

- A. Briefly outline what makes the building of special architectural and historic interest

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Nos. 1-3 Old Road, a timber-framed, C16 dwelling with later extension is designated at Grade II for the following principal reasons:

Architectural interest: a good example of the vernacular traditions of the area and an attractive, well-preserved exterior

Intactness: The principal facade and plan is largely unaltered

Early date: It is an early building in a national context, and retains a large proportion of its historic fabric

Group value: It makes a positive contribution to the street scene and has group value with other nearby listed buildings GV II A timber-framed building containing two dwellings. It dates from the second half of the C16. Nos. 1-3 Old Road is described in the statutory list as dating from the second half of the C16. There is evidence in the timber frame to show that the front leaf of the roof has been raised

- B. Describe the proposed work

The work requested is to remove the immersion heater from the bathroom cupboard, and then the addition of an electric water heater into the cupboard at the top of the stairs. This system will include a boiler to heat the water for the radiators.

This will also include adding radiators into all of the rooms and hallways of the house.

- C. Assess the impact of the proposed work, i.e. discuss how B impacts on A

The impact of the work will be minimal to the building; the new water heater system will be placed at the back of a cupboard at the top of the stairs. The rest of the pipe work will be visible; this will prevent works affecting any of the structure of the building, for example lifting of the floor boards.

- D Justify this impact, not all impacts will be negative, some will positively enhance the buildings

and its significance.

The impact would mainly be of a positive nature making the home a lot warmer and more enjoyable to live in for years to come. It will also help to regulate the heat within the home, helping to protect the building from issues that damp and cold can cause.

The use of an electric heating system will enable a boiler to be fitted in a cupboard out of the view within the cottage so as to not spoil the current feel within the cottage. The electric boiler will not require the use of a flue which means that it will not involve any change to the outside of the building.

The main impact will be the addition of the pipe work for the radiators. Having the piping on show is a small price to pay to avoid the lifting of floors and the possible damage required to any beams under the floor. Having the pipe work visible will ensure that any leaks can be spotted and fixed within good time. The addition of the radiators would be to replace the current night storage heaters that are there. The radiators will be in the style of the old cast radiators to give them a dated feel from the day that they are fitted which will be in keeping with the current aesthetic of the cottage.

Details of any new materials to be used.

The materials will be new radiators and copper piping; there will also be a new boiler fitted for the heating and hot water, as well as a new tank. There will also be the addition of all of the controls that are needed in relation to these appliances