1st July 2023

HERITAGE STATEMENT

10 HIGH ROAD, ASHTON KEYNES WILTS SN6 6NX

This property is a grade 2 listed building. Below is the official Listing of this property

Entry Name: 10, High Road
Listing Date: 17 January 1955
Grade: II
Source: Historic England
Source ID: 1356083
English Heritage Legacy ID: 317704

SU 09 SW ASHTON KEYNES HIGH ROAD
(west side)

11/55 No. 10
17.1.55
II

House. Probably C17. Limestone rubble with stone slate roof. Single storey and attic, single bay, perhaps fragment of larger building replaced by Nos 8 and 9 (q.v.). Entrance in angle under C20 conservatory. Lower extension to north, extended to rear in 1980s. Timber casement windows with timber lintels. Blocked light in apex of front gable. (WILBR. B2334).

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

EXISTING PHOTOGRAPHS.













THE APPLICATION SITE,

This property benefits from planning permission for a two storey / single storey rear / side extension. The following application no's refer:- PL/2022/00651 LBC and PL/2021/10258.

This Heritage statement refers to the items below only. It is to be read together with the heritage statements submitted with the above-mentioned planning and Listed Building Applications, that refers to the proposed extension and proposed internal works.

PROPOSALS

1. **THE ROOF**

   As part of the building work for the above proposals the whole of the existing roof needs replacing, as the roof finish, battens and underlay have perished, and the roof is leaking in places.

   It is intended to remove all of the stone slates, felt and battens, and to replace with a new breathable membrane, new battens and new natural stone slates. The stone slates to the current rear elevation will be reclaimed and reused where possible to the front elevation. All new stone slates required will be located to the rear elevation roof.

   The roofing will be completed by John Kent roofing - www.kentroofing.co.uk. The roof slates will be natural stone slates to match the existing slates as near as possible. Please view his website for previous work samples.

2. **WINDOWS**

   The windows and doors have been numbered on the drawing attached to this planning / Listed Building application – see the rear elevation.

   Window / door no's 4 and 5 to the rear elevation do not form part of this LBC application as they will be obscured by the Approved proposed extension as referred to above.

REPLACEMENT WINDOWS 1,2 AND 3

New windows 1-3 are to be replaced with purpose made slimline double glazed hardwood timber windows with flush mounted non-opening and opening lights. The new windows are to be made by Chiselworks in Cirencester - 14C Elliott Road, Love Lane Industrial Estate, Cirencester GL7 1YS.

DORMERS. 1 AND 2.

The 2no rear dormers serving the 3rd bedroom and the bathroom to the first floor, have no insulation to the cheeks, and are slowly perishing with the weather. These are to be re-built as follows.
150 x 100mm timber beam over windows to sit onto 100 x 100mm SW vertical posts to each side of the window supported by double rafters.
Dormer cheeks and gables to be constructed of rendered finish on expamet expanded metal on building paper vapour barrier on 9.5mm external quality plywood on 100 x 50mm vertical studwork at 400mm centres. 100mm Celotex GA4000 between studwork and 50mm Celotex GA4000 on inside of studs. Providing a Vapour control layer and one layer 12.5mm plasterboard to internal finish. The above construction gives a U value of 0.17 W /m2K to comply with the current Building regulations.
New windows and roof to each dormer as mentioned in the above paragraphs.

POLICY

Para 189 of the NPPF requires 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. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

The proposal is a like for like replacement, using materials matching the existing roof / windows / dormers.

As such we consider that the harm that this project causes to the heritage assets is kept to an absolute minimum.

The current condition of the roof / windows / dormers is actually, in time, going to cause harm to the structure and fabric of this Grade 2 listed building.

We consider that this proposed work will elongate the life of this building and therefore protect the structure, fabric and the heritage assets of this building, so we conclude that the proposals accord with Policy EN10 and the NPPF in relation to impact on the heritage assets.

For Mr. and Mrs. B Ward

Neil Armstrong. (Agent)