

HERITAGE STATEMENT FOR 78 NORTH BERSTED STREET, PO22 9AQ

The property is part of an C18 L-shaped building consisting of The Old Priory guest house, no. 80 and The Elms, no. 78. The building was divided into two dwellings prior to 1852 (the earliest date for which we have deeds relating to no. 78). No. 78 is faced with rough cast on the north facing front, the west side elevation is rendered and the south facing rear elevation is flint and stone.

No.78 has a twin apex roof running west to east with a gully between. The outside north and south facing pitches are tiled and the two inside pitches facing each other over the gully are slate.

The property is situated in the North Bersted Conservation Area. I am not aware of any significant issues affecting the property.

The proposed works relate to the replacement of an existing floor mounted central heating boiler which is obsolete and inefficient. A similar type of boiler is no longer available. A replacement boiler cannot be sited in the same place as the existing boiler because of gas regulations on venting. Because there are no appropriate outside facing walls where the replacement boiler could be sited it will be sited in the upstairs airing cupboard adjacent to the bathroom. The new boiler would be a modern Band A rated Viessmann Vitodens 100 - W 19KW wall mounted gas condensing conventional boiler providing central heating and hot water. It will be installed at high level in the airing cupboard with a vertical flue exiting through the roof. The condense will terminate into the bathroom waste. The flue will exit through the south facing pitched roof, facing the gully, with a standard flue extending vertically for 30/40 centimetres. The flue will not be visible from either the street or the garden of the property as it will be just above the gully between the two facing roofs, approximately 6 metres from the west facing end elevation.

The installation of the boiler and flue will have no structural impact on the property: it will only require removal of a slate or slates and the replacement with lead flashing. There will be no impact on the street view or surrounding properties as the vent will not be visible to these. There will be a beneficial environmental impact as the new boiler, with new high efficiency radiators, will be more fuel efficient, with a consequent reduction in the amount of fuel used and in emissions.

PETER IRWIN
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