HERITAGE, DESIGN & ACCESS STATEMENT

relating to

APPLICATION FOR LISTED BUILDING CONSENT

for

PROPOSED RELOCATION OF HEATING BOILER

at

26 TO 28 TORY, BRADFORD ON AVON, DEVIZES, WILTSHIRE BA15 1NN

Ref: 4134.HDAS

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Location and Description -

The property is on the Tory within Bradford on Avon. It is Listed Grade II* and within the town Conservation Area.

The property is of 18th century origin. The building is of three storeys plus attic. The roof areas are of tile. The walls are of stone.

The area is of attractive appearance due to the traditional forms and materials present.

For reference, the Historic England listing details for the property are as follows:

> Terrace of 3 storey late C18 or early Cl9 houses in ashlar, designed to form complete architectural unit. The centre house (No 29) breaks forward slightly and the end ones (Nos 26 and 32) form end units by projecting forward slightly and have shallow angular bays rising through all floors. The windows of the central and end houses are grouped in 3's, with glazing bars plain reveals. Square-headed doors in plain openings with steps up to each. Plain strings at 1st floor level and at 1st and 2nd floor window sill levels, moulded continuous cornice and plain parapet. Included as Grade II* for group Value.
>
> All the listed buildings in Tory form a group with Budbury House, Budbury Place.

This statement and assessment concentrates on the effects that the proposals might have on the context, including the significance of the listed structure.

The application concerns the proposed relocation of the heating boiler.

Planning History

Details obtained from the Wiltshire Planning Explorer website include the following:

- W/97/00227/LBC: Installation of alarm box (approved)
- W/82/00392/LBC: Alter solar panels on roof (approved)
- W/80.00571/LBC: Reconnect Nos. 26, 27 & 28, installation of roof windows, solar panels & window to rear of No. 26
- W/77/00018/LBC: Re-roofing and install windows to No. 26
- W/76/00004/LBC: Amalgamation of Nos. 27 & 28 (approved)

The Proposal

The existing gas heating boiler is of considerable age and needs to be replaced. The existing location is within a fireplace in the Kitchen at ground floor level, enclosed by a modern cupboard front.

The length of the flue renders it unsuitable for the proposed replacement boiler unit. Further, the replacement must be of condensing type and no suitable drain point adjoins the current boiler position.

Instead, a new location within an existing cupboard at second floor level will be utilised. This will allow a balance flue that is standard for modern domestic boilers to be used as well as providing drainage for the condense.

The new position for the boiler shares the cupboard with the hot water cylinder (which already occupies the lower part of the space).

There is a desire to avoid interference with the existing historic fabric as far as possible. The envisaged works have therefore been carefully crafted to achieve this and there will be minimal material disturbance to original fabric or visual appeal. The result will be considerably more efficient and practical.

Understanding the property

The property is an interesting example of an elegant town house of the period. The architectural quality of the frontage is noteworthy, enhanced by the group association with the neighbouring properties. The urban setting also means that its value is reinforced through association with other historic buildings that are located nearby.

Heritage significance of the premises -

Heritage value can be assessed in several ways, including aesthetic, communal, historic, archaeological, architectural, artistic and evidential terms.

The building concerned represents a surviving example of a townhouse development of later Georgian date. The significance of the house and other nearby historic structures lies separately in each as well as in the wider context through association over time and, as noted in the Historic England listing details, represent a contextual group.

The proposal and impact on significance -

The envisaged works to relocate the existing boiler is a practical necessity due to the age of the existing unit and the services requirements of the modern unit.

As already noted, the flue and condense drainage requirements of the new boiler dictate the new location of the replacement.

The proposal aims to have as little impact on the existing appearance and fabric as possible. The locations of both old and new boiler units are within modern cupboard enclosures and require no material disturbance to carry out the replacement works. Further, installation of the new flue and condense drain require only the core drilling of two modest holes in the rear wall. The walling concerned is of plain coursed rubble Bathstone, which already incorporates older drainage provisions.

It is also noted that the proposed works are reversible in that the flue and condense drain could be removed at a later date if so wished, without any significant evidence of their presence being left.

Avoiding, minimising and mitigating any impact -

An important factor in reducing overall impact is the retention of historic fabric and character. In this instance, the expected effect on the existing walling is confined to the provision of relatively small apertures for the flue and condense drainage pipes.

The changes proposed will have very little impact on the listed context or wider setting. But just as important, all elements of the proposal are truly reversible if desired at any point in the future. Since no material or unique historic fabric will be at danger of being lost or inappropriately affected due to the proposed works and the visual impact of the changes very limited, it is considered that there will be no material harm caused to the significance of the historic asset or wider context.

Overall, the changes are regarded as being appropriate and justifiable in the context. Careful consideration has been given to the details of the changes concerned and proposals put forward based on appropriate appearance, functional need and concern to avoid harm to the listed building and context.

Access Statement -

There are no access implications as regards the heritage asset or context.

Conclusion -

The proposal represents a carefully considered scheme. It will do no demonstrable harm to the historic building or to the wider locality. The envisaged works will help to keep the property viable into the future and are therefore consistent with relevant conservation aims.



Existing boiler position within ground floor kitchen fireplace cupboard



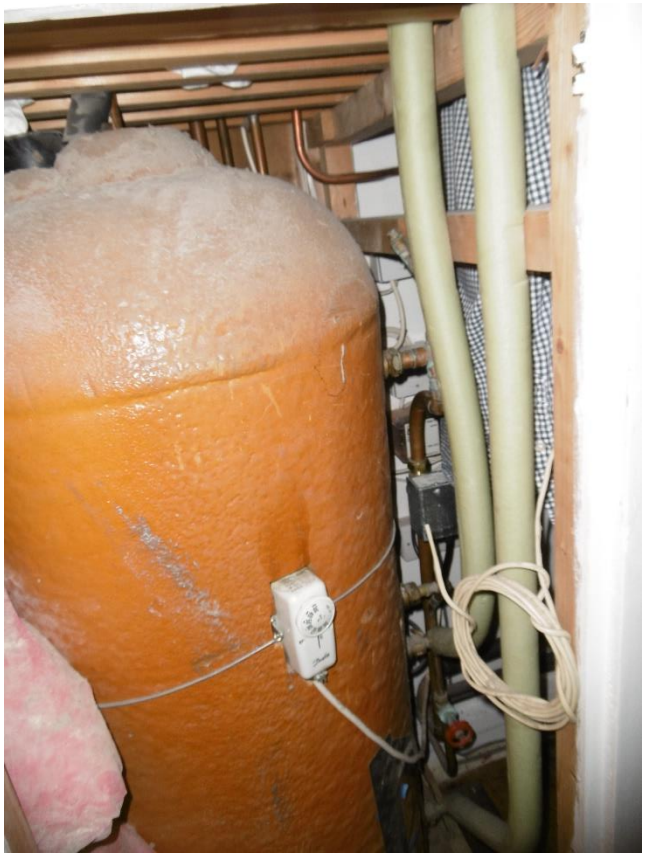
View of existing boiler within cupboard



Location for proposed boiler within modern cupboard on 2nd floor



View of cupboard bulkhead within room



View of hot water cylinder and heating pipework within 2nd floor cupboard



External view of proposed location for new flue terminal and condense drain to existing gully



View north eastwards along Tory Place footpath