



Heritage Statement

19 Huntingdon Street, Bradford-on-Avon, BA15 1RF

MARCH 2026

Andrew Taberner Architects

INTRODUCTION

This Heritage Statement has been prepared in support of an application for Listed Building Consent at 19 Huntingdon Street, Bradford on Avon.

The application relates to the repair of the existing roof, including the stripping and re-covering of the roof using salvaged clay tiles, inspection and repair of the timber structure, and the introduction of a breathable roofing membrane. In order to facilitate these works, the removal of the existing lath and plaster above the roof joists is proposed.

This statement describes the significance of the heritage asset and assesses the impact of the proposed works, in accordance with the principles set out by Historic England and the National Planning Policy Framework.

In addition to the works requiring Listed Building Consent, the applicant intends to undertake minor maintenance works, including the like-for-like replacement of existing rainwater goods and localised repairs to chimney stack pointing and areas of external masonry. These works have been discussed with the local planning authority and are understood not to require Listed Building Consent.



SITE & CONTEXT

THE HERITAGE ASSET

The application site comprises a Grade II listed cottage forming part of a group of historic buildings (Nos. 16–20 Huntingdon Street). The group is identified for its collective architectural and historic interest.

The building dates from the 17th century and is constructed in rubble stone, with a roof finished in a combination of stone tiles and clay pantiles. The group retains a number of original features, including stone mullioned windows, with No. 19 distinguished by a three-light mullioned window to the gable end.

The property lies within the Bradford-on-Avon Conservation Area, an area recognised for its special architectural and historic interest, characterised by a dense pattern of historic development and a strong sense of enclosure.

SIGNIFICANCE

The significance of the building derives from its age, architectural character, and its contribution to a cohesive group of historic cottages.

The building is representative of vernacular construction of the 17th century, expressed through the use of natural stone, traditional roofing materials, and simple detailing. Its significance is enhanced by its group value, forming part of a consistent terrace which contributes positively to the character of the wider conservation area.

The roof structure contributes to the building's significance as part of its historic fabric, reflecting traditional construction techniques and materials. The timber rafters form the primary structural element and are of particular importance.

The lath and plaster layer, forming part of the historic roof build-up beneath the tiles, represents a traditional method of construction. While it contributes to the building's character, its significance is considered to be secondary to the primary structural elements and the external roofscape.



Location of No. 19 Huntingdon Street shown within red line.

CONDITION & NEED FOR THE WORKS

A site inspection and contractor’s assessment have confirmed that the existing roof coverings are in a deteriorated condition, with a number of tiles broken, slipped, or otherwise defective. This has resulted in localised failure of the roof covering, allowing water ingress and exposure to the elements.

The lath and plaster layer beneath the tiles, forming part of the historic roof build-up, is also failing in places. Areas of deterioration have resulted in gaps within the structure, allowing daylight and weather penetration into the roof space.

The primary timber roof structure, including the rafters, has been inspected and found to be in good condition, with no significant defects identified.

The proposed works are therefore focused on the repair of the roof covering and the replacement of the failing substructure, in order to restore the weather-tightness of the building and prevent further deterioration.

In addition, localised repairs to rainwater goods and masonry elements are proposed as part of ongoing maintenance. These works address minor deterioration and will assist in preventing further weathering of the building fabric.



Condition photo of the existing lath & plaster, numerous holes and gaps where the lath and plaster is failing



Photo showing the extent of the lath & plaster within the loft space.

IMPACT OF THE PROPOSALS

ROOF WORKS

The proposed works will preserve the external appearance of the building. Existing clay tiles will be carefully removed, sorted, and reused where possible, ensuring that the established character and material quality of the roof are maintained.

As such, the impact of the works on the external appearance of the building and its contribution to the surrounding conservation area is considered to be neutral.

REMOVAL OF LATH AND PLASTER SUBSTRUCTURE

The proposed works include the removal of the existing lath and plaster layer forming part of the roof substructure beneath the tiles. This element is in a deteriorated condition and is no longer performing its intended function, with areas of failure allowing the ingress of water and exposure to the elements.

Its removal is necessary to enable the installation of a new breathable roofing membrane and to ensure the overall performance and longevity of the roof.

While this results in the loss of some historic fabric, the element is of secondary significance and does not form part of the primary structure of the building. The principal timber roof structure will be retained in full, and the external appearance of the roof will remain unchanged.

The resulting harm is therefore considered to be less than substantial.

The additional maintenance works, including the replacement of rainwater goods and localised pointing repairs, will be undertaken on a like-for-like basis and will preserve the existing appearance of the building. These works do not give rise to any harm to the significance of the heritage asset.



Condition photo of the existing lath & plaster, numerous holes and gaps where the lath and plaster is failing

JUSTIFICATION & MITIGATION

The proposed works are required to secure the long-term condition and continued use of the building.

The repair of the roof is necessary to prevent further deterioration and to safeguard the structural integrity of the building. The approach taken is one of minimal intervention, retaining and reusing existing materials wherever possible.

The removal of the lath and plaster substructure is required due to its deteriorated condition and failure as part of the roof build-up. Its replacement is necessary to restore the weather-tightness of the building and to enable the introduction of a breathable membrane.

This intervention is limited in scope and does not affect the primary structure or external appearance of the building.

In accordance with the National Planning Policy Framework, the identified harm is less than substantial and is outweighed by the public benefit of securing the long-term conservation of the heritage asset.

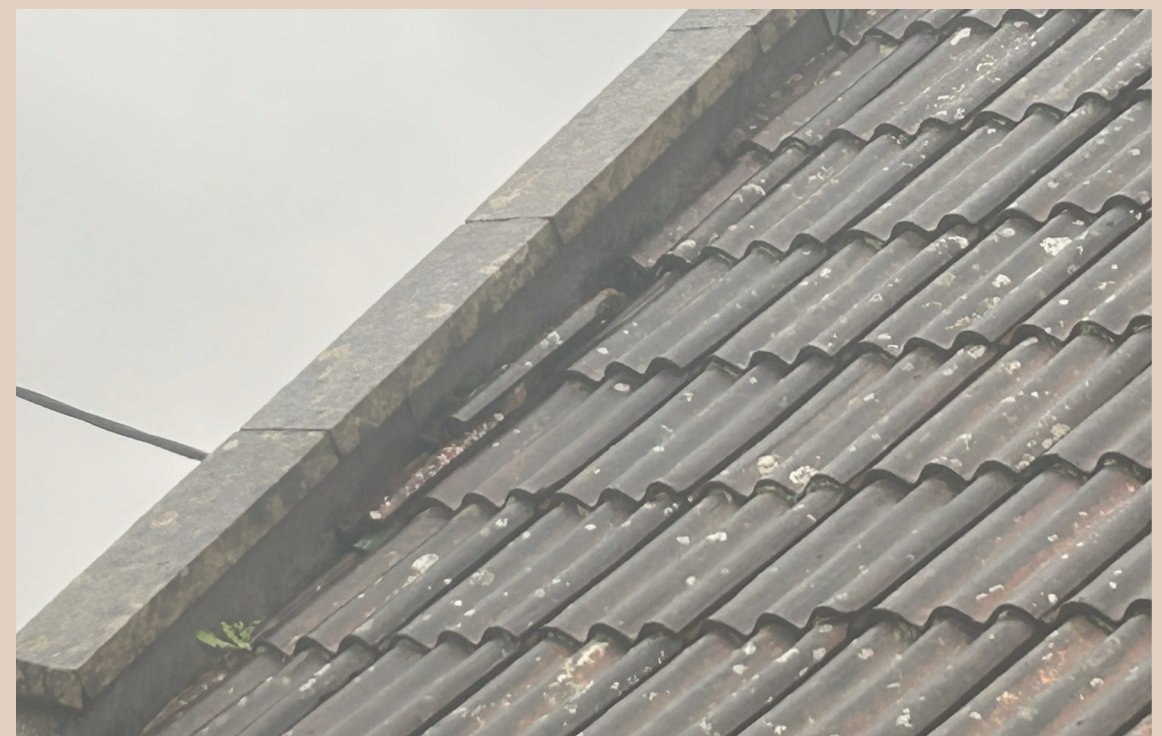
The impact of the works will be minimised through a careful and considered approach to construction.

Replacement works will utilise materials that are compatible with the character and performance of the building, ensuring that the overall integrity of the structure is maintained.

These minor works form part of a wider programme of maintenance and are consistent with the ongoing conservation of the building.



Damage to existing first floor ceiling, caused by failing lath & plaster in roof above.



Slipped and damaged existing roof tiles.

CONCLUSION

The proposed works represent a necessary and proportionate response to the condition of the building.

The scheme has been developed with a clear understanding of the building's significance, retaining key elements of historic fabric and preserving its external character. The identified harm associated with the removal of the lath and plaster ceiling is limited and justified by the need to undertake essential repairs.

The inclusion of minor maintenance works further supports the long-term care and preservation of the building.

Overall, the proposals will secure the long-term conservation of the building, ensuring that it continues to contribute positively to the character of Bradford on Avon and its historic environment.