



Design & Access Statement

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

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INTRODUCTION

This Design and Access 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 careful stripping and re-covering of the roof using salvaged clay tiles, inspection of the timber structure, and the introduction of a breathable roofing membrane. The works also include the removal of a failing lath and plaster layer forming part of the existing roof build-up beneath the tiles.

The proposals are limited to essential repair works and have been developed in response to the condition of the building, with the aim of ensuring its continued use and long-term performance.

In addition to the works requiring Listed Building Consent, the applicant intends to undertake a number of 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 PROPERTY

The application site comprises a Grade II listed cottage located on Huntingdon Street in Bradford on Avon. The property forms part of a group of historic cottages (Nos. 16–20) which are collectively designated for their group value.

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 site lies within the Bradford-on-Avon Conservation Area, within an area characterised by a dense pattern of historic development. Huntingdon Street is identified as a quieter, more intimate part of the town, where tightly arranged buildings and narrow lanes create a strong sense of enclosure and a distinct, domestic scale.

The immediate townscape is defined by its consistent use of traditional materials, including natural limestone and clay tiles, alongside boundary walls and simple vernacular detailing. This cohesive character contributes to the significance of the building and its setting, with the group of cottages forming a well-preserved part of the historic urban fabric.

The property is in use as a single residential dwelling (Use Class C3), consistent with its historic function as a domestic building. The proposed works are limited to the repair of the existing fabric and do not involve any change of use.



Stone mullioned blank windows on gable end of number 19.



Rear of number 19 showing context of adjoining cottages.

PROPOSED WORKS & DESIGN APPROACH

The proposed works comprise the repair of the existing roof, including the careful stripping and re-covering of the roof using salvaged clay tiles. Existing materials will be retained and reused wherever possible, with any defective elements replaced on a like-for-like basis.

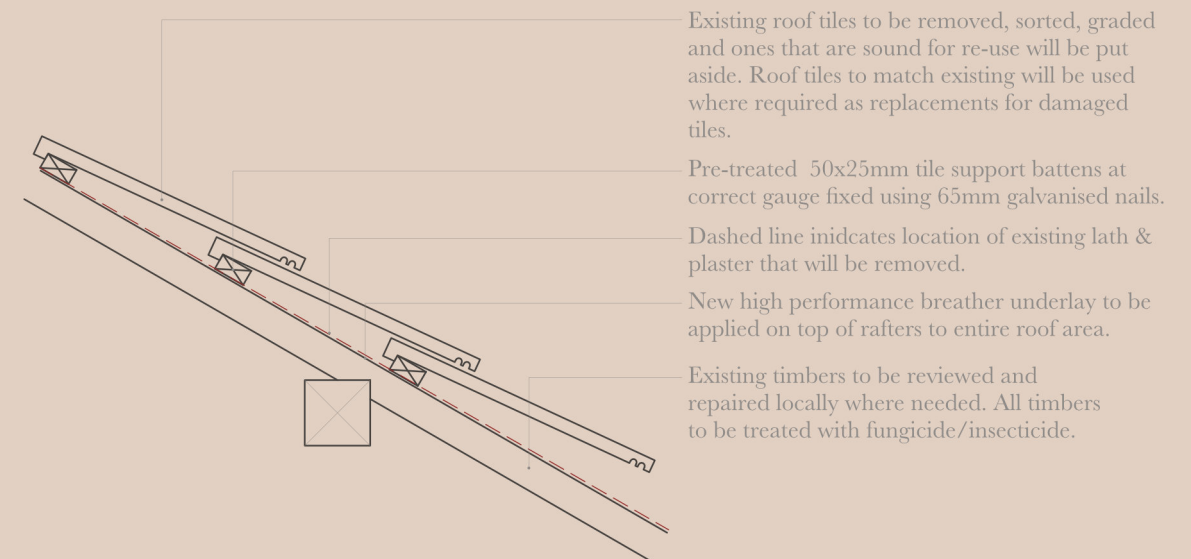
Following removal of the existing roof coverings, the underlying timber structure will be exposed and inspected. The timber rafters have been reviewed and are in good condition, and will be retained as part of the works.

The existing lath and plaster layer, forming part of the roof build-up beneath the tiles, is in a deteriorated condition and will be removed. This element is failing in places, with gaps allowing the ingress of daylight and the elements, and is no longer performing its intended function.

A breathable roofing membrane will be introduced to improve weather resistance while maintaining the permeability of the construction. New tile battens will be fixed, and the roof will be re-covered using the salvaged clay tiles. Please refer to roofing specialists report and specification for full details.

The approach to the works is informed by a conservation-led methodology, seeking to retain historic fabric wherever feasible and limit intervention to that which is necessary to secure the long-term condition of the building. The external appearance of the roof will remain unchanged, preserving the established character of the building and its contribution to the surrounding streetscape.

Alongside the roof repair works, minor maintenance works are proposed, including the like-for-like replacement of existing rainwater goods and localised repairs to chimney stack pointing and areas of external masonry. These works are limited in scope and will be undertaken on a like-for-like basis, preserving the existing appearance and material character of the building.



Detail showing proposed new build up of roof with lath & plaster layer removed. Refer to specialist roofing contractors report and specification for full details.



Failing lath & plaster with hole in, this allows water ingress which is damaging ceiling of first floor below.

ACCESS

The property is accessed directly from Huntingdon Street in Bradford on Avon. Existing access arrangements will remain unchanged as part of the proposed works.

The application relates solely to the repair of the existing roof and does not introduce any alterations that would affect access to or within the building. As such, there are no changes proposed to entrances, thresholds, or internal circulation.

Given the nature and scope of the works, no alternative access arrangements have been considered necessary. The proposals do not give rise to any new access requirements and therefore have no impact on the accessibility of the building in its current use.

No consultation has been undertaken in relation to access, as the works do not affect how the building is approached, entered, or used.

During construction, temporary access will be provided by scaffold to facilitate safe access to the roof. This will not affect the permanent access arrangements to the property.

The proposals are therefore considered to comply with relevant local planning policies relating to access



Extent of No. 19 shown within red boundary. Huntingdon Street is the lane directly to the East of the site boundary.

CONCLUSION

The proposed works comprise the careful repair of the existing roof at 19 Huntingdon Street, Bradford on Avon, responding directly to the identified condition of the building fabric.

The scheme has been developed with a clear conservation-led approach, prioritising the retention and reuse of existing materials wherever possible and limiting intervention to that which is necessary to secure the long-term performance of the building. The re-covering of the roof using salvaged clay tiles ensures that the established character and appearance of the building is preserved.

Works to the underlying structure, including inspection and localised repair of the timber rafters, will support the continued integrity of the building, while the introduction of a breathable roofing membrane provides a discreet and appropriate improvement in performance.

The removal of the existing lath and plaster layer forming part of the roof build-up is required due to its deteriorated condition. Its replacement will form part of a renewed roof construction designed to ensure the long-term performance of the building.

The proposals do not alter the use of the building, its external appearance, or its relationship with the surrounding streetscape. Access arrangements will remain unchanged.

Overall, the scheme represents a proportionate and considered response to the condition of the property, ensuring its continued use while preserving its character and contribution to the historic environment.

Additional minor maintenance works, including rainwater goods replacement and localised pointing repairs, will further support the ongoing upkeep of the building.