

HERITAGE STATEMENT

53 CHARLTON COURT, PRESTWICH M25 0BE

JANUARY 2022



PROPOSED WORKS

Removal of existing fireplace and hot water tank. Installation of new combi boiler and associated flue.

LISTED BUILDING DETAILS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1356795

Date first listed: 15 March 1983

Statutory Address 1: Charlton House, two lamp posts adjacent to south west and south east corners, Charlton Avenue

The building which house flats No.43-53 was redeveloped circa 1989 to become housing for the over 55s.

Charlton House is a Victorian gothic building, built circa 1866 and possibly attributable to Alfred Waterhouse. The building consists of 2½ storeys of exterior red brick with stone lintels to sash windows, some with gothic heads. There are steep gabled slate roofs with arch-braced barge boards, along with a tall pyramidal roof crowned with weather vane to the front of the property over the ground floor main entrance. Part of the listing also includes standard lamps in the form of columns with globe lanterns, in cast iron.

SCOPE OF PROPOSED WORKS



Removal of existing fire place. Any associated pipework/ wiring to be removed and capped off by an appropriately competent and registered professional.



Removal of over 30 year old hot water tank and associated pipework, all to be removed and capped off by an appropriately competent and registered professional.

It is proposed that a new Vaillant ecoFIT pure 825 high efficiency condensing combi boiler will be installed to replace the existing outdated and inefficient system. Installation of the boiler will require the fitting of a new exterior flue as indicated on the proposed elevation of AGBCAD Services drawing 2201-003.