



UNIT 1, THE GEORGIAN LODGE
**HERITAGE STATEMENT AND
DESIGN AND ACCESS STATEMENT**

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1.0 Introduction

1.1

This statement is prepared to accompany an application for exterior signage.

1.2

Desk research has been carried out on The Georgian Lodge drawing information from a number of online resources as per References at the end of this report.

1.3

This report describes the heritage significance of the site and describes the impact of the proposed works on the existing building and its surrounding in accordance with the requirements of the National Planning Policy Framework and in order to meet the council requirements for listed buildings and conservation areas.

2.0 Heritage list entry

Heritage Category: Listed Building

Grade: II

English Heritage Building ID: 1364537

Date first listed: 18-Apr-1952

Statutory Address: MANBRIDGE RESTAURANT, 25, BRIDGE STREET

District: Wiltshire (Unitary Authority)

Country: England

Postcode: BA151BY

Parish: Bradford-on-Avon

National Grid OS Reference: ST 82597 60855

Listing text: Ashlar frontage, modern pantile roof, 3 storeys. Plain parapet with plain string under on cut stone brackets. Plain strings at sill levels, heavily moulded and dentilled cornice at second floor level with cut stone brackets under. 5 windows with architrave surrounds. Sashes, glazing bars intact. Central doorway with semi-circular head, fanlight with glazing bars, keystone and moulded imposts. Deep roll bolection moulding around door-head and down jambs to base blocks. Stone doorcase with Tuscan half-columns and entablature. 8 panelled door. To left of doorway, sash window with glazing bars and semi-circular headed opening with keystone to left again. To right of doorway, sash window with glazing bars and semi-circular recess, with a further sash window with glazing bars to right again.

Source: English Heritage

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3.0 Description of the building and its surrounding

The overall site is located in the centre of Bradford On Avon, adjacent to the River Avon and opposite the public library and forms part of an historic terrace frontage. The property is constructed against the back edge of pavement on Bridge Street.

The building has been through a number of alterations over the years, most notably the change from a hotel to flats in 2010. All works have been carried out with attention to detail ensuring original features are retained, the Lodge retained its attractive external appearance with Georgian stone exterior and sash windows.

Externally the building comprises a selection of materials; ashlar (Bath stone), wooden sash windows, metal stair railings, lights and all under a pantile roof.

Unit 1, is the ground floor of the Georgian Lodge. It is accessed from Bridge Street, up the stone staircase and internally comprises of two rooms and a small kitchen, toilet area. The approximate internal square footage is 600 sq ft.

To the left of the Georgian Lodge is a narrow corridor to an iron secure gate which provides access to the other flats of The Georgian Lodge.

4.0 History of the town and The Georgian Lodge

Eight miles southeast of Bath and set in the Avon Valley, Bradford-on-Avon is a rare combination of river, canal and architecture of true character.

It's an architectural treasure chest with buildings from centuries past. Many buildings are made from local Bath stone. Flowing from the weir at Greenland Mill and winding through the centre of the town is the River Avon. When the Domesday Book was compiled in 1086, Bradford on Avon was already an agricultural market town. From the middle ages until the late C19th much of Bradford on Avon's prosperity depended upon wool and woollen cloth. Cloth production gradually evolved from a cottage industry to one based in large factories.

The Georgian Lodge was Charles Dainton's bakery early in the 20th century until 1937. In 1953 it belonged to Howard W. Phillips and it subsequently became the Georgian Wine Lodge, then a restaurant and hotel prior to being converted into flats as it is today.

5.0 Description of proposal

The aim of the proposal is to install a new 'fibre node box' on the right-side wall of the building. This will be positioned next to an existing copper node which is already fixed to the building in the same place (See Picture 1.0).

The purpose of the Openreach fibre node is to provide full fibre broadband to businesses/customers that are currently fed off of the existing copper node on the wall. The new fibre node is made of plastic.

Below is a picture of the fibre node, the sizes are - Height 30 mm (1.18 in) Width 134 mm (5.28 in) Depth 58 mm (2.28 in).

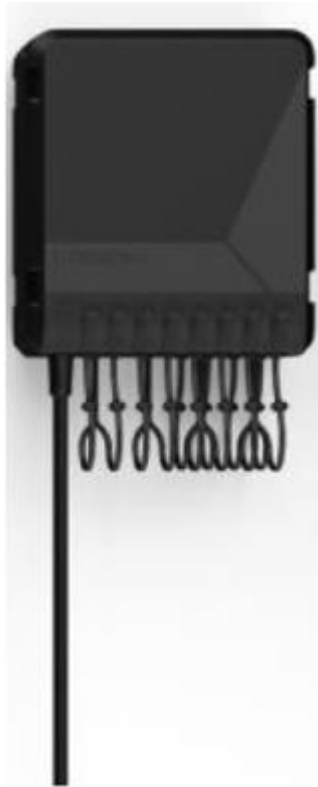
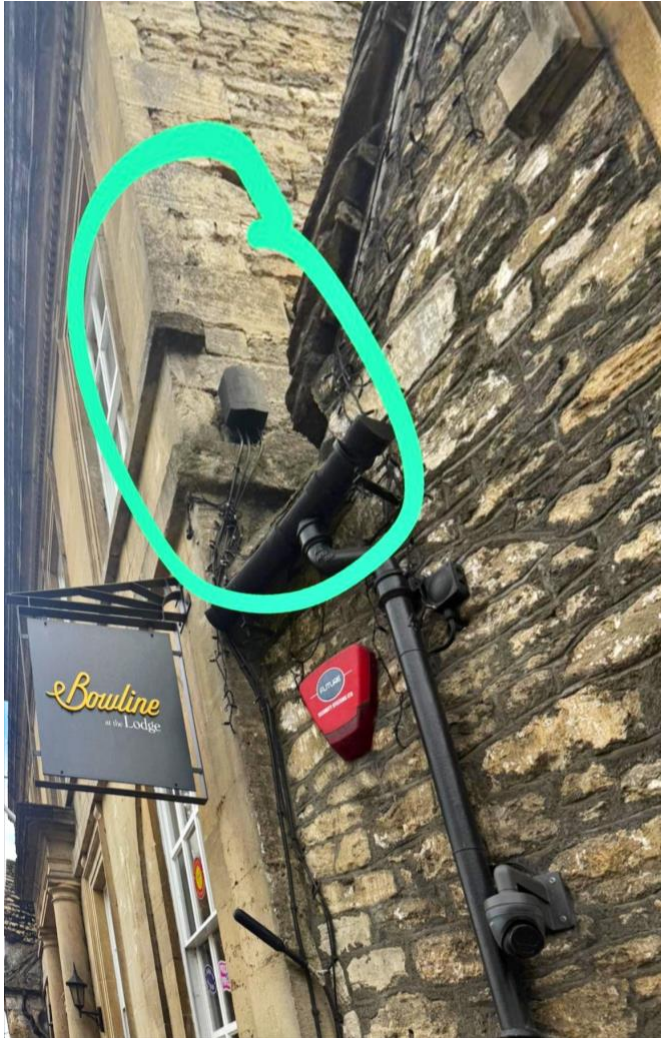


Image 1.0



The node will need to be screwed into the wall with 6 screws and wall plugs for fixing, 3 top and 3 bottom.

6.0 Policy context

English Heritage, Conservation Principles, Policies and Guidance (2015)

'138. New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*

d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.'

This removable signage will improve the exterior aesthetic, is sympathetic to the Georgian architecture and high quality in design and build. The proposal will have no long-term consequences.

The Bradford On Avon Neighbourhood Plan 2013 – 2026 (2017)

'OBJECTIVE 3 - to stimulate, secure and protect economic activity in Bradford on Avon through a process of retaining existing employment sites and providing new opportunities. Also to encourage appropriate commercial activity in the town centre to support the day and evening economy and to encourage the diversification of rural businesses including the use of redundant rural buildings for alternative employment uses.'

'Wiltshire Council Core Strategy now emphasises the need for "development for business and employment uses" and an insistence that "further loss of employment should be strongly resisted".'

The signage will support the advertising of this creative consultancy. A growing small business with a global client list.

7. Heritage Impact Assessment

The proposed installation is considered to have no negative impact on the heritage significance of the building or its setting for the following reasons: Visual Impact: The new fibre node box replicates an existing, accepted fixture. Its placement alongside the current unit ensures the visual effect is minimal and contained within an already altered area. The appearance of the elevation will not materially change. Physical Impact: Fixings will be limited, reversible where possible, and confined to previously disturbed areas. No historic fabric of significance will be damaged. Cumulative Impact: As the new box matches the existing equipment and does not introduce new visual elements, the cumulative effect remains negligible.

8. Conclusion

8.1 The proposal involves installing a second fibre node box immediately next to the existing copper unit as seen in Figure 1.0

8.2 The new box will be smaller in size, and match the finish of the existing unit, maintaining visual consistency. All cabling will be routed neatly to avoid clutter or unnecessary intrusion.

No historic brickwork or architectural features will be removed or altered.

8.3 The installation provides a substantial public and occupant benefit in the form of super-fast fibre broadband, improving digital connectivity, supporting modern living standards, and ensuring the building remains viable and functional for contemporary use.

References

www.british-history.ac.uk
list.english-heritage.org.uk
www.visitbath.co.uk
www.bradfordonavonmuseum.co.uk

English Heritage, Conservation Principles, Policies and Guidance (2015)
The Bradford On Avon Neighbourhood Plan 2013 – 2026 (2017)