



Atelier 17 Ltd, 28 Southleigh, Bradford On Avon, Wiltshire, BA15 2EQ – t. 07841679591



Design, Access and Heritage Statement

IN SUPPORT OF AN

Application to Vary Conditions of Planning Approval

AT

24 Bridge Street, Bradford On Avon

prepared by

Atelier 17 Ltd

March 2026

Revision 00

CONTENTS

1.0	Submission
2.0	Introduction
3.0	Location and Context
4.0	Listing Details
5.0	Regression Study
6.0	Existing Dwelling and Garden
7.0	Planning History
8.0	Use
9.0	The Proposals
10.0	Heritage Impact Statement
11.0	Amenity
12.0	Highways
13.0	Flood Risk
14.0	Conclusion

1.0 SUBMISSION

This Design, Access and Heritage Statement should be read in conjunction with the following drawings and documents as submitted

Application fee (under separate cover)

Application Forms

Architectural Drawings:

A17 24 14 S01 -	Location Plan
A17 24 14 S02 -	Existing Block Plan
A17 24 14 S03 -	Existing Ground Floor Plan
A17 24 14 S04 -	Existing First Floor Plan
A17 24 14 S05 -	Existing Elevations
A17 24 14 S06 -	Existing Long Section
A17 24 14 P01 -	Proposed Block Plan
A17 24 14 P02 -	Proposed Ground Floor Plan
A17 24 14 P03 -	Proposed First Floor Plan
A17 24 14 P04 -	Proposed Loft Plan
A17 24 14 P05 -	Proposed Sections
A17 24 14 P06 -	Proposed Elevations
A17 24 14 P07 -	Proposed Elevations
A17 24 14 AL(0)115 -	Typical Window Details
Design, Access and Heritage Statement	
Photographic Survey	

2.0 INTRODUCTION

This document has been prepared by Atelier 17 Ltd on behalf of the owners of the site and is to accompany a submission for Planning and Listed Building Consent in relation to a change of use and alterations to a Listed Building. The contents of this application seek to make modest changes to the extant application PL/2025/02733. The principle and much of the detail of the development contained in the Approval is to remain

Date first listed: 23-Aug-1974

Statutory Address: The Old Forge, Bridge Street

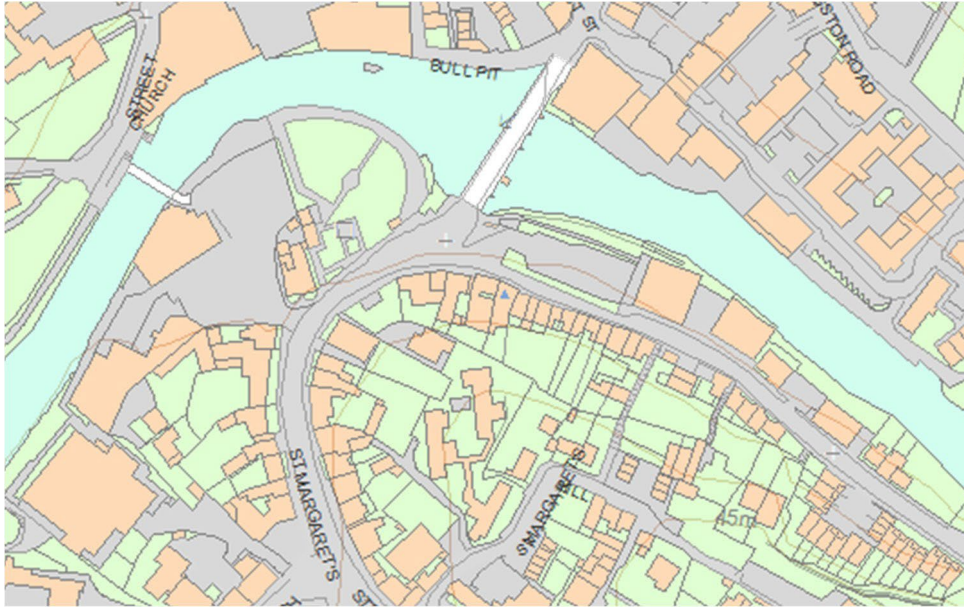


Figure 2: Historic England location plan

Details

1. BRIDGE STREET 5411 (South Side)

The Old Forge ST 8260 2/264

II GV

2. Possibly C16 with later alterations, Coursed rubble, steep-pitched pantiled roof, eaves. 2 storeys. 2 windows, small-paned later casements, the upper ones close under eaves, Wide square-headed archway under wood lintel to right-hand, 3-light stone-mullioned casement above. Furnace and flue from the smithy remain inside.

5.0 REGRESSION STUDY

A regression study had been undertaken to assess the historical development of the site. This should be read in conjunction with survey drawings 267, S02, S03 and S04. This is illustrated below.

The 1767 Map of Bradford On Avon (Figure 3) clearly shows the built structures along Bridge Street although the quality of the map does not provide definitive information of the shape and form of development on the application site. However, it is extremely likely that there must have been at least one building on the application site as the Listing refers to the origins dating back to C16. The adjoining building to the west has its original timber frame and brick infill exposed on the west wall of the interior of the application building and a number of similarly aged timber structural elements can be seen within the site supporting the existence of these earlier incarnations.



Nos 12 to 14 (consec), Nos 16 to 25 (consec), the Old Forge Bridge Street and Nos 1 and Figure 3: 1767 Map of Bradford On Avon
2 St Margaret's Street form a group.

At the time of the Tithe maps (1840) (Figure 4), the general configuration of the Town Bridge and the roads leading south are recorded, including the start of Bridge Street but the detail is much lacking in terms of the built structures in this area with no buildings on Bridge Street being recorded.



Figure 4: 1840 Tithe Map

The 1st Edition of the Ordnance Survey (Figure 5) depicts a well-established terrace along Bridge Street. This original structure can be clearly identified as per the current configuration of the which is now defined by the extent of the pitched clay tile roof.

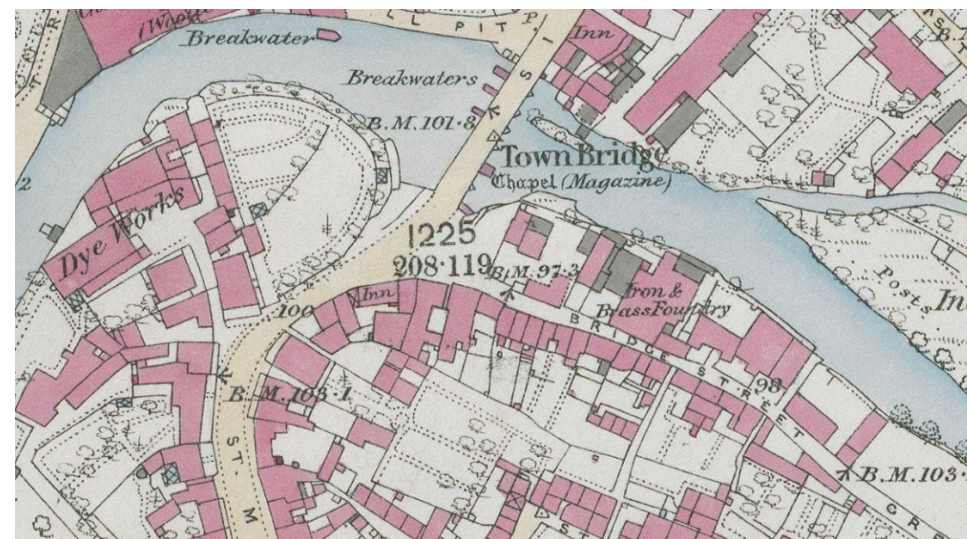


Figure 5: 1844 – 88 1st Edition OS

The 1879-1888 Towns Map (Figure 6) shows a similar, albeit clearer illustration of the late 19th Century development on the site.



Figure 6: 1879 – 88 Towns Map

The 2nd Edition of the Ordnance Survey below (figure 7) shows the earlier scope of buildings but it also now shows a second structure to the south, attached to the original rear elevation. This addition is broadly inline with the rear elevations of the terrace to the west. In the current building there are large nibs and a wide downstand section in the upper ground rear room (room 02) which may well indicate this earlier scope of building.



Figure 7: 1898-44 2nd Edition OS Map

The 3rd Edition of the Ordnance Survey (figure 8) shows a further extension to the rear which we believe is in the same line as the current rear elevation. Subsequent to this, the small area to the east of this extension has also been extended.

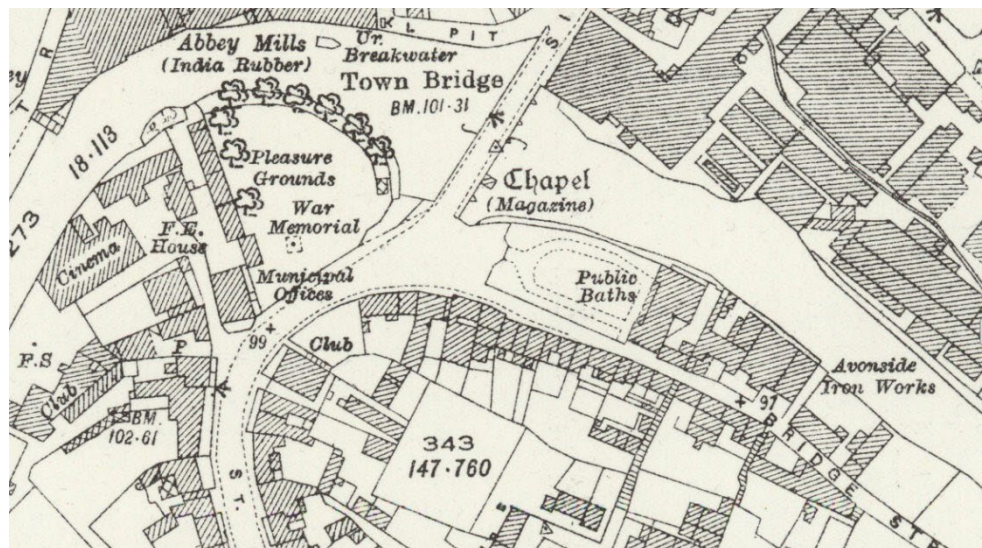


Figure 8: 1898 – 1939 3rd Edition OS

6.0 EXISTING BUILDING

In relation to these proposals, the property is fully described on the submission drawings 267 S02 to S06 and the photographs in Appendix 1 & 2.

The earliest element of the building is in the form of a terrace, being two storeys tall and a one room deep constructed in bath stone (coursed rubble with ashlar detailing). The roof is dual pitched with clay tiles with the exposed upper levels of the western gable end having been overclad in tile hanging. From street level these appear to be modern concrete plain tiles.

To the rear, much of the earlier buildings have been at best hidden behind modern construction and at worst substantially removed with only a small number of original timber structural elements being visible. The entire rear section of the building is a hotchpotch of construction representative of the many changes that have been undertaken over the past 50 years. The rear section of the building has a large mono pitched flat roof finished in felt and painted block walls.

The Street elevation alludes to a much more complex and phased development of the building than the regression study suggests. The elevations have three styles of window as well as the main gateway into the interior. This also suggests that there were originally further floor levels in the buildings particularly in relation to the triple window above the gateway.

Prior to its more modern uses, the building was a Forge used in conjunction with the adjoining structure known as 24A which is currently The Polly Tea Rooms.

Two photographs below show these buildings at a time when they were owned by the Laing family.



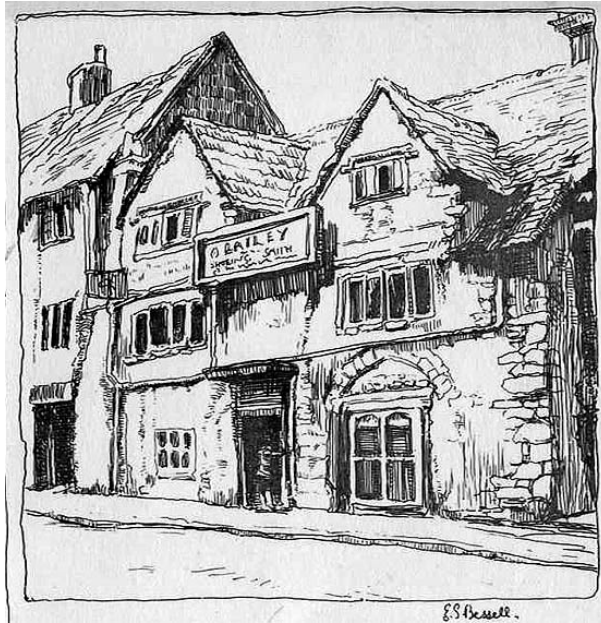
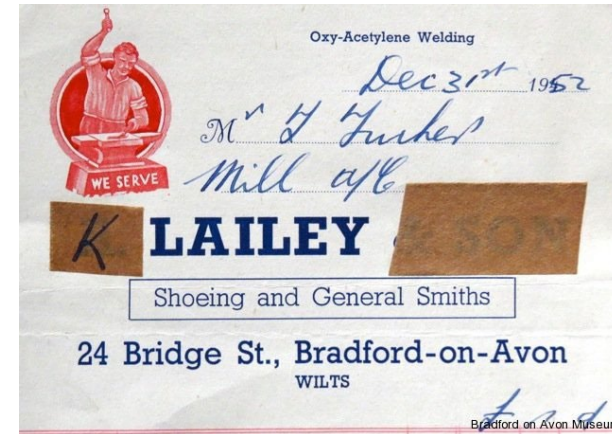


Figure 8 & 9: Black and white photograph of the forge circa 1950 and undated sketch respectively.

At this time, it was the best-known forge in Bradford and it had a long history before Albert Lailey, dating back to the Huntley and Milsom families of the early 19th century. The following receipt shows that this was still in a similar active use at least until the early 1950's



In more recent time, the site has had a mix of uses including Retail, Tea Rooms, Restaurant and currently a Buddhist Temple.

7.0 PLANNING HISTORY

A search of the Local Authority Website has established the following planning history at the site:

Application Reference **W/84/00520/FUL**

Decision: APPROVE

Status: Unknown

Proposal: Change of use of ground floor to tea rooms and craft shop and first floor to antique shop

Application Reference **W/88/00153/FUL**

Decision: APPROVE WITH CONDITIONS

Status: Unknown

Proposal: Change of use to tea room on the first floor

Application Reference **W/88/00596/LBC**

Decision: APPROVE WITH CONDITIONS

Status: Partially Implemented

Proposal: Replacement of roof coverings to front slope with natural stone tiles structural repairs to front elevation

Application Reference **W/88/01029/FUL**

Decision: APPROVE WITH CONDITIONS

Status: Implemented

Proposal: Change of use of second floor to food preparation area storage and staff room

Application Reference **W/89/00966/LBC**

Decision: APPROVE

Status: Implemented

Proposal: One Traditional Sign

Application Reference **W/89/01078/ADV**

Decision: APPROVE

Status: Implemented

Proposal: Non-illuminated static sign

Application Reference **W/89/01589/LBC**

Decision: APPROVE

Status: Implemented

Proposal: Insertion of a glazed canopy into rear section of existing flat roof

Application Reference **W/89/01588/FUL**

Decision: APPROVE

Status: Implemented

Proposal: Construction of a glazed canopy into an existing flat roof at rear

Application Reference **W/89/01677/ADV**

Decision: APPROVE

Status: Implemented

Proposal: Replacing one existing advertisement sign with one new advertisement sign

Application Reference **W/93/01176/FUL**

Decision:

Status: Implemented

Proposal: Internal alterations and external vent

Application Reference **W/93/01199/LBC**

Decision: APPROVE WITH CONDITIONS

Status: Implemented

Proposal: Internal alterations and external vent

Application Reference **W/93/01487/LBC**

Decision: APPROVE WITH CONDITIONS

Status: Unknown

Proposal: Construction of steps and gate in rear boundary wall to form fire exit

Application Reference **W/98/00688/LBC**

Decision: APPROVE

Status: Implemented

Proposal: Alterations to and refurbishment of interior

Application Reference **W/98/00781/FUL**

Decision: APPROVE WITH CONDITIONS

Status: Implemented

Proposal: External flue on roof

Application Reference **W/98/00782/LBC**

Decision: APPROVE WITH CONDITIONS

Status: Implemented

Proposal: External flue on roof

Application Reference **W/98/01010/FUL**

Decision: APPROVE WITH CONDITIONS

Status: Implemented

Proposal: Use of front part of first floor area for consumption of food and drink, change of condition 01 on 93/01176

Application Reference: **13/06686/LBC**
Decision: APPROVE WITH CONDITIONS
Status: Implemented
Proposal: Change of use of building from restaurant to a buddhist temple including 2 rooms for overnight accommodation

Application Reference: **13/06683/FUL**
Decision: APPROVE WITH CONDITIONS
Status: Implemented
Proposal: Change of use of building from restaurant to a buddhist temple including 2 rooms for overnight accommodation

None of the above application are particularly significant in the context of this application, other than setting out a timeline for some of the more modern interventions and a general sense of the extent of modifications that have taken place.

More recently the following applications were made which have a direct bearing on this application:

Application Reference: **PL/2021/05574**
Decision: APPROVE WITH CONDITIONS
Status: LAPSED
Proposal: Change of use from Buddhist Temple to dwelling house, to include internal and external alterations

Application Reference: PL/2021/04186
Decision: APPROVE WITH CONDITIONS
Status: LAPSED
Proposal: Change of use from Buddhist Temple to dwelling house, to include internal and external alterations

Application Reference: PL/2024/07897
Decision: APPROVE WITH CONDITIONS
Status: EXTANT
Proposal: Change of use from Buddhist Temple to dwelling house, to include internal and external alterations

Application Reference: PL/2024/07734
Decision: APPROVE WITH CONDITIONS
Status: EXTANT
Proposal: Change of use from Buddhist Temple to dwelling house, to include internal and external alterations

Application Reference: PL/2025/02733
Decision: APPROVE WITH CONDITIONS
Status: EXTANT
Proposal: Change of use from Buddhist Temple to dwelling house, to include internal and external alterations

Application Reference: PL/2025/03051
Decision: APPROVE WITH CONDITIONS
Status: EXTANT
Proposal: Change of use from Buddhist Temple to dwelling house, to include internal and external alterations

These last four applications confirm that the principle of conversions is acceptable. This application in effect seeks to vary a small number of elements.

8.0 USE

The last use of the building and gardens is Budhist Temple / Place of Workshop which had a historical planning use class of D1(h) which has been recategorized to Public worship or religious instruction (or in connection with such use) which has a Planning Use Class of F1(f) in September 2020.

Whilst this is the last use of the building, it has remained empty and not in use for nearly 3 years.

The proposals seek a change of use to Single Family Dwelling House which has a use class of C3(a).

9.0 THE PROPOSALS

The proposals are described in principle on the submitted drawings A17 24 25 P01 to P07 inclusive.

The proposed design converts the existing footprint, spaces and volume of the building into a four-bedroom Single Family Dwelling House whilst being sympathetic to the key historic characteristics of the site and building.

The proposed accommodation provides an entrance hall and study / breakfast room at entry level, 3 bedrooms and family bathroom at the upper ground floor level, ensuite and dressing to the master bedroom and open plan living / kitchen / dining / garden room at the upper level and then finally the master bedroom room in the loft.

10.0 HERITAGE IMPACT ASSESSMENT

The existing building is Grade II Listed. All other structures within the application are therefore protected as curtilage structures. It is also inside the Conservation Area. The observations and conclusions drawn from an understanding of the significance of the heritage asset have fully informed the main design principles.

These generally reflect the previously approved details

In terms of the primary changes contained in this application, other than minor alterations to the general internal layout, the main changes that may have a new impact on the significance of the heritage asset are discussed below:

WORKS: Change in design of the rear dormer in the loft.
IMPACT: The principle of the dormer has already been established within the extant proposals. There are two proposed changes. Firstly, the area of glazing to the roof has been removed. This is because of concern around the implications of additional features or technology to control the light levels and heat gain within the bedroom space. There is also the added benefit of less light spill which is also an important consideration. The second change relates to the impact of constructing the proposals and practical access to the roof terrace. As part of the development of the construction design, a more detailed survey was undertaken and in addition, new requirements under Part L of the Building Regulations have come into effect. The result of which means that the pitch of the dormer has been reversed, increasing the height of the dormer towards the rear. This height is still below the existing ridge.

As already established, the roof structure and materials are modern replacements and so in making these changes are considered to be a simple development of the existing approach and so the impact of the significance of the heritage asset are not increased.

WORKS: Alterations to the glazing configuration at the rear.
IMPACT: Whilst the design and layout of the glazing on the roof is changed, the principle has already been established. The new layout reduces the number and overall area of the glazing in the roof and its relationship to the surrounding proposed terrace. This represents a simplification in design which we believe will enhance the quality of the final build and not effect the impact established in the previous approvals. There is also the added benefit of less light spill which is also an important consideration.

WORKS: Alterations to the rear elevation.
IMPACT: The alterations to the proposed roof glazing discussed above, has resulted in a new technical relationship between the proposed terrace and the rear wall. It now makes greater logical and aesthetic sense to create a more unified design in this rear courtyard in terms of both materials and levels. As such, the rear south facing glazing from the living space has been altered to the same head height as the garden room and it is proposed to form the rest of this elevation using bath stone rubble including the parapet over. This also results in modest modification to the existing boundary wall with number 23 to ensure consistent construction levels and surfaces. The adjoining garden room elevation has also been modified to provide less glazing and bath rubble stone nib walls. This is considered to be an overall enhancement of the

On balance any harm caused to the significance of the asset is considered to be at the lower end of substantial and are entirely balanced or in some instances outweighed by the positive contribution the works can make. Furthermore, the impact on the significance of the asset as Approved is considered to have at worst been retained but in terms of the reduction in glazing and simplicity of design, reduced.

11.0 AMENITY

The scale and scope of the proposed have no material impact on the private amenity of the property or those adjoining. If anything, they increase the connection between the internal spaces, by providing better quality accommodation.

12.0 HIGHWAYS AND ACCESS

The proposals have no associated parking on site. Whilst a full highways assessment has not been carried out, the number of vehicular movements associated with the existing use would be far higher than a residential use. This reduces the pressure on street parking.

It is also noted that the LA policies would ordinarily expect 3no. parking spaces for a four-bedroom house. However, given the nature of the Town Centre location and ability to access both local facilities and public transportation infrastructure within a few 100m of the site, a zero-parking scheme is considered to be entirely appropriate for the site.

13.0 FLOOD RISK

In re-purposing the building to a single-family dwelling house it is proposed to lift the entry level by 350mm and create a single finished floor level. In addition, due to the configuration of the existing spaces in section, only one space (namely the reception) is located at this level.

14.0 CONCLUSIONS

The works as proposed in this application have been carefully considered in relation to the site and relevant local and national policies. The proposals are considered to constitute an appropriate form, scale, location and design of development in the context of the site, built forms and heritage status.

The key aspirations are to sensitively repurpose the building, enhancing the historical asset where possible and securing its long-term future by the creation of a single-family dwelling.

The proposals achieve this within the existing volume by careful spatial reconfiguration but with no significant modification to the original building and fabric.

Overall, the proposals seek to remove poor quality historical additions and help create a unique character property whilst protecting and enhancing the heritage asset and its setting.

Atelier 17 Ltd

March 2026