

Heritage Statement – Installation of Electric Unvented Direct Cylinder and Associated Services

Property: Grade II Listed Building

Proposal: Installation of a slimline electric unvented direct hot water cylinder, two power points, pipework, and bathroom extractor fan

Date: January 2026

1. Introduction

This Heritage Statement supports an application for listed building consent for the installation of a small electric unvented direct cylinder to provide domestic hot water to the upstairs bathroom and the downstairs kitchen and WC. The property is a Grade II listed building, and careful consideration has been given to minimising any impact on its historic fabric and character.

2. Significance of the Heritage Asset

The building's listing reflects its historic and architectural interest, typical of properties of its age and character. Key features include original structural walls, timber elements, and traditional plan form. The works described relate solely to the newer, later-added section of the building, which does not contribute significantly to the special architectural or historic interest.

3. Description of Proposed Works

3.1 Hot Water Cylinder

- A slimline electric unvented direct cylinder will be installed within an existing cupboard in the back bedroom, located in the more modern extension of the property.
- This location has been chosen as it avoids alterations to original walls, floors, or historic features.
- All associated valves and safety components will be contained within the cupboard.

3.2 Pipework

- Pipe runs will be kept as short as possible and routed through either the loft space or newer flooring voids, avoiding original historic floor structures.
- All visible pipework will be minimal and concealed wherever possible to preserve interior appearance.

3.3 Electrical Works

- Two new power points will be installed to supply the cylinder and associated controls.
- All electrical works will be carried out to modern standards and will be surface-mounted or chased only within newer partition walls, avoiding any historic plaster or timber.

3.4 Extractor Fan

- An extractor fan will be fitted in the upstairs bathroom.

- The fan ducting and outlet will be situated within the newer part of the building, exiting through the loft out under the eaves or roof tile so as not to alter the look of the overall building.
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4. Impact on the Heritage Asset

The proposed works have been designed to ensure no adverse impact on the building's special architectural or historic significance:

- All installations are confined to the later extension of the property, not historic fabric.
- No original structural elements, historic plaster, joinery, or masonry will be removed or altered.
- Visual impact is negligible as works are in concealed areas (cupboard, loft voids, under floorboards).
- The addition of modern services is fully reversible with minimal disturbance to the surrounding structure.

Overall, the proposal is sympathetic, low-impact, and preserves the building's character while providing essential modern amenities.

5. Justification

The property currently has no boiler or hot water system, making the proposed installation essential for basic domestic needs.

The chosen electric unvented system is compact, efficient, and allows for installation without the flue, combustion, or external alterations associated with traditional boilers—making it particularly suitable for a listed building.

The works are reasonable, proportionate, and align with conservation best practices by:

- Locating all new services within the newer extension
 - Ensuring reversibility
 - Avoiding harm to the historic significance of the building
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6. Conclusion

The proposed works will have no detrimental effect on the heritage value of the Grade II listed building. By confining all services to the newer part of the property and avoiding interference with original historic fabric, the proposal fully respects the building's character while enabling necessary modernisation.
