Heritage Statement

Summary of Significance and impact on Heritage asset

This proposal does not involve the loss of any heritage asset or significant harm to the historic fabric, but we accept there is some minor level of harm to the aesthetic value of the property. Externally the proposal seeks to replace two grey plastic boiler flues with two new black plastic flues. This finish will be more in keeping with the existing rainwater goods. A replacement timber box will also be installed, fixed only into the mortar to preserve the brickwork, at the base of the building to provide a rain cover to the void and duct from the cellar where the flues exit the building. This will prevent water ingress to the cellar. Please see supplied drawings and pictures of existing

The Public Benefits Outweigh Minor Harm

The property provides a commercial café operation to support the visitor experience of the Bede Museum next door, on the ground floor and a post 16 College for Learners with Learning Difficulties and Disabilities (LLDD) on the first floor. One of the two boilers has already been condemned and the second has recurring faults that make it uneconomic to repair. New boilers require new flues. Without the ability to provide both heating and hot water to the café and the College the property would have to close.

Risk of not undertaking the work

Without heating, the fabric of the property will also begin to deteriorate thus putting the heritage asset at risk of significant future harm. This would also necessitate job losses for the commercial café operator and the potential closure of the College provision which supports a great many young people from the Borough.