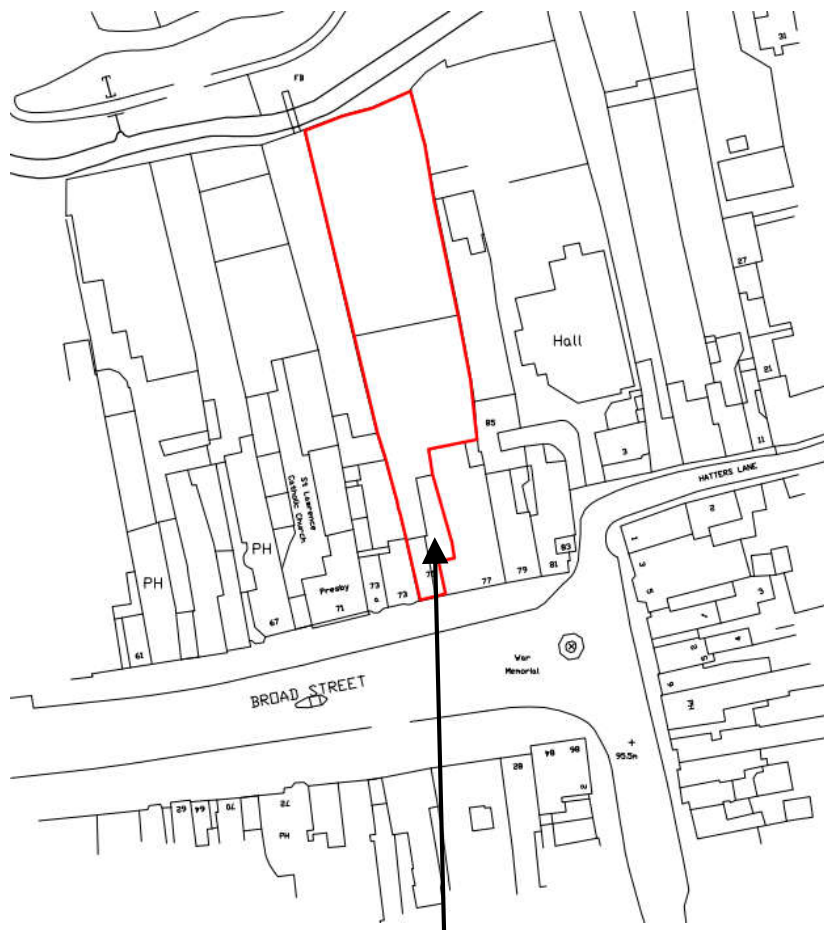


HERITAGE IMPACT ASSESSMENT

1.0 UNDERSTANDING THE SITE TODAY

- 1.1 The focus of this report is to provide an assessment of the heritage impact of the alterations and proposed refurbishment work already carried out and to be carried out at No.75 Broad Street, Chipping Sodbury which was formerly in the ownership of the National Westminster Bank which used to occupy both 75 and 77 Broad Street.
- 1.2 The site is located on the North side of Broad Street in the historic town of Chipping Sodbury. Originally being two properties split roughly equally with both stretching from Broad Street all the way down to the river.



The site

- 1.3 Above is a plan which identifies the application site, and contains No.77 Broad Street. Below is an aerial view showing the southern elevation of the buildings along Broad Street and the overall site beyond.

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Aerial view of the site

No. 75

No. 77

No. 79

- 1.4 Whilst the extent of the frontage of the buildings on the site has remained constant through the time since they were first established, the rear of the properties has undergone significant alterations – see the post war map below



1947-1965 OS National Grid Map

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1.5 No.75 is listed grade II and was included in the statutory list of building of special architectural and historic interest in September 1952. .

1.6 Below is the List Description for No. 75 Broad Street:

Statutory Address:
75, BROAD STREET
District:
South Gloucestershire (Unitary Authority)
Parish:
Sodbury
National Grid Reference:
ST 72896 82252

Details

Early C17. Rendered. Modern tiled roof. Ashlar stacks. Two storeys and attics in 2 steep gables with finials. Three windows with glazing bar sashes and plain stone architraves. Ground floor: recent ashlar refacing together with ground floor of No 77.

1.9 The policy context for this assessment comprises:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework
- The Council's planning policy framework relating to the historic environment is contained in the adopted South Gloucestershire Core Strategy and Policies, Sites and Places Plan.

1.10 The Planning History: There have been a number of minor applications over the last 20 years most of which relate to the operation/signage of the bank – see below:

- Internal and external alterations to include removal of existing NatWest brand signage and ATM. Careful removal of internal non-original fixtures, fittings, furniture and equipment relating to the operation of the NatWest branch.
75 - 77 Broad Street Chipping Sodbury South Gloucestershire BS37 6AL Ref. No: PK18/0549/LB | Validated: Fri 02 Feb 2018 | Status: Approved
- Installation of 2no.replacement external escape stairs, capping of existing rooflights and installation of replacement windows and doors.
75 - 77 Broad Street Chipping Sodbury South Gloucestershire BS37 6AL Ref. No: PK17/0552/LB | Validated: Tue 14 Feb 2017 | Status: Approved
- Installation of 2no.replacement external escape stairs, capping of existing rooflights and installation of replacement windows and doors.
75 - 77 Broad Street Chipping Sodbury South Gloucestershire BS37 6AL Ref. No: PK17/0551/F | Validated: Tue 14 Feb 2017 | Status: Approved
- PK04/3816/LB

75 Broad Street Chipping Sodbury South Gloucestershire BS37 6AD

External alterations to front elevation.

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- P95/2272

First Floor 75 Broad Street Chipping Sodbury

Change of use of first floor from Offices (B1) to Complimentary Health Clinic (D1)

- PK05/2160/LB

75 Broad Street Chipping Sodbury BRISTOL South Gloucestershire BS37 6AD

External alterations to front elevation to facilitate the installation of new guttering and downpipe.

- 1.10 The context: The High Street and Broad Street of Chipping Sodbury have been the main streets containing the market dating back to the middle ages and is reputed to be one of the widest streets in England. The buildings that front onto these streets are the main elements that provide Chipping Sodbury with its distinctive character. Whilst the structures behind these fronts vary in accommodation and age the facades have been updated and adapted to reflect the use of the building and the current taste of the period. This has produced an eclectic mix of architecture on the street frontage.
- 1.11 The building frontage of No.75 is earlier than its neighbour at No. 77. The basic structures immediately behind the facades are all similar, being a three storey main structure of approximately 6.5 metres in depth. Numbers 75 and 77 both have a roof structure of two main trusses at approximately 2.8 metre centres spanning from front to back with purlins and rafters establishing a roof line that runs parallel to the street.



Numbers and 77 has had a Georgian façade of cotswold stone constructed on the street elevation which is later than the Flemish style Gabled frontage of No.75. The current vehicular access to the rear may have existed as some form of pedestrian access in the past but has been significantly altered to enable car access in the twentieth century.

2.0 SIGNIFICANCE

- 2.1 Significance can be defined as the 'value of a heritage asset to this and future generations because of its heritage interest'. Significance is unique to a place and it is vital to identify this, as the aim of conservation is to sensitively manage change to a place to ensure that its significance is protected, and also revealed, reinforced and enhanced at every possible opportunity.
- 2.2 There are occasions when the significance of a building or place may be regarded simply as intrinsic. However, since significance is evaluated as a result of how a building or place is interpreted or perceived at a given moment, there are instances where significance can be regarded as a fluid concept that can either be eroded or enhanced, depending on the consequences of change. Significance can be eroded through, for example, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefits.
- 2.3 This assessment of significance has been informed by both site investigation combined with an evaluation of the proposed works envisaged by this proposal.

3.0 THE PROPOSED WORKS

- 3.1 It is proposed to refurbish the three upper floors of No.75 which contain the existing 4-bedroom maisonette and carry out some additional alteration and repair works to improve the fire escape and upgrade the accommodation. These works are as follows:
 - I. Take down some internal lightweight partitions on the first floor to form an open plan Living space and construct a lightweight partition to form a cupboard/larder in the Kitchen.
 - II. Install a WC in the understair cupboard on the first floor.
 - III. Replace the leaking roof over the rear wing containing Bedroom 3 and bathrooms, by removing the existing clay double roman tiles and setting aside for re-use, stripping off the existing felt and replacing rotten roof timbers and then re-roofing using the existing tiles plus some second hand clay double roman tiles where the existing have been damaged.

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- IV. Form a dormer over the existing escape window from the second floor rear hall to enable it to be converted into a door suitable for fire escape and a rear access from the dwelling to the car park using the existing external escape stair. Install painted timber framed, ledged and braced door in timber frame with sidelight and top hung fanlight window. This to be done at the same time as replacing the roof detailed in III above. See appendix 1 photo1- Note that the PVC window and door will be replaced
- V. Reinstall the existing stone mullion on a new cast stone cill to the window to bedroom 1. Remove and dispose of the existing window frame, prop the head of the window and carefully remove the remnants of the existing stone cill. Measure the profile of the ashler stone frame members and the mullion that is being stored off-site and get a new cill cast with stoolings for the frame and mullion to sit on using a bath stone dust mix. Install the new cill and existing mullion and new critall-style powder-coated, double-glazed metal window frames with top-hung opening sashes to upper section. See appendix 1 Photos 2 and 3
- VI. 3No. windows on rear elevation of first floor to be replaced with new double-glazed timber box sash windows. Door to rear side elevation to be replaced with half-glazed painted timber door and frame. See appendix 1 Photo 4 and 5
- VII. 1No. window opening to rear elevation on second floor to be blocked up to enable new boiler and flue to be installed, and remaining 2No. windows to be replaced with new double glazed timber box sash windows. Window to rear side elevation to be replaced with double glazed painted timber window with single side hung opening sash.
- VIII. There will be some overhauling and replacement of some sections and panes of glass of the front elevation windows. This will all be done in timber section sizes and profile to match existing. See appendix 1 photo 6, 7 and 8
- IX. To the front elevation it is proposed to remove the existing render which is cracked and de-bonding from the brickwork behind – see appendix 1 photo 9. Following the repair to any damaged brickwork this will be replaced with lime render of a mix to be agreed with conservation officer once the overall condition of the brickwork backing has been assessed.
- X. The arch over the vehicle access tunnel is not quite high enough to allow a medium sized van or ambulance through. It is therefore proposed to remove the existing ashlar stone cladding to the underside of the steel structure of this arch and, depending on the height of the soffit of the steelwork, raise the head by up to 150mm in order to accommodate an ambulance sized vehicle of 2340mm high and 2186mm width. See appendix photo 10
Note that the stonework forming this arch is all part of the relatively recent new ashlar work installed to the ground floor front elevation of the bank under what is thought to be application No.P93/2568/L, although details of this application are no longer available.

4.0 HERITAGE IMPACT ASSESSMENT

- 4.1 The proposed works relate to alterations of an existing building that has been significantly altered in the past by the National Westminster Bank to form a separate unit from the bank itself which was initially a Complimentary Health Clinic and then became a self-contained flat.
- 4.2 The proposed alteration are strictly works within the existing building envelope and involve no additional floor space.
- 4.3 Given that no new openings in the front elevation of No.75 are proposed, the development will have no harmful impact upon the setting of Nos.77 or 73 .
- 4.4 Given that no new openings in the front elevation of the building are proposed, the development will have no harmful impact upon character of the conservation area of Broad Street.

5.0 CONCLUSION

- 5.1 This report demonstrates the proposal can be achieved in a way that has negligible impact upon the listed buildings and conservation area in which they reside and will not diminish the value of this heritage asset in any way. It is therefore entirely appropriate that listed building consent be granted.

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APPENDIX 1



Photograph 1 showing the new dormer and escape door from the second floor hall
Note that the PVC window and door will be replaced with a painted timber door and window.



Photograph 2 showing the stone window surround



Photo 3 showing the stone mullion that
has been removed but will be replaced

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Photograph 4 New sash windows



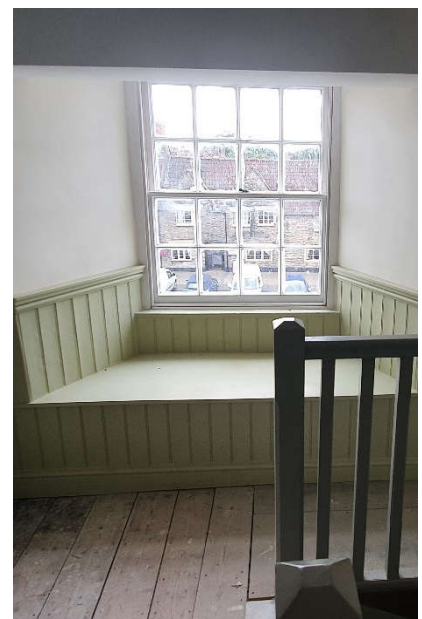
Photograph 5 Detail of sash window construction



Photograph 6



Photograph 7



Photograph 8

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Photograph 9



Photograph 10