Design and access statement

Summary

Listed building consent is required for replacement cast-iron hoppers and round downpipe at the front elevation of No 20-21 Bridge St, BA15 1BY. Existing hoppers and downpipes are in poor repair and are too small, causing damage to the property.

The proposed works are minor, for practical purposes rather than cosmetic ones, and will have no impact on the historical significance of the building as traditional styles, materials and colours will be used.

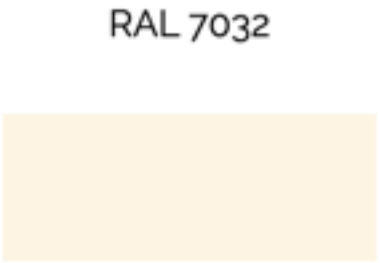
Choice of replacements

Given the historic context of the 18thC properties on this part of Bridge St our design will be in keeping with traditional round downpipe style, using cast-iron and the same colour (cream) as the existing pipe. This has been chosen as it is in keeping with other properties in the area and will mean no visual change to the exterior of the building and no change in material type.

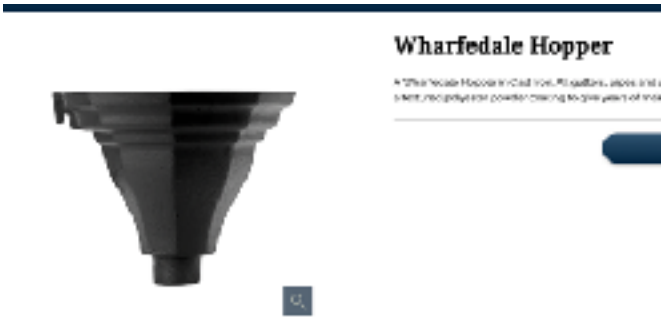
The only change is the diameter of the downpipe. We have chosen a 4 inch rather than a 2 inch diameter downpipe as the existing 2 inch pipe is too small to accommodate rainwater from gutters across three properties and is causing severe damp and leaking inside, as well as staining of the brickwork outside. The insufficiency of the existing downpipe was raised by our RICS surveyor and confirmed by guttering specialists.

Our choice of hopper is that which most closely resembles the existing traditional hopper, in line with 18thC style.

The images below, taken from https://rainguard.co.uk/ show the styles that we intend to purchase and the intended cream paint colour.







Access

Access to replace the pipe will require temporary scaffolding outside nos 20-21and the work is expected to take 2-3 days to complete.

Our chosen contractor, Avon Guttering, have extensive experience of downpipe and hopper repair in Bradford on Avon, Bath and other local heritage areas and will avoid and minimise any damage to the building during work by using methods sympathetic to the building and exercising professional judgement. This is a straightforward and non-invasive project.

Heritage Statement

Nos 20 and 21 Bridge Street are part of a terrace of Grade 2 listed buildings. They are of historical importance and architectural interest as they demonstrate the classic Bath stone Georgian townhouse style and occupy a position close to the town bridge and river.

Full listing details are copied below.

Listing Description

- *Heritage Category: Listed Building*
- *Grade: II*
- *List Entry Number: 1364536*
- *Date first listed: 23-Aug-1974*
- *List Entry Name: 19-23, BRIDGE STREET*
- *Statutory Address 1: 19-23, BRIDGE STREET*
- *District: Wiltshire (Unitary Authority)*
- *Parish: Bradford-on-Avon*
- *National Grid Reference: ST 82628 60846*

BRIDGE STREET 5411 (South Side). Nos 19 to 23 (consec) ST 8260 2/96. II GV.

Five C18 houses in a row. Ashlar, modern pantile roofs, 3 storeys 1 window per house. All windows except on ground floor are double-hung sashes in reveals, those on 2nd floor being grouped in pairs with wide stone mullions. Ground floor windows are good specimens of fixed light windows divided by glazing bars into small panes; No 23 has 48 panes and No 22 has 42 panes. Plain square-headed doorways and continuous plain string courses at lst and 2nd floor levels.

Nos 12 to 14 (consec), Nos 16 to 25 (consec), the Old Forge Bridge Street and Nos 1 and 2 St Margaret's Street form a group.

Listing NGR: ST8262860846