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Heritage Statement & Design and Access Statement

Proposed Replacement Fenestration at 12 Church Street, Bradford on Avon, Wiltshire, BA15 1LW

This design and access statement sets out the supporting information and design principals from which this proposal has been formulated.

This should be read in conjunction with viewing plans AH2023/61

Brief description of proposal

The application seeks listed building consent for replacement fenestration.

1. Background/Heritage

1.1 12 Church Street is a residential dwelling.

1.2 The building was split into 2 dwellings via planning permission W/05/00871/FUL & Listed Building consent, W/05/00872/LBC back in 2006.

1.3 As part of the conversion works a rear south-west facing window was installed, in which this application relates to.

1.4 The building is grade II listed, under the listing reference 1200310 and reads as:-

CHURCH STREET 5411 (North Side) Nos 11 & 12 (Formerly 7.11.63 listed as Nos 12 & 13) 27.11.63. No 14. - Outbuilding to the right of No 14 ST 8260 2/17 II GV

A small group, forming the east end of row of cottages. Late C17. 2 storeys. Rubble with ashlar dressings, and stone-tile roofs. 3 windows and 2 dormers to each property. Dormers have 2-light leaded casements, hipped stone tiled roofs and tile hung sides. Other windows are 2-light leaded casements, with stone mullions to No 11. 2 square-headed plain doorways, one to left, and one to right of frontage with wood lattice porch. No 14 is a similar building to rear of No 12. Stone outbuildings in low range to right-hand side, in front of No 14. Single storey with coped end-gable and carriage arch.

All the listed buildings in Church Street the Chantry Little Chantry, Barton Orchard and the Catholic Church of St Thomas More, Market Street form a group with Nos 7 and 9 to 19 Barton Orchard, Nos 5 and 6 and 27 to 31 (consec) and wall Newtown.

Listing NGR: ST8239760905

1.5 The property is opposite a Grade I listed church to the South and surrounded by other grade II listed properties.

1.6 The application site lies within the conservation area of Bradford on Avon.

2. The Proposed Works

2.1 This application seeks permission for replacement fenestration where the timber elements have rotted through.

2.2 The windows that are due to be replaced are on the front elevation, on the ground floor. It will be both casement windows either side of the front door. The timber frames on both windows have rotten through and needs replacing, as the applicant has been continuing filling the frames with putty and painting to keep the weather out.



Figure 1
Front Elevation



Figure 2
Windows to be replaced

2.3 The existing glass and lead detailing will be removed and installed in the new timber frames of each window. This ensures that the only new element is the timber surround of the windows and the glass and lead is original. This will ensure the minimal amount of historic fabric is lost and only the essential items that need to be replaced are.

2.4 The existing ironmongery will be fixed to the new timber. The timber will be primed and painted to match the existing windows.

2.5 By ensuring the design and re-use of all materials that can be re-used, the front elevation will appear as no change to the property and as such there will be no detrimental impact to the listed building and the setting of the area.

3. Access & Parking

3.1 The proposal will not affect existing parking or access arrangements to the property.

4. Use & Layout

4.1 The proposal will not change the layout of the building.

5. Scale

5.1 The proposal will not affect the scale of the building.

6. Landscaping

6.1 The proposal will not affect any landscaping around the property.

7. Appearance

7.1 The proposed replacement fenestration will be constructed in timber of a design to match the existing and will be painted white to match the existing fenestration.

7.2 The proposal is sympathetic to the existing building and only of essential work is proposed to ensure the listed building's character is preserved and the setting of the local area is maintained.