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## **Design Statement including Heritage Statement**

### **Heritage Statement**

The property dates from the 17<sup>th</sup> Century with a new brick frontage built in the 18<sup>th</sup> Century. In 1980 a rear double dormer was constructed to create a new bedroom. In 1996 two rear single storey extensions were added for the kitchen and WC's. The roofs for these attached themselves to the existing rear roof.

### **Proposals**

The proposals is to install a new gas boiler within the loft void as indicated on the plans. The reason for its location is to be as central to the property as possible. This is to reduce the length of pipe runs which will mean using less water and be more energy efficient.

The existing gas supply and existing pipework that feeds the current radiators will be redirected to this location. The ceilings on the ground floor were plasterboard with artex and so are to be removed and replaced with new plasterboard. The existing gas and radiator pipework is then exposed between existing floor joists. The pipework will be directed between existing floor joists and there are existing holes within the floor joists that serve the existing pipework that will be utilised. Where this is not possible the pipes will go below the existing floor joists and the joists battered out to conceal this. This will occur at the highest parts of the ceiling so it will be less noticeable. Battening has already occurred on the existing ground floor

ceilings. Therefore no additional damage will be caused to the existing historical fabric.

The area in question has modern ceiling joists as shown in the photograph below and so is able to take the new boiler without causing any damage.



*Photograph from the ground floor looking up into the roof void*

The roof above is modern timbers with bitumen felt, mineral wool insulation and modern battens. The felt is to be replaced by Proctor Roofshield breather membrane as part of another application. The roof tile above which is to have the new flue come through will be carefully removed so it can be used for repairs to the

existing roof.

Therefore no historical fabric will be lost for this work.

The flue will be black UPVC and as it is to the rear of the property and tucked away between pitched roofs it will not be visually prominent and so should not detract from the character of the listed building. Please see below a photograph of the rear of the property including where the flue will be coming through.



*Photograph of the rear of the property*

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