Canal & River Trust
Making life better by water

Design Access & Heritage Statement for LBC

Prison Bridge and Town Bridge, Devizes: Graffiti Removal



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Introduction

The following Design Access and Heritage Statement is to accompany a Listed Building Consent application for:

Prison Bridge & Town Bridge graffiti removal (Grade II Listed Heritage Assets) Kennet & Avon Canal, Devizes, SN10 1JS

The Canal & River Trust has experienced a recent rise of incidents involving graffiti vandalism to heritage structures around the vicinity of the Kennet & Avon Canal.

The Trust is embarking on a campaign of graffiti removal works as part of a wider strategy to seek to address anti-social behaviour on the waterway. As part of this project The Trust has purchased specialist graffiti cleaning equipment and undergone specialist training by selected operatives who will form part of the graffiti removal task force with assistance from our local volunteer supporters.

This Listed Building Consent application follows previously consented works (Ref: **20/09833/LBC**) using the same specification and methodology to other Grade II Listed bridges in Wiltshire.

These graffiti removal works are part of the Trusts efforts to remove graffiti from the heritage structures on the Kennet & Avon Canal and to improve the amenity value of the historic waterways environment for its users and local residents.

Site Location Plans

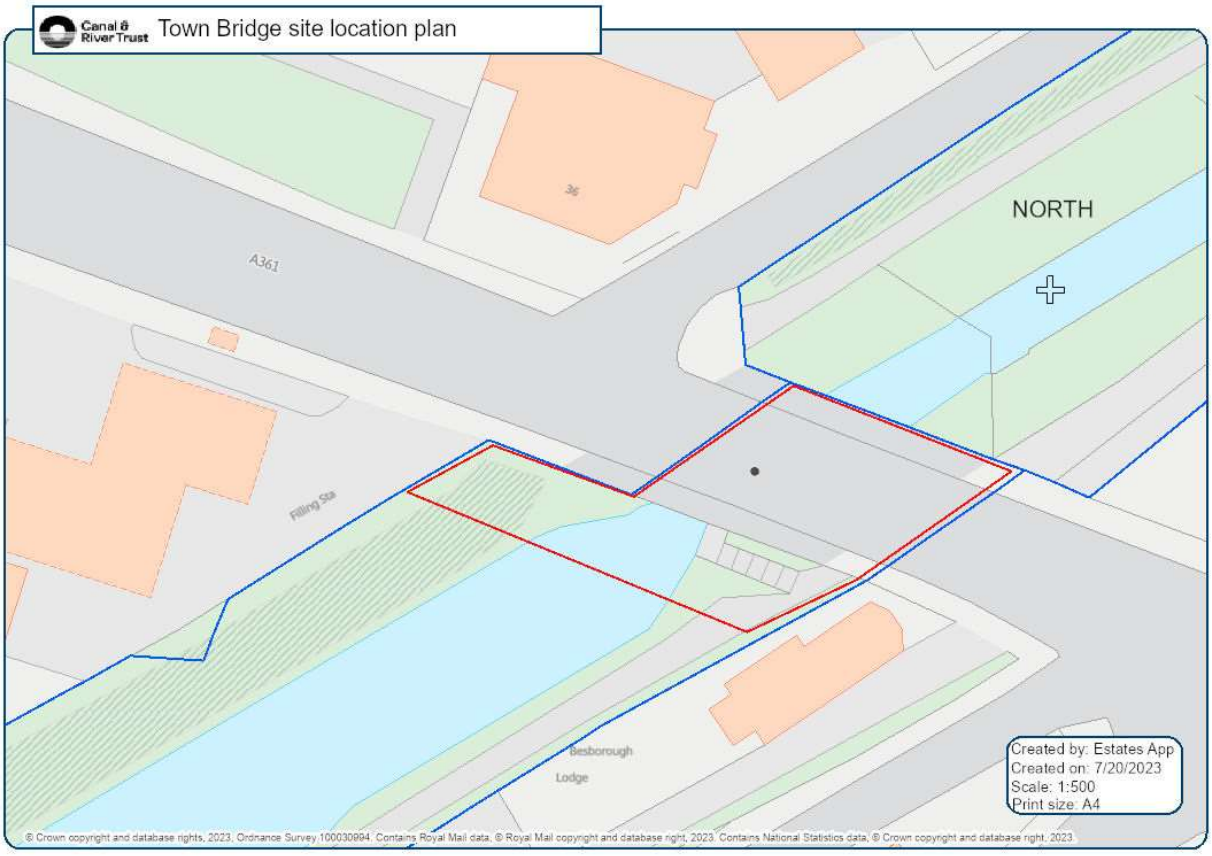


Fig. 1 – Site Location Plan Town Bridge 1_500

National Grid Reference: SU 00026 61699

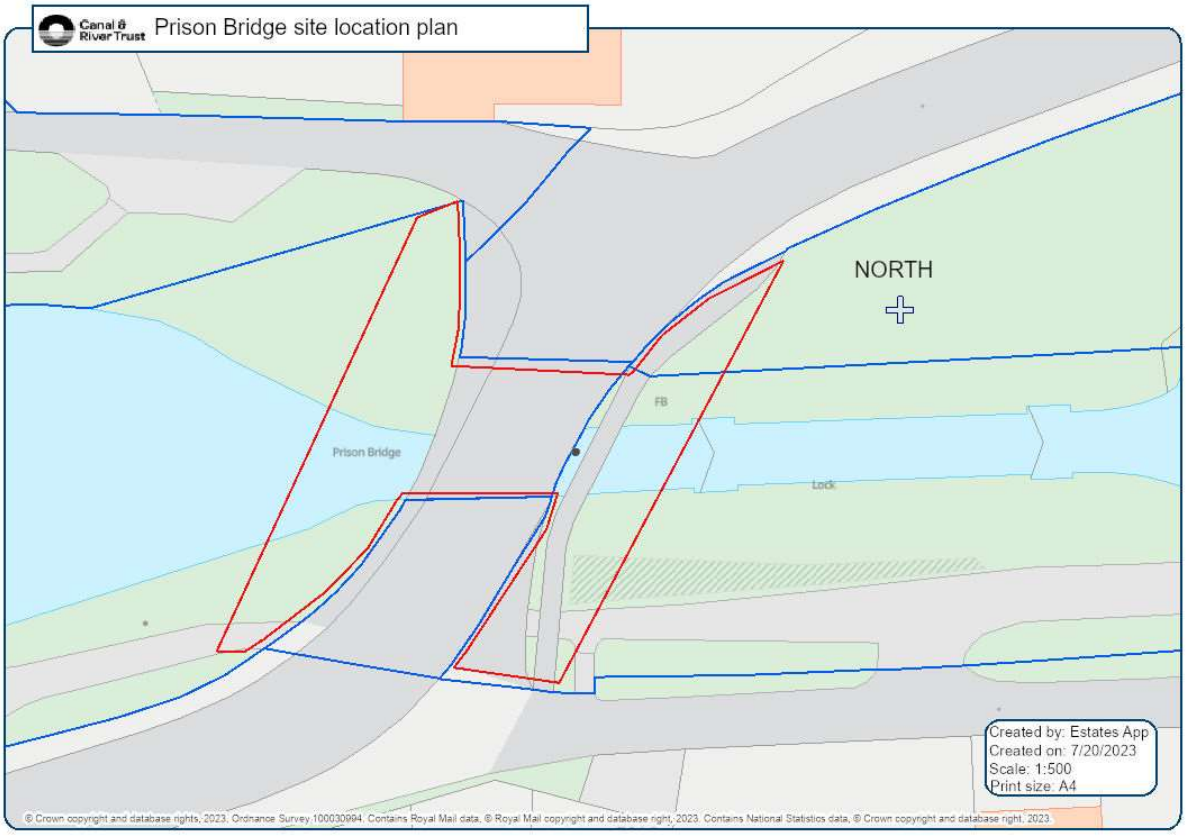


Fig. 2 – Site Location Plan Prison Bridge 1_500

National Grid Reference: ST 99351 61519

Designations: List Description - Town Bridge

Heritage Category: Listed Building

Grade: II

List Entry Number: 1262655

Date first listed: 09-Apr-1954

List Entry Name: THE TOWN BRIDGE

Statutory Address 1: THE TOWN BRIDGE, THE NURSERY

National Grid Reference:

SU 00026 61699

List Description: The Town Bridge SU 0061 2/180 9.4.54.

GV II

Early CI9. Ashlar, presumably Bath stone. A plain 3-centred arch with chamfered voussoir band, with similar smaller arch over tow path. Plain string at road level and solid parapet.



Designations: List Description - Prison Bridge

Heritage Category: Listed Building

Grade: II

List Entry Number: 1249416

Date first listed: 19-Sep-1972

List Entry Name: PRISON BRIDGE

Statutory Address: PRISON BRIDGE, BATH ROAD

National Grid Reference: ST 99351 61519

List Description: 1. BATH ROAD 1042 (North Side) Prison Bridge ST 9961 1/221

GV II

Early C19 bridge set at angle across canal the abutments swept out. Red brick and some grey headers on stone rubble base. Central stilted arch with stone imposts and keystone flanked by brick piers. Tow path tunnel arch on south bank set on curve of abutment, also with stilted arch but with rusticated stone surround and keystone. On the lower north abutment a blind segmental archway with stone imposts and keystones. Block stone string at road level. The railings on bridge are C20 but on south abutment C19, partly destroyed on east side of bridge. The north abutment has swept brick parapet. In between the 2 arches on west side of bridge a tablet dated 1840 commemorating John Blackwell the canal engineer.



Assessment of significance

As a designated Grade II Listed heritage assets Town Bridge and Prison Bridge are of regional to national significance.

In accordance with Historic England's guidance in Conservation Principles (2008) four key heritage values from which significance may be derived, these being:

Evidential value: *which derives from the potential of a place to yield evidence about past human activity.*

Historical value: *which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.*

Aesthetic value: *which derives from the ways in which people draw sensory and intellectual stimulation from a place.*

Communal value: *which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

Against the criteria above a value of `Low, Moderate, or High` may be attributed - on this basis the following assessment of heritage values for the site can broadly be summarized as follows:

Evidential value: these assets have moderate evidential value as an example of a `canal structure` derived from the physical form which is informative and is a part of the wider context of canal structures nationally.

Historical value: these assets have moderate historic value by virtue of links to the combined group value of the Kennet & Avon Canal, and as a part of wider canal history, the engineering of the canals and the people who built them. The involvement of John Rennie engineer and John Blackwell of the Kennet & Avon canal adds a further degree of associative historic value.

Aesthetic value: these assets have a low to moderate aesthetic value as have been subsequently altered, added to in the 20th C with new railings.

Communal value: these sites have moderate communal value as popular with boaters, walkers and by local residents.

Proposals

The Canal & River Trust is proposing a campaign of graffiti removal works as part of a wider strategy to seek to address anti-social behaviour on the waterway, and with particular emphasis on removal of offensive graffiti from its valued heritage assets on the Kennet & Avon Canal.

The Trust has experienced a rise in similar incidents along the Kennet & Avon and so have purchased specialist graffiti removal equipment and set up a specially trained selected team of operatives who have undergone training on the use of the specialist cleaning equipment using `Therma-Tech` system. Therma-Tech system has been the subject of training webinars for Historic England

https://historicengland.org.uk/services-skills/training-skills/online-training/webinars/

Our Trust staff have attended the Historic England webinar training and attended specialist on site training days for its local operatives using this equipment and trained directly by highly experienced staff from the Therma Tech team. The Trust team has recently completed similar specialist works to GII Listed Bridges under previously consents (**Ref: 20/09833/LBC)**

Therma Tech is a modular range of super-heated water cleaning equipment, producing a liquid spray at 150°C. It is highly effective at melting and removing many paints, surface treatments, chewing gum, wax, oil/bitumen and organic matter from a wide range of substrates, often without the addition of chemicals.

Trained Trust operatives will use heated pressurized water spray to gently remove soiling , thus reducing the need for the use of chemical treatments. Only trained personnel will operate the cleaning equipment.

Where soiling cannot be removed by use of pressurized heated water alone (after trial areas tested) a proprietary graffiti remover product shall be tested for dwell time & efficacy. Therma Tech treatment will then be repeated to remove.

Restorative Graffiti Remover
Multi-purpose, low hazard graffiti remover.
Dwell: The working temperature should be between 6-25°C. Dwell time is normally in the range 30-60mins. Subject to trails / test panel. Higher ambient temperature and thinner graffiti coatings require shorter time.

Every effort will be taken to avoid `ghosting` / over cleaning. Where any `ghosting` patches are experienced a proprietary product shall be tested for dwell time & efficacy. Subject to trails / test panel.

Restorative Ghosting Remover (Concentrate)
Alkaline cleaning product that is excellent for the removal of residual graffiti 'ghosting'.
Dwell – 2 mins only.

Ensure product is stored at, or brought up to working temperatures prior to use. Ideal working temperature range from 5-25C. Avoid freezing and direct sunlight

Storage

Allow 2 minutes dwell time only

The Trusts trained operatives will remove graffiti in accordance with the Graffiti Removal Guidance document in the Appendix. Works will be supervised by the Trusts Heritage Advisor to ensure best practice is observed.

Further details of the Therma Tech system specifications and material data sheets are also included in the Appendix for information.

Photographs – Town Bridge



Figure 1 – West elevation



Figure 2 & 3 – the arch barrel of the bridge soffit. This area will be subject to Trial cleaning test panels to check methodology and to guard against `over cleaning` or `gun shading`.



Photographs – Prison Bridge



Figure 4 – the arch barrel of the bridge soffit. This area will be subject to Trial cleaning test panels to check methodology and to guard against `over cleaning` or `gun shading`.

The towpath beneath the Bridge is a target area for graffiti and is the gateway to the Caen Hill Lock Flight which is a Scheduled Ancient Monument site.

Justification

The proposed works are to address vandalism / heritage crimes to Listed Assets which have been damaged and defaced with offensive graffiti . The aesthetic value of the assets has been negatively impacted by successive vandalism incidents.

Every effort will be taken to protect the substrate of the assets and to ensure that surface materials are not further damaged by the graffiti removal works. Operatives have undergone specialist training to ensure the risk of `over cleaning` or `gun shadowing` is mitigated as far as is practicable. Suitably skilled personnel only shall be used.

The proposed works will have a beneficial effect on sustaining and enhancing the heritage value of the designated assets.

Heritage Impact Assessment

The impact of proposal upon the heritage values as set out in Historic England's guidance in Conservation Principles (2008) can be summarized as follows - using the criteria and value of impact or harm as `None, Low, Moderate, or High`

Evidential value: No impact
Historical value: No impact
Aesthetic value: No impact
Communal value: No impact

Based on the Historic England guidance the assessment of impact of the proposal upon heritage values of the site can be attributed as having No impact on the value of the heritage asset.

In order to more fully understand the effect of the impact on the heritage value of the building and its wider context, the heritage impact assessment provides a comparable analysis of the heritage value against the proposed level of change. This assessment is carried out in line with the NPPF and is based on the criteria set out by ICOMOS and is a clear way of understanding the impact of change and how levels of impact vary according to the value of the heritage asset.

Level of impact is assessed based on the following criteria set out in Table 1 below.

Table 1 defines the criteria for determining magnitude of impact on heritage significance of assets based on ICOMOS criteria.

Magnitude of Impact	Definition
High Beneficial	The development considerably enhances the heritage value of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values
Medium Beneficial	The development enhances to a clearly discernible extent the heritage value of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values
Low Beneficial	The development enhances to a minor extent the heritage value of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values
Imperceptible/ None	The development does not affect the heritage value of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values
Low adverse	The development erodes to a minor extent the heritage value of the heritage asset in the view, or the view as a whole, or the ability to appreciate those values
Medium adverse	The development erodes to a clearly discernible extent the heritage value of the heritage asset in the view, or the view as a whole, or the ability to appreciate those values
High adverse	The development severely erodes the heritage value of the heritage asset in the view, or the view as a whole, or the ability to appreciate the value

Based on the ICOMOS based assessment the relative impact of proposal on heritage values can be attributed as follows:

High **Beneficial**	The development considerably enhances the heritage value of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values

Relevant planning policies

NPPF places a duty on Local Authorities to consider the following when determining applications for heritage assets:

189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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*

- An appropriate description of the heritage asset and its significance has been provided by the applicant.

192. *In determining applications, local planning authorities should take account of:*

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- The applicant has established that the proposals would enhance the significance of the heritage asset and support its positive contribution to the historic built environment and enhance the amenity value for local communities.

Conclusion

The Design Access & Heritage statement has provided a sufficient level of information (proportionate to the proposal) of the assessment of significance of the heritage asset, and an assessment of the impacts of the proposed development upon the heritage values.

Using accepted conservation guidelines (provided by Historic England and ICOMOS) the heritage impact assessment of harm to the heritage value of the asset can be attributed as of `no harmful impacts` and also of `high beneficial impact`.

Using relevant planning policies of NPPF the proposal can be demonstrated to `sustain and enhance the significance of the heritage asset`

Suitably qualified and trained personnel only will undertake the work. Site supervision shall be provided by the Trust Heritage Advisor.

Appendix 1

Methodology for Graffiti Removal

https://www.restorative-products.com/sites/default/files/products/Technical-Information-Sheet-ThermaTech-System-expanded.pdf

Therma Tech Specification

https://www.restorative-products.com/sites/default/files/products/Single-Pages-ThermaTech-Brochure_0.pdf

Technical Guide Graffiti Removal:

K & A

For use by operatives who have completed on-site training in use of Therma Tec ONLY

To be read in conjunction with Therma Tec Technical Information sheet

DATE: SEPTEMBER 2020

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1. OBJECTIVES

- **Ensure Health & Safety (operative & public)**
- **Ensure Legal Compliance (Listed Building Consent requirements)**
- **Ensure Corporate Compliance (Environmental Appraisal / SEA)**
- **Ensure NO damage caused by graffiti removal (by over-cleaning)**
- **Ensure NO pollution caused by graffiti removal (to ecology / environment)**
- **Ensure graffiti removal does not cause damage to the substrate material**
- **Safeguard against residual `shadow / ghosting` image damage**

2. RESPONDING TO A GRAFFITI INCIDENT

- **Recording:** type of media used, type of background material, estimate of timing
- **Photographic Record:** extent & detail
  Log as ZX on SAP
- **Report as Heritage Crime**: report to local Police obtain crime number
- **Is the structure a Listed Building?: check with Heritage Advisor** – Listed Building Consent may be required for removal. Note location and context.
- RAMS will be needed for LBC.
- **Are there complex mix of materials or fragile surfaces?** Some situations may require specialist conservators to be brought in – if in doubt ask!
- **Is it deemed Offensive**? Provide temporary cover hessian (no fixings into masonry)
- **E APP requirements**: works subject to E App controls (ecology / environment) to avoid any damage / pollution to waterways flora/ fauna.

- Note check for presence of Bat roosts!
- **Use SEA 003 – Painting and graffiti removal**

3. **ASSESS TYPE OF SUBSTRATE / BACKGROUND**
   Important to note variable porosity / permeability and surface condition

- **Masonry: Bath Stone** (limestone porous / permeable) Any decorative elements / moldings? Care must be taken with Bath Limestone: Always use most gentle / softest method first and gradually increase strength. Note overcleaning causes `ghosting` / gun shading` patchy appearance.
- **The closer the Therma Tec nozzle is to the surface the higher the surface pressure – high pressure may damage the masonry surface**

  Brick types :
  Blue engineering brick (harder are generally easier to clean)
  Furness / Coleford brick – modern replacements
  historic / original red brickwork – tend to be softer more porous
- Concrete: surface texture finish (rough / smooth)
- Metal surface: (signage / bridge structure faces)

4. **ASSESS TYPE OF GRAFFITI MEDIA**
   (water soluble generally easier to remove safely)

- Aerosol spray paint
- Marker pen
- Acrylic paint
- Crayon

5. **TRIALS – ALWAYS CARRY OUT TRIALS FIRST!**

- Protection of adjacent areas prior to works
- COSHH
- Ensure no water run off for cleaning works – recommend use of VAC recovery system
- Select small discrete area
- **Care to use mildest /softest methods first and build up slowly**
- **CLEAN IN STAGES – leave an interval between treatments**
- Complete trial area recording method used & allow to dry
- Note timings
- RE-ASSESS / increase strength gradually / REPEAT
- Record findings Trial methodology BEFORE proceeding with entire area
- **Objective:** sensitive removal of Graffiti without leaving Residue `Ghosting` image **AND** without `Over-cleaning` - Balance to be struck !

6. `TYPICAL` SCENARIOS

- **Note: each situation needs to be assessed separately based on the factors above**

- **There is NO one size fits all solution!**

- **Always proceed with CARE and do not use excessive pressure on Therma Tec**

Suggested methodologies for Trials

A – 1. Hot Water only & brushing
2. Treat with dilute chemical cleaner
3. Treat with less dilute chemical cleaner

B – 1. Therma Tec (low pressure first)
2. Treat with proprietary Graffiti removal gel (note dwell time critical)
3. Treat with proprietary Ghost remover or White Vinegar

****A combination of techniques may be needed where there are multiple background materials****