

**HERITAGE, DESIGN AND ACCESS STATEMENT FOR
REPLACEMENT FRONT DOOR AND NEW CANOPY FOR
11 CHURCH STREET BRADFORD ON AVON BA15 1LW
14 APRIL 2026**

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1. General Proposal

This document has been drafted to accompany the Listed Building Consent application for the proposed like-for-like replacement of the front door at 11 Church Street Bradford on Avon BA15 1LW, along with the installation of a modest metal canopy above the entrance.

2. The Property – 11 Church Street

The building is located on the north side of the River Avon in Bradford on Avon opposite the north aisle of Holy Trinity Church. The property is part of a small terrace of south-facing cottages which sit on raised ground and are thought to have been built in the late C17th.

11 Church Street is Grade II Listed, dated to Late C17th, List Entry Number: 1200310



Fig 1: Row of cottages forming numbers 10, 11 & 12 Church Street



Fig 2: No.11 Church St from the road



Fig 3: No. 11 from the SW



Fig 4: No. 11 from the front garden

3. Detail of Proposal

3.1. Replacement front door

The current door is a simple, probably Victorian, four-panel painted pine door, c. 1.8m high x 0.96m wide. The bottom sections of the door, frame and threshold have become rotten due to continuous saturation by rainfall – there is no rainwater disposal system on the roof above.

The constant wetting and drying has caused the timber to split and swell; on several occasions we have been unable to open or close the door without great difficulty. We have also had issues with rodents entering the house due to the complete decay of the threshold timber.

Photos of the current front door are shown in Figures 5-8 below.

We have attempted to rectify the damage but consider the door now beyond repair. The proposal is to replace the door and frame with a like-for-like copy, constructed from solid F.S.C. certified Sapele hardwood, traditionally jointed using wedged mortise and tenon joints. All timber will be undercoated and given two topcoats of high gloss dark blue paint on the exterior and matt white on the interior. The details of the proposed front door have been produced by Kent Stanley of Bespoke-on-Avon Joinery (*Figs 9 & 10*).

None of the current door furniture has any historic value – they are all modern ‘antique-style’ items fitted by the developer who ‘restored’ this property (and No.12) in 2005. The only lock is a simple mortice deadlock which currently provides inadequate security.

The new door will also have an integrated letter box/knocker and a simple round handle for pulling the door shut. Both these items will be salvaged metal pieces in keeping with the simple design of the door (*Figs 11 & 12*).

The new door will have improved security features with a simple Yale night latch and 5-point mortice lock.



Fig 5: No. 11 Front door



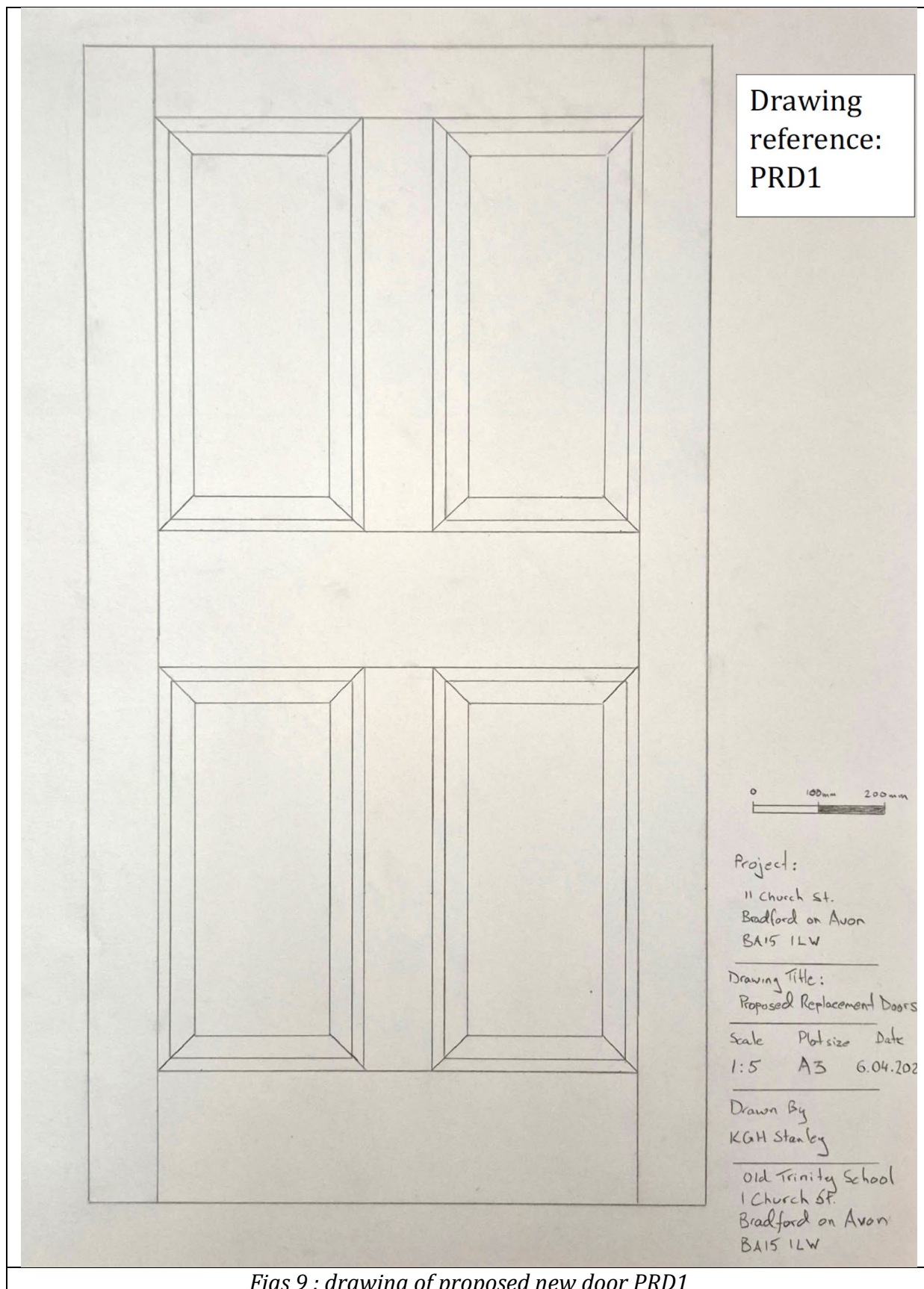
Fig 6: height of water splash back after typical rain shower (Nov 2024)



Fig 7: current condition of door (April 2026)



Fig 8: current condition of inside of door (April 2026)



Figs 9 : drawing of proposed new door PRD1

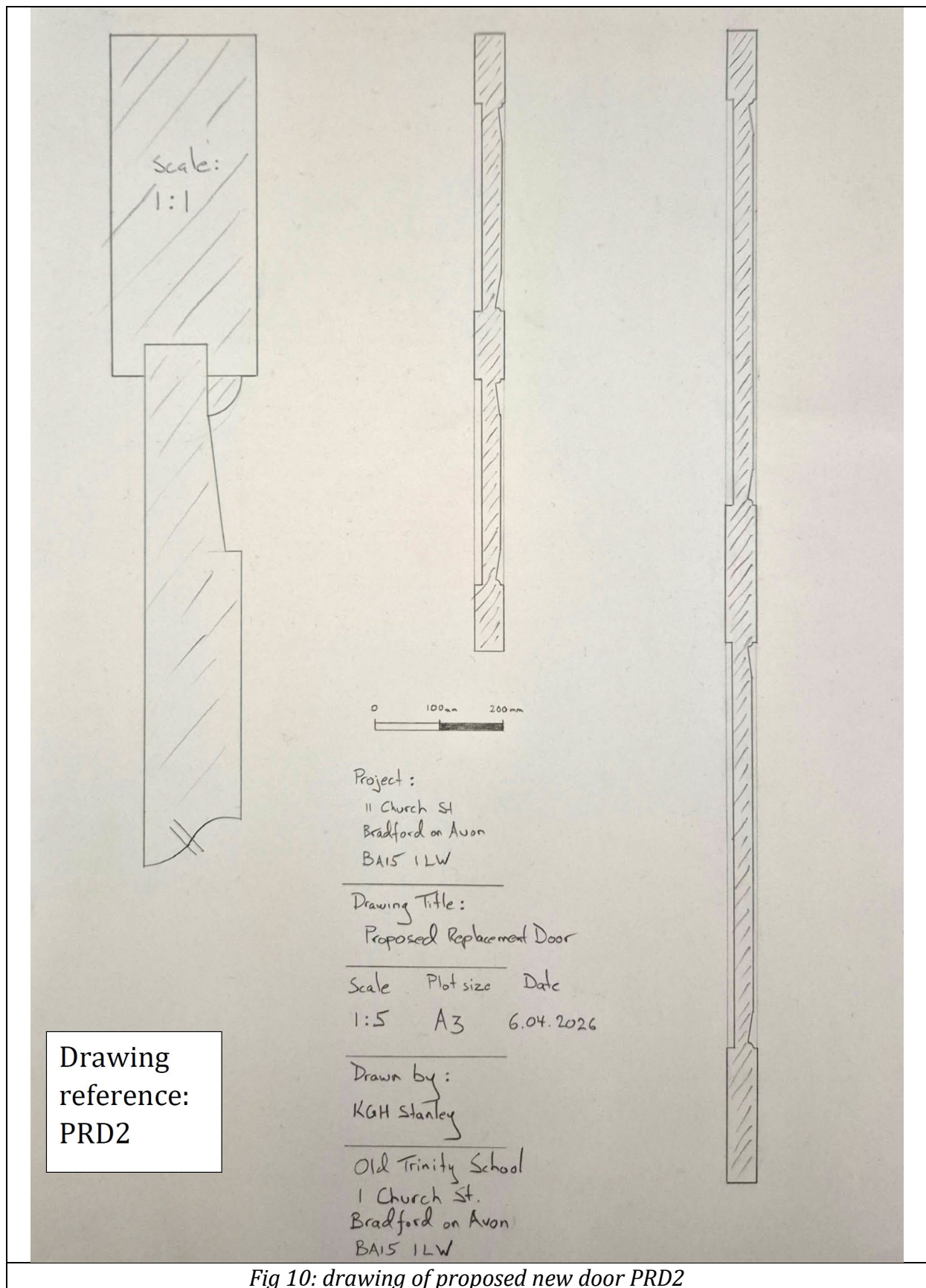


Fig 10: drawing of proposed new door PRD2



Figs 11 & 12: salvaged door furniture to be used on new door

3.2 New canopy

The property currently has no guttering or downpipes to manage rainwater flow from the roof. There is also no canopy over the door opening. This means that during rain storms the bottom of the front door is constantly subject to saturation, causing damage to the timber. There is also decay to the chamfered edge of the stone lintel.

There are two forms of key evidence of a previous pentice - visible remnants and corrosion marks from metal fixings in the stonework above (*Fig 13*) and footage from a 1968 film, 'Girl with a Pistol', which includes a brief scene filmed in Church Street (*Figs 14-17*).

We therefore propose to install a modest scoop canopy made of aged zinc galvanized steel, manufactured by Garden Requisites of Bath (*Fig 18*). This will be 4ft wide x 12.5" high x 18" deep (*Fig 19*) – it will therefore extend the same distance as the door step (*Fig 20*).

This is a lightweight item which requires simple fixings and allows us to utilise the existing holes from previous canopies thus avoiding removal of any stonework from above the door. Fig 22 below is an annotated photo to illustrate how the canopy will look.



*Fig 13: Surviving evidence of fixings for previous pentices.
Note also deterioration of chamfered edge of stone*



Fig 14: screenshot from the 1968 film 'Girl with a Pistol' clearly showing a simple canopy over the door of No. 11 Church Street

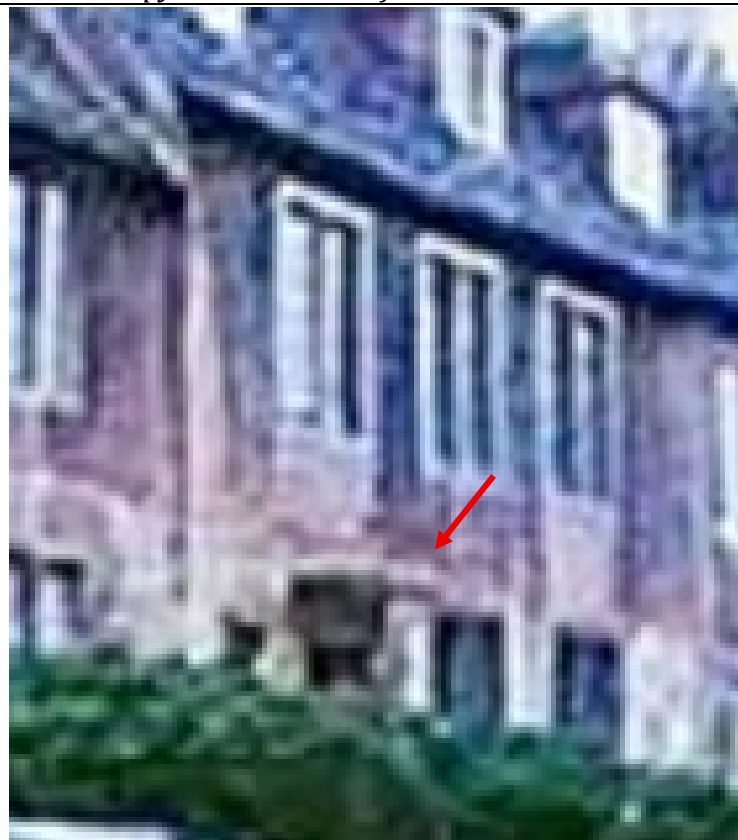


Fig 15: detail of Fig 14 with arrow pointing to canopy over doorway



Fig 16: still from the 1968 film 'Girl with a Pistol' clearly showing a simple canopy over the door of No. 11 Church Street



Fig 17: detail of Fig 16 showing simple canopy over door of No. 11

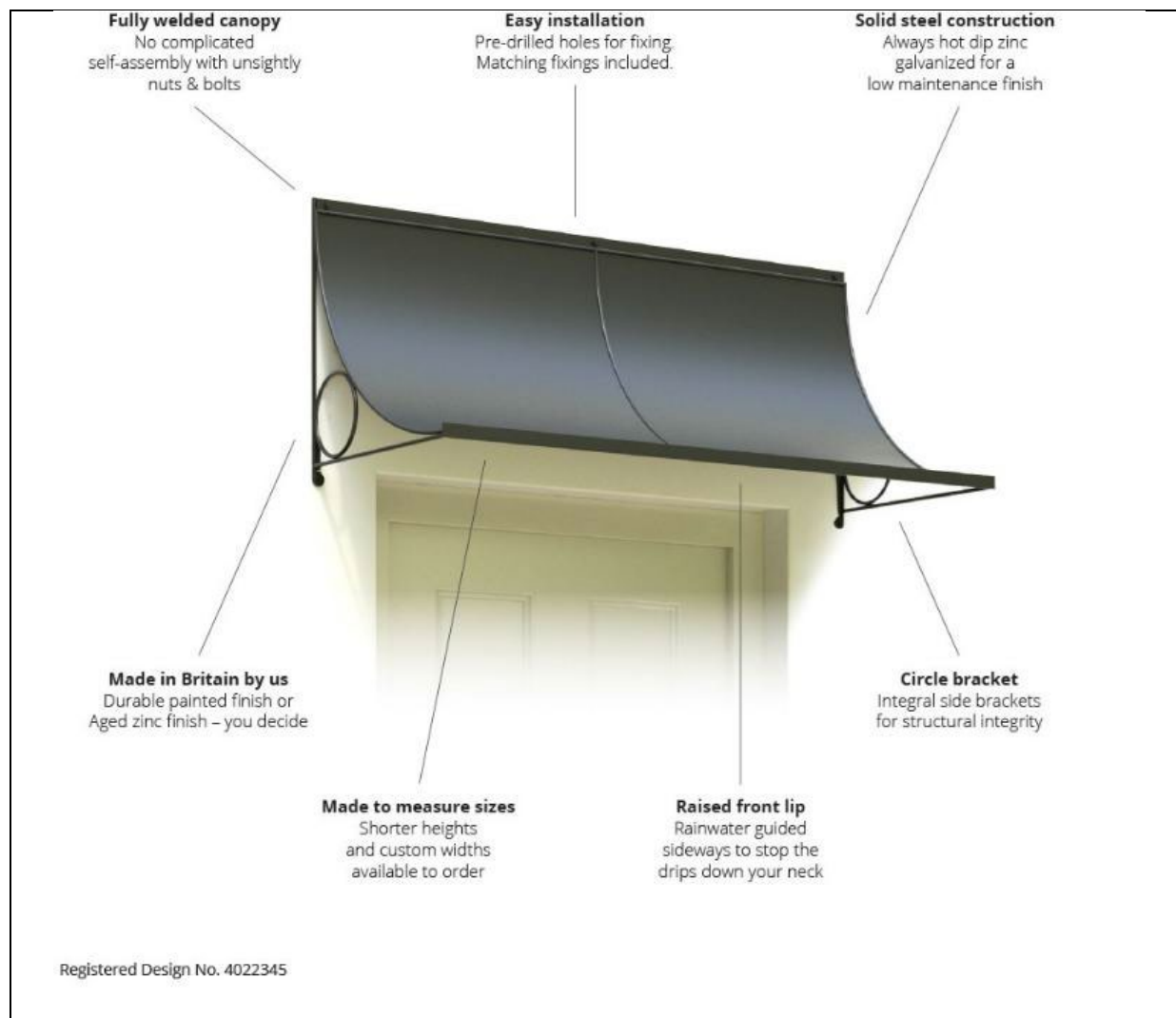


Fig 18: manufacturer's specification



Fig 19: section drawing from manufacturer's brochure

LR-32773-GARDEN-REQUISITES-A4L-32PP-R2.pdf page 9

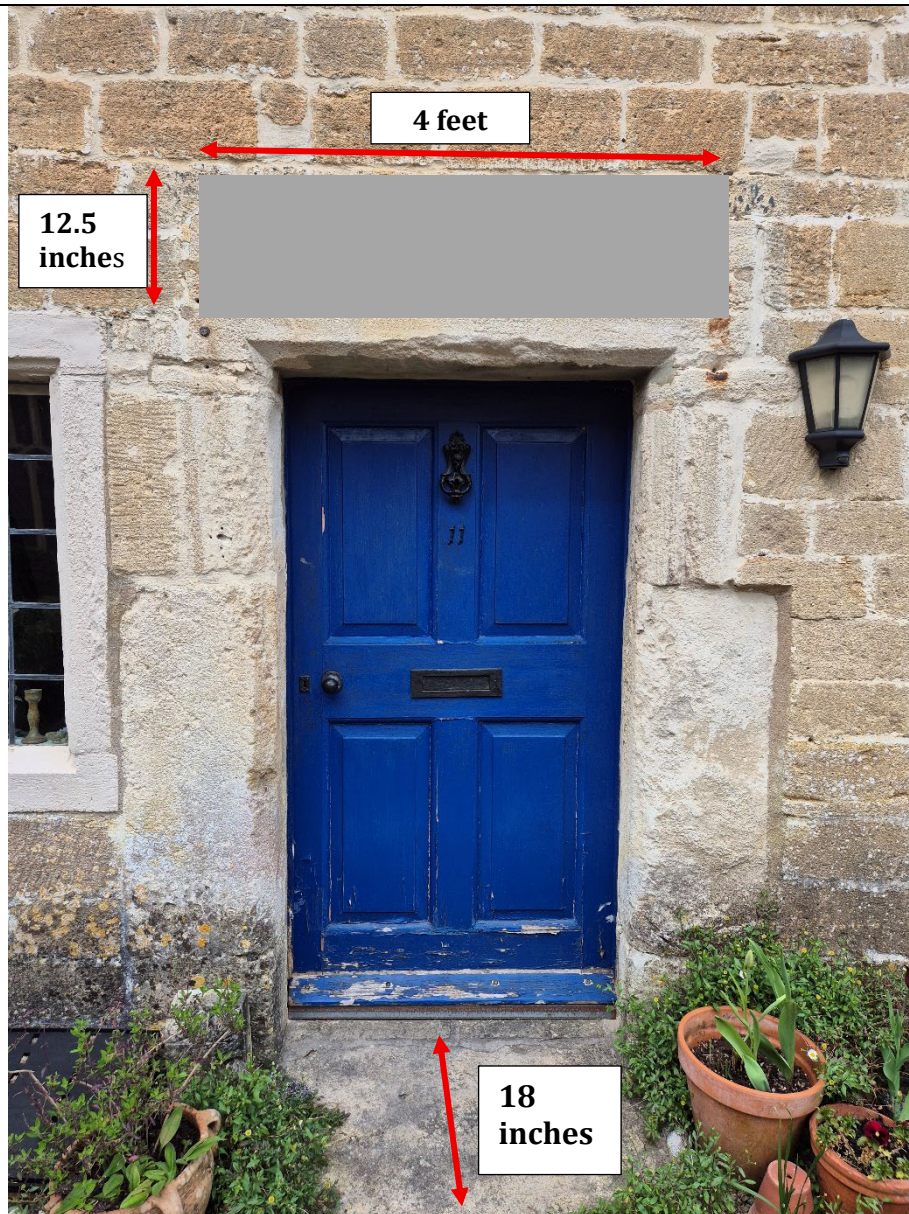


Fig 20: dimensions and position of proposed canopy



Fig 21: current appearance of doorway



Fig 22 : annotated image showing proposed canopy

4. Impact of the Works on the Significance of the Heritage Asset

11 Church Street is located within the Conservation Area for Bradford on Avon. It sits close to the Saxon Church of St Laurence and Holy Trinity Church, both of which are Grade I listed.

The property sits behind a mature yew hedge and is accessed by a short flight of stone steps. The south-facing elevation of the property is built from dressed ashlar limestone with a stone-tiled roof.

Although the date and historical value of the existing door is not known, it is felt that its simple proportions and design details suit the property well and the new door should therefore be a like-for-like replacement using traditional materials and construction

techniques. The proposal would therefore not present any harm to the key features that are important to the character of this listed building.

The installation of a simple easily reversible canopy (which can be installed without the removal of any building fabric) will help to protect the door from accelerated decay and will have neutral impact on the character and heritage values and will help positively contribute to the preservation of the building.

It is worth noting that several of the listed properties in this part of Church Street already have similar door canopies.

Policies considered in making this application:

The statutory policies which have been considered when putting forward this proposal are:

1. National Planning Policy Framework Section 16 'Conserving and enhancing the historic environment' paragraphs 202-221 pages 59-62 (NPPF_December_2024.pdf)

2. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

3. Wiltshire Council Core Strategy - Strategic objective 5: protecting and enhancing the natural, historic and built environment

a. Core Policy 57: Ensuring High Quality Design and Place Shaping

- "being sympathetic to and conserving historic buildings and historic landscapes"

b. Core Policy 58: Ensuring the Conservation of the Historic Environment

- "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Paragraph 207 of the NPPF Section 16 requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

In this case the significance of 11 Church Street has been determined by a Grade II listing which recognizes the important historical and architectural interest of the building which contributes to the character of the conservation area.

The listing details of 11 Church Street are included in Section 5 below.

5. Listing Details

The property is listed as part of a group of buildings comprised of No.11, No.12, No. 14 and the outbuilding to the right of No. 14.

OFFICIAL LIST ENTRY

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1200310

Date first listed:

07-Nov-1963

Date of most recent amendment:

23-Aug-1974

List Entry Name:

Outbuilding to the Right of No 14

Statutory Address 1:

11 AND 12, CHURCH STREET

Statutory Address 2:

14, CHURCH STREET

Statutory Address 3:

OUTBUILDING TO THE RIGHT OF NO 14, CHURCH STREET

LOCATION

Statutory Address:

11 AND 12, CHURCH STREET

Statutory Address:

14, CHURCH STREET

Statutory Address:

OUTBUILDING TO THE RIGHT OF NO 14, CHURCH STREET

District:

Wiltshire (Unitary Authority)

Parish:

Bradford-on-Avon

National Grid Reference:

ST8239760905

DETAILS

1. 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

2.

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: ST823976090

6. Conclusion

This proposal aims to replace the deteriorated front door at 11 Church Street with a like-for-like new door manufactured and fitted by a local specialist joiner.

The new door will enhance security, ensure long-lasting durability and improve energy efficiency. Selecting a near-identical replacement is intended to uphold the statutory heritage status of the property and to mitigate any adverse visual effects on the existing streetscape within the Bradford on Avon conservation area.

Additionally, the installation of a simple, effective and easily removable canopy will protect the new door from premature deterioration and offer shelter for occupants and visitors entering or leaving the property. Again, this will be supplied by a locally based specialist company.

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13/04/26