

Heritage Impact Assessment

55 Station Lane

Birkenshaw

Bradford

BD11 2JE

Introduction

This statement is in support of a retrospective listed building consent application for repairs to the roof, solar panels and under floor heating. Statement will describe each operation and identify any heritage impact.

Listing



55 Station Lane is a standalone Grade II Listed building, there are no other heritage assets affected by the works. The listing is reproduced below.

Detached house. Late C.18 with C.19 embellishments. Hammer dressed stone with rusticated quoins. Gabled stone slate roof. Two storeys. Symmetrical 3-bay facade. Central doorway with C.19 Ionic portico with segmental open pediment. C.19 canted bay to each side with entablature and blocking course. At 1st floor is central single light with paired light to left and right all with recent casements. Pediment has oval light with glazing bars. Garden front is similar with plainer details. Cartouche in pediment. Ashlar stack at apex with scrolled support and moulded string.

The Proposed Works and their Impact

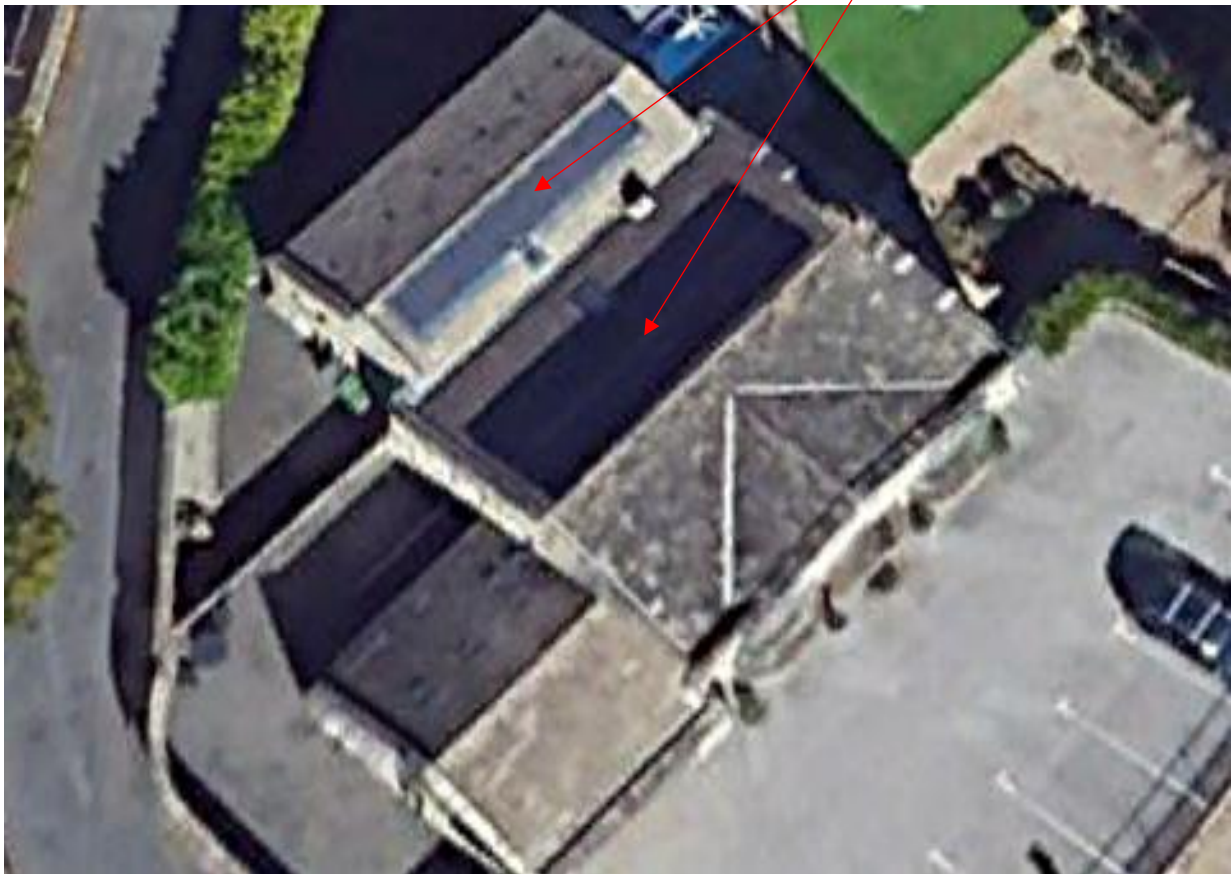
Approximately three years ago the roof was repaired with the following actions: -

1. All tiles were removed
2. Roofing felt was inserted
3. All tiles were re-fitted

Approximately 15% all tiles had to be replaced because of historical damage, the replacements are identical stone slate.

It is possible that these works could be classed as repairs and not requiring listed building consent but for completeness they have been included in this application.

Solar panels have been placed on the two inside slopes of the roof as shown on the aerial view below.



As can be seen the solar panels are set below the ridge of each slope and up from the valley. So as not to cause any damage to tiles the panels were fixed using a Renusol system the full details of which are included with the application.

The public benefits from using solar panels and other renewable energy sources are well known and in this case, because the solar panels are located discreetly on the inner valley and have been hung using a non-intrusive system we consider that the lessor significance have caused is outweighed by the public benefit.

The underfloor heating covers the whole of the ground floor. The existing floors consist of wooden floorboards. The laying of the new heating has not affected the floorboards as the system used is laid on top of the existing flooring. No floorboards were damaged or removed during the process. Full details of the system are included with the application.

Eventually it is proposed that the heating will be provided by an air source heat pump but this will be for a future date.

Again the efficient set of the new heating system and the ability to connect it to an air source heat pump allows for renewable energy sources to be used and this outweighs the less than significant impact on the listed building.

It is our conclusion that the proposals have public benefits that outweigh any harm to the listed building.