



Heritage Statement

Renewal of Roof Terrace Coverings and Parapet Works

At

**39 Silver Street, Kingston Mill Estate,
Bradford on Avon,
BA15 1FJ**

Issue VI

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Prepared by: Dovetail Building Consultants Ltd
6 The Courtyard
Furlong Road
Bourne End
Bucks
SL8 5AU

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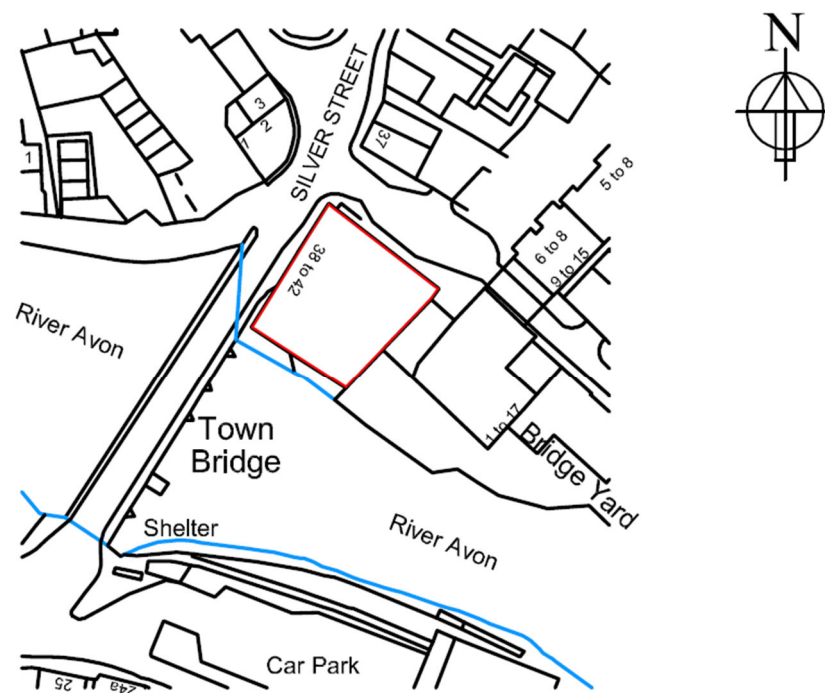
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I Introduction

- 1.1 This document has been prepared to accompany an application for the following works to the property known as Kingston Mill, Silver Street, Bradford on Avon.
- i. Removal and replacement of the roof terrace membrane and modification of the roof deck to provide additional supporting members.
 - ii. Encapsulation of the internal face of the existing parapet wall and parapet copings to provide integral waterproofing and address delamination of the existing coping stones.
 - iii. Replacement of the terrace decking to the 4no. apartments.
- 1.2 This supporting statement has been prepared to accompany an application for planning consent in respect of proposals.

2 Site Address

- 2.1 The works are proposed to the roof terraces to Nos. 39, 40, 41 & 42 Silver Street, Kingston Mills Estate, Bradford on Avon, BA15 1JX.
- 2.2 The site is outlined in red below:



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- 2.3 The site is located in the Bradford on Avon Conservation Area.

3 Listing Information

3.1 The listing entry is as follows.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1036136
Date first listed:	23-Aug-1974
Date of most recent amendment:	28-Jun-2005
List Entry Name:	Lamb Building (Building 70), Kingston Mills
Statutory Address 1:	Lamb Building (Building 70), Kingston Mills, Silver Street

Location

Statutory Address:	Lamb Building (Building 70), Kingston Mills, Silver Street
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The building or site itself may lie within the boundary of more than one authority.

District:	Wiltshire (Unitary Authority)
Parish:	Bradford-on-Avon
National Grid Reference:	ST 82647 60925

Details

875/2/259

SILVER STREET (South side)
Lamb building (building 70), Kingston Mills

(Formerly listed as: SILVER STREET, LAMB FACTORY BUILDING AT KINGSTON MILLS)

23-AUG-74

II

Part of a former rubber manufacturing factory, formerly for manufacture of rubber flooring and hose pipes.
Built c.1916 and designed in part by architect E.J.C Manico.

Two storeys, reinforced concrete frame with brick panels to north and east, Bath stone facades to principal elevations (west and south) and flat-roofed. Trapezoidal in plan.

Front elevation (west), onto Silver Street, has four bays with paired windows in each; all have segmental heads, projecting sills and keystones. Metal glazing bars divide each window into 16 panes.

Riverside elevation (south) is divided vertically into five bays by plain, shallow pilasters. Each bay has a single segmental headed metal window. String courses, one dividing the storeys and another above the first floor, are present plus a shallow parapet and a large chamfered plinth at roof level.

North elevation has brick panels separated by pilasters. It is also of five bays, four with rectangular metal windows and loading bays to left end. The lower right hand window openings are blocked.

East elevation of four bays. Two external concrete frame staircases in north and south bays provide access into building and connect to roof level. First floor window openings are blocked, except southern bay which has flat-headed metal window. Ground floor is connected to the west end of a former tyre casting workshop, c.1911 in date, which is not considered of special interest.

The internal space is similar at ground and first floor: large areas with no internal divisions and the square chamfered columns of the concrete frame evenly spaced throughout.

HISTORY: In the mid C19 Stephen Moulton, an associate of the American Charles Goodyear established a rubber manufacturing factory on part of the vacant Kingston Mill complex, a former cloth manufacturing site. In 1891 the company went into partnership with a London rubber manufacturing firm and became known as Spencer, Moulton and Co and began to expand. The company was bought by the Avon Rubber Company in 1956 who continued to manufacture rubber at Kingston Mills until its closure in 1992. It is likely that the constraints of siting the building on made-up ground alongside the river determined the type of materials used; a concrete frame construction provided an ideal solution in such conditions. The Lamb building employs the Kahn system of construction in which the longitudinal bars in the concrete are connected to wings or branches which rise to an angle of 45 degrees. The concrete frame was manufactured by the Trussed Concrete Steel Company Ltd in London, who directed its assembly on site. The advantage of a building with a concrete frame construction is that it is cheap and quick to construct as well as being fire resistant, durable and able to withstand vibration. Despite such advantages reinforced concrete construction spread slowly in Britain; partly due to the rigidity of local authority building regulations. However, following the establishment of the Concrete Institute in 1908, the method was more frequently adopted. However, whole concrete frame buildings which survive from before the inter-war period are relatively rare, particularly examples of individual systems such as Kahn's.

ASSESSMENT OF IMPORTANCE: the special interest of the Lamb building resides in its use of a reinforced concrete frame, demonstrating early C20 advances in civil engineering. The Lamb building is also significant for its historical association with rubber production at Bradford-on-Avon and the contribution it makes to the townscape.

SOURCE: 'Kingston Mills, Bradford-on-Avon' (1999) George & Toni Demidowicz.

Listing NGR: ST8264760930

4 Proposed Works

- 4.1 The proposal seeks consent for works to address water ingress and roof defects which have become apparent.
- 4.2 The proposed works include:
- i. Removal and replacement of the roof terrace membrane and modification of the roof deck to provide additional supporting members.
 - ii. Encapsulation of the internal face of the existing parapet wall and parapet copings to provide integral waterproofing and address delamination of the existing coping stones.
 - iii. Replacement of the terrace decking to the 4no. apartments.
- 4.3 The works are considered minor in nature and constitute repair works to address defects. so would have no detrimental effect on the heritage asset.
- 4.4 The site is in residential use. No change of use is proposed.

Parapet Encapsulation

- 4.5 Encapsulation of the parapet copings is proposed to address ongoing issues identified with delamination due to weathering, saturation and water ingress.
- 4.6 At present to address health and safety concerns, protective netting has been installed over parts of the parapet to prevent detached and displaced materials falling to street level below.



View of the North East elevation of the property taken from Bridge Yard



View of the damage to the parapet copings to the North East elevation and protective netting fitted over.

Roof Terrace Works

- 4.7 The existing roof membrane to the terraces comprises of a PVC single ply membrane. Due to the failure of the underlying timber roof deck the membrane is supporting sumps of standing water.



View of the roof terrace deck. Note standing water to partially collapsed sections.



View of a roof terrace area



View within the roof void. Note minimal supporting structure to the terrace decking.

- 4.8 As part of the works, it is proposed to address the lack of supporting structure installed to the terrace decks with the installation of additional timber members fixed between the existing galvanised steel sections.

- 4.9 The original roof deck to the building remains below the insulation shown in the previous photograph. The proposed works does not have any impact on the original roof deck structure.
- 4.10 To address the water ingress via the parapets and upstands, it is proposed to batten out and line the internal faces of the parapet wells. This will enable the provision of passive ventilation into the roof void to avoid the build-up of condensation and mould growth. The roof membrane will then be dressed up to the internal face of the parapet wall.
- 4.11 The existing stone parapet copings will remain in place. Externally the parapet copings will be fitted with a preformed powder coated aluminium coping sections which will encapsulate the existing copings and prevent water ingress. The aluminium coping sections will be powder coated to match the colour of the existing stonework, so reducing any visual impact and minimise the effect of any change in external appearance of the building.



View of the parapet

Terrace Decking

- 4.12 On completion of the terrace roofs, walkway decking will be reinstated to provide protection to the roof membrane and provide a safe and secure surface for the residents of the building.

5 Impact on the Heritage Asset

- 5.1 The property is located in a prominent location within Bradford on Avon, so any works would need to be sympathetic to the town and environment generally.
- 5.2 The proposed works do not materially alter the appearance of the building.
- 5.3 The building has previously been converted to contain mixed uses, including retail, restaurant and residential use. The proposed works do not affect or seek to change these uses.
- 5.4 The proposed works would not impact the historic nature of the building. Failure to complete these works would present significant risks, namely;
 - 1. Further deterioration of the fabric of the building.
 - 2. Compromising the safety of the building to the residents.
 - 3. Potential health risks associated with mould growth within the building should water ingress significantly increase.

6 Preserving or Enhancing the Heritage Asset

- 6.1 The materials used in the construction are proposed to match those currently installed as part of the previous conversion and construction works.
- 6.2 The proposed works will preserve the weather integrity of the building.