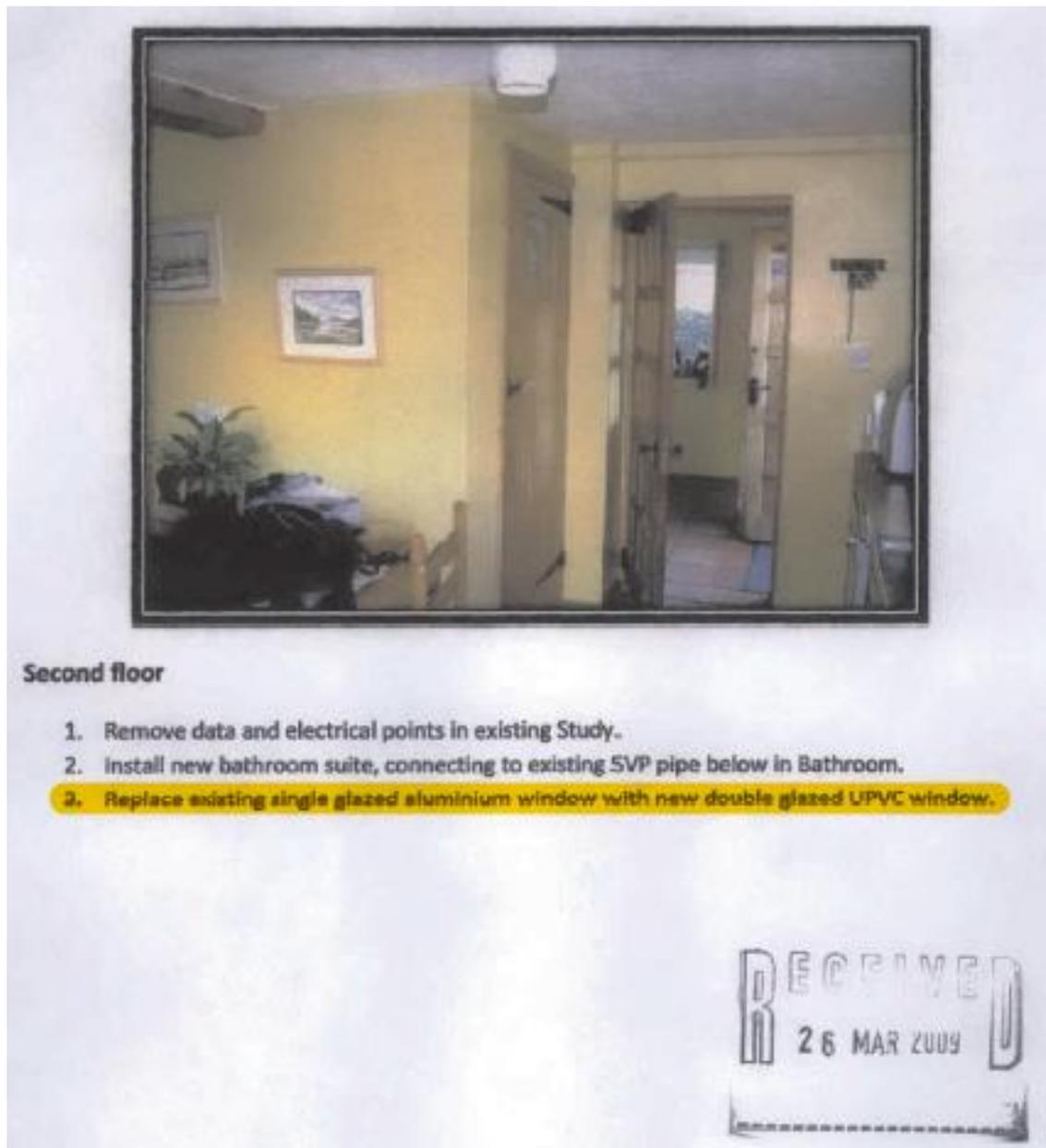


Figure 3 – Extract from approved 2009 listed building submission

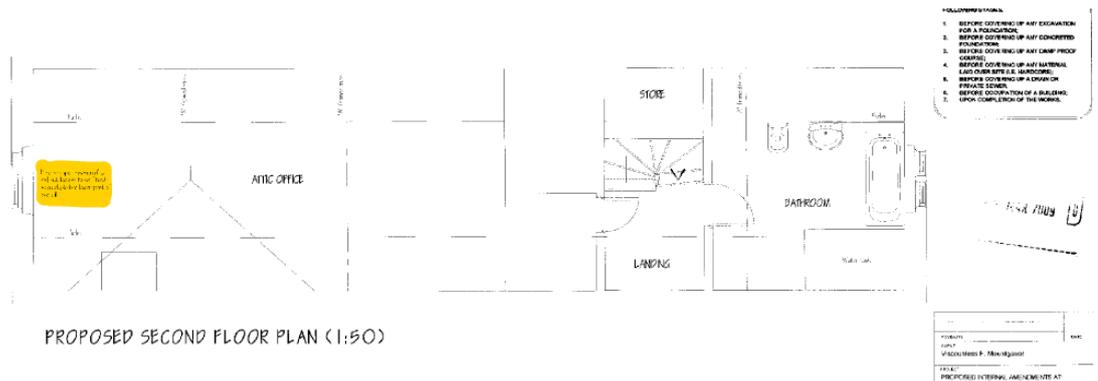


Figure 4 – Approved second floor plan from 2009 listed building submission

- 5.23 This application also seeks retrospective consent for the installation of timber French doors in the 20<sup>th</sup> century lean-to on the north elevation (see photo 1 in photographic evidence). The French doors were inserted in 2009 as part of the implementation of LBC W/09/00911/LBC. Before the works were undertaken, there was an existing opening in this position, with a modern single multi pane glazed door and a small side casement window (see extract from approved drawings in figure 5 below). The approved drawings showed the installation of fixed glazed full height windows in the end elevation (figure 6 below).
- 5.24 In implementing the scheme, French doors were installed by the builders instead of full height glazed windows. It can be seen that the appearance of the approved full height windows and the full height doors that were mistakenly installed is almost identical.



Figure 5 – Extract from W/09/00911/LBC existing plans



Figure 6 – Extract from W/09/00911/LBC proposed elevation plans (approved)

- 5.25 Furthermore, in considering this element of the application, it is again important to consider the context of the property when the French doors were installed. This context is a material consideration to be taken into account in determining the current application, as the primary test is whether the doors would preserve or enhance the character or appearance of the heritage asset having regard to the situation that previously existed.
- 5.26 The French doors are situated in a modern 20<sup>th</sup> century lean-to, and are considerably more sympathetic than the unbalanced multi paned door and small window that they replaced. As a result, although this is not what was approved, it is considered that the impact on the listed building is broadly neutral and that the French doors cause no harm whatsoever to the significance of the designated heritage asset or its setting.
- 5.27 This application also seeks consent for the replacement UPVC patio door and window in the single storey lean-to on the south side of the house (see photo 2 of the photographic evidence). The patio doors and window were installed in the late 1990's to replace previous UPVC windows that were in a poor state of repair.
- 5.28 Again the context of the existing building is relevant consideration; whether the replacement elements would preserve or enhance the character or appearance of the heritage asset having regard to the situation that existed prior to the works being carried out. Again in this case the impact is clearly neutral as these were straightforward like for like replacements of an existing UPVC patio door and window. It is therefore considered that they cause no harm whatsoever to the significance of the designated heritage asset or its setting.
- 5.29 Retrospective consent is also sought for the metal flue serving the oil fired Aga which was installed as part of the 2009 LBC (see photographs 7 and 8 in photographic evidence). The drawings submitted as part of the 2009 listed



the south elevation was rebuilt (see photo 6) and a small element of metal strapping was applied to the outside and inside to the listed building to stabilise a crack.

- 5.34 The chimney was rebuilt in brickwork and with identical capping detail in order to replicate the original chimney situated in the central ridge (see photo 7) and the chimney in the north elevation (see photo 1). In that the impact of the repaired chimney is neutral, it is considered that it causes no harm whatsoever to the significance of the designated heritage asset or its setting.
- 5.35 Finally, the metal strapping was added about 5 years ago on the advice of an engineer to deal with a crack that had appeared in a gable on the front elevation at second floor level (see photos 9 and 10). Again, this is a limited element of work that was undertaken as a repair and has had a beneficial impact on the stability of the listed building.
- 5.36 The objective of the policies within the NPPF and the WCS is to maintain and manage change to heritage assets in a way that sustains and where appropriate, enhances its significance. That significance is the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic.
- 5.37 This context of statute, guidance and policy establishes a relative test for assessing development, by considering whether its effect on the listed building would be harmful, beneficial or neutral when compared to the alternatives, which include the existing situation.
- 5.38 With respect to all the alterations for which retrospective consent is sought, for the reasons set out in detail in this statement, it is considered that the harm to Chatten Wick Farm and its setting is less than substantial. In such instances, paragraph 134 of the NPPF requires this harm is to be "weighed against the public benefits of the proposal, including securing its optimum viable use".
- 5.39 Paragraph 020 of the NPPG provides guidance as to what is meant by the term 'public benefits'. It suggests that public benefits should be "of a nature or scale to be of benefit to the public at large and should not just be a private benefit". However, it also highlights that benefits do not always have to be "accessible to the public in order to be genuine public benefits". Heritage benefits may include sustaining or enhancing the significance of a heritage asset and the contribution of its setting; reducing or removing risks to a heritage asset; or securing the optimum viable use of a heritage asset in support of its long term conservation.
- 5.40 In this case, in accordance with paragraph 134 of the NPPF, the public benefits that have resulted from the works undertaken for which retrospective consent is sought, primarily involve the long-term repair and maintenance of the listed building and in doing so removing risk to the heritage asset.
- 5.41 It is also contended that replacing faulty single glazed modern windows with double glazed windows has provided energy efficiency gains. This is a key priority for the government in terms of reducing carbon emissions, help to lower greenhouse gases and are beneficial to the environment. It is for this reason that Building Regulations require all new properties to meet high standards of

thermal efficiency and air tightness and that all replacement windows are required to meet certain u-values which cannot be achieved through the installation of single glazed units.

- 5.42 For these reasons the works undertaken can be considered to be consistent with national and local policy for heritage protection.

## 6.0 CONCLUSION

- 6.1 This statement together with the photographic evidence submitted, has shown that the alterations undertaken to Chatten Wick Farm have not cause significant harm to the listed building or its setting or any substantial loss of historic fabric. The development has not therefore resulted in any harm to the significance of the heritage asset.
- 6.2 It is therefore considered that the works undertaken accord with both national and local planning policy and guidance and it is requested that the council approve this listed building application.