

HERITAGE STATEMENT

INTRODUCTION

This Heritage Statement has been prepared in support of a retrospective Listed Building Consent application relating to works undertaken at 77 St Edith's Marsh, Bromham.

The application seeks retrospective permission for internal alterations comprising the installation of a structural steel beam undertaken in 2013 and electrical works undertaken in 2014 to secure the continued safe occupation and maintenance of the property.

The works were carried out to address structural and safety concerns whilst retaining the character and functionality of the dwelling.

HERITAGE ASSET

77 St Edith's Marsh is a Grade II Listed Building included on the National Heritage List for England under List Entry Number 1200688. The building was listed on 3rd April 1987 in recognition of its special architectural and historic interest.

The property derives significance from its external traditional construction, historic fabric, architectural character and contribution to the rural historic environment of St Edith's Marsh. The building retains many characteristic features associated with its historic development, including traditional brick elevations, a slate roof, chimney stacks and exposed internal timber beams.



PHOTO: Building frontage



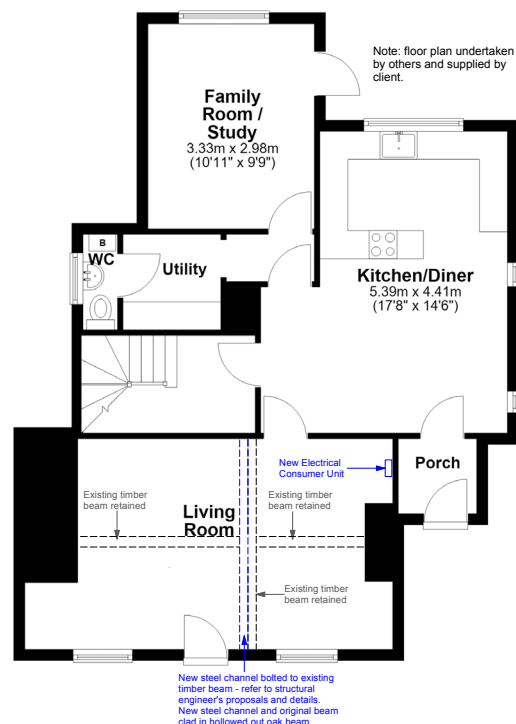
SITE LOCATION PLAN

DESCRIPTION OF WORKS

The retrospective works comprise:

- Installation of a structural steel beam to provide additional support to the existing structure.
- Retention of the original timber beam and associated historic fabric.
- Encasement of the steel beam and existing timber beam within a hollowed-out oak casing designed to replicate the appearance of a traditional timber beam.
- Electrical upgrade works undertaken to improve safety and functionality within the dwelling.

The steel beam was introduced following concerns regarding the structural integrity of the building following the historic removal of an intermediate timber post (pre-dating current ownership) that previously supported the principal beam. The intervention was designed to provide additional structural support whilst retaining the original historic beam in situ.



EXISTING FLOOR PLAN

HERITAGE IMPACT ASSESSMENT

The works have been designed in accordance with the principles of minimal intervention to preserve original historic building fabric.

The primary purpose of the structural works was to address concerns regarding the integrity of the existing structure and to ensure the long-term safety and continued use of the dwelling. Rather than replacing existing historic structural elements, the intervention was designed to work alongside the existing structure and minimise unnecessary alteration.

Importantly, the original timber beam remains in place; the new steel beam has been installed alongside and bolted to the existing beam, with both beams enclosed within a hollowed-out oak casing designed to replicate the appearance of a traditional timber beam. This approach has enabled the structural intervention to remain largely concealed whilst preserving the historic character of the interior.

The proposal has no material impact on the external appearance of the building. The traditional brick elevations, slate roof, chimney stacks and overall form of the dwelling remain unchanged, preserving its contribution to the character of the area and its significance as a listed building.

The electrical works were undertaken on a like-for-like basis within existing locations and service routes. As a result, the works have had no impact on the appearance or character of either the interior or exterior of the property.

Overall, the works preserve the significance of the listed building and result in no harm to its special architectural or historic interest. The intervention has secured structural stability, improved safety and facilitated the continued occupation and maintenance of the heritage asset, thereby contributing positively to its long-term conservation.

CONCLUSION

77 St Edith's Marsh is a Grade II listed building, with significance primarily derived from the external appearance as outlined in the building's listing. The internal retrospective works were undertaken to address structural concerns and improve the safe occupation of the property whilst retaining the historic fabric and character of the building.

The original timber beam has been retained, the structural intervention has been sensitively concealed, and the electrical works have been undertaken without affecting the appearance or significance of the building. The works have had no impact on the external appearance of the property and preserve those features that contribute to its historic and architectural interest.

It is therefore considered that the retrospective works preserve the special architectural and historic interest of the Grade II listed building and support its long-term conservation.



PHOTO: BEAM THROUGH LIVING ROOM