

137 SOUTH STREET, BRIDPORT, DORSET

Application for Planning & Listed Building Consent

'DESIGN & ACCESS' AND HERITAGE STATEMENT

The Site

The site address is 137 South Street, Bridport, Dorset DT6 3PA. The property is a Grade II Listed Building and lies within the Bridport Conservation Area. The house forms one of continuous terrace of properties on the eastern side of the street, fronting directly on to the pavement, with long narrow gardens to the rear.

The listing (List Entry Number 1228015) refers to the group of properties 'Nos. Nos 87 to 95 (odd) the Friends Meeting House, Nos 99 to 159 (odd) and describes them as a group ' Early C19. Red Brick. Stone Plinth. Slate roofs. Sashes and doorways with segmental arches'. Nos 137 & 139 are described as :-

Nos 37 & 139

2. Early C19. Red brick. 2 storeys and attics. 3 ranges of sashes with glazing bars. 2 attic dormers with Yorkshire casements and glazing bars. 2 doors with 6 flush panels and semi-circular fanlights.

Existing Features

The main feature of this property is the front elevation, with 'Flemish Bond' brickwork, popular from the late C.17 and segmental arched lintels. In contrast the rear of the property is off irregular coursed stone 'rubble'. The roof is natural slate.

The front windows are modern timber sashes, though the timber frame and glazing bars are relatively good reproductions of late Georgian profiles the sashes run on plastic guides rather than cords and weights. The windows to the main house are single glazed, whereas the timber casement windows to the extension have slim, 12-14mm, double glazed units.

The single storey extension to the rear of the property is believed to have been built in the 1980s when Magna Housing Association, the previous owners, carried out works to the property. The Dorset Council planning website has no references to these works, but the applicants were advised by their lawyers, during the purchase of the property, that planning consent was obtained for these works.

Many of the 'common' historical building construction methods are evident within the house, but there are no internal features of special historic significance. A schedule of the wall, ceiling and floor elements and finishes is attached to this statement, along with notes relating to the joinery, doors architraves and skirtings.

There are no cornices, ceiling roses or decorative plaster mouldings in the property. Similarly there are no dado rails or picture rails, though there is evidence of 'broom handle' plaster stops to the external corners of the

chimney breast, which can be exposed and renovated. Some of the historic six-panelled moulded doors still exist, as do both flights of stairs, the treads, stringers, bannisters and rails.

Most of the skirtings are original, but there are some modern skirtings where the original timber, or stone, floors in the Hall and Dining Room have been replaced with screed / concrete.

The internal walls are decorated throughout with vinyl emulsion paint on 'woodchip' wallpaper. On the ground floor, noticeably the Dining Room, and second floor bedroom the lime plaster behind the wallpaper is degraded and detached from the masonry. This is believed to be as a result of trapped moisture, from raising damp or condensation, unable to evaporate through the vinyl paint and degrading the lime within the plaster. The plaster/lath timber framed partitions within the house are in good condition.

The lime plaster-lath ceilings are in very good condition throughout the ground and first floor rooms. The ceiling to the third floor bedroom has been lined with woodfibre board and skim-finished, presumably to reduce heat loss to the roof space. There is no roof access hatch.

The floors in most of the rooms, except the Hall and Dining Room, of the house are original timber boards. The earlier floor boards are 200/210mm wide while two rooms have boards of 140/150mm width, the narrower boards probably being from a later date.

All the boards are in good condition except for a few small areas where repair works have been carried out following utility installations.

Timber floor boards, where retained to be renovated. Tap exposed nail heads below surface with a punch. Hand-sand with 120 – 180 grit paper, vacuum and clean boards, then a solution of water and pH neutral detergent, with damp (not wet) cloth. When dry apply a clear Danish Oil to finish., 2-3 coats, to manufacturers instructions.

The Proposals

Works will include general repair works and redecoration of all the rooms, walls, ceilings and joinery throughout the property. Existing floors will be retained and new floor coverings laid in some of the rooms. Modern joinery, flush doors, architraves and skirtings will be replaced with period replacements or purpose made joinery to match the features and mouldings of the existing fixtures.

Specific works include the installation of a conservation rooflight to the rear of the second floor bedroom and the replacement of the upvc dormer window and external dormer cheek upvc weatherboarding with a flush fitting casement window and windows to the dormer cheeks.

In addition, the removal of the tiled fireplace surround in the Living Room and the installation of wood-burning stoves, with natural stone or slate hearths, to the Living Room and Dining Room.

The kitchen units and bathroom suite in the rear extension will be renewed, and new floor coverings laid.

Redecoration works will involve the removal of all vinyl emulsion painted wall paper from all the rooms to enable patch repairs to the lime plaster. This will require the removal of all broken and detached plaster, though areas of loose plaster can be repaired by injecting a proprietary water-base adhesive solution, through small drill holes, to the voids behind the plaster to secure it to the wall. Where areas of plaster have come off they will be re-plastered with a lime based plaster, either site mixed or supplied 'ready-mixed' (Non hydraulic lime putty plaster from specialists).

Two to three coats will be applied, depending on the depth of the original plaster, to finish flush with the wall surface. The first coat will be a 'haired' base coat (scratch coat), followed by a second (float coat) or final (finishing) coat, wood float finish.

All lime plastered walls or ceilings will be redecorated using lime-based paints to allow the surfaces to 'breathe'. Timber joinery will be painted white with proprietary water-based paints, primers, undercoats and top coats.

The new top-hinged skylight is to be supplied by the 'Conversation Rooflight' company, model CR13-3. These conservation rooflights are designed to replicate the Victorian cast iron roof window and retain the character of heritage buildings and are used by the National Trust & English Heritage. The skylight is sized to fit between the existing roof purlins, and the plaster-lath ceilings will be reinstated following the installation. A rooflight has been installed on the roof of the neighbouring property at 139 South Street, as seen on the site photographs

A new dormer window will be installed to replace the upvc one. This will have flush fitting casements with a flying-million to enable emergency egress. The frames, mouldings and beading will match that of the existing sash windows. Though scaled to match the window size. It will be a single-glazed window with putty beading externally.

The existing upvc weatherboarding to the dormer cheeks will also be replaced with multi-paned single glazed panels of 4mm glass, putty beaded, with Torus moulded glazing beads to match the existing cheek glazing panels on the neighbouring house at 139 South Street.

The proposals include installing two wood-burning stoves. The fireplace recesses will be altered to accommodate the stoves, with surrounding ventilation gaps as required. The internal brickwork to recesses will be repaired, if required, and the surfaces rendered. The existing chimney flues will be lined with stainless steel liners to prevent combustion gases from leaking into the house and degradation to the chimney mortar joints.

Plans

Plans, elevations and sections are included in this application. Dwg. Nos. DP/2020/PI01 – PL13, and should be referred to with this document. A summary of the proposed works is included on the drawings.

Appearance

The appearance of the property will be improved by the proposal to remove the upvc window and weatherboarding to the dormer on the front elevation.

The proposal is to install a timber flush fitting casement window, with a flying mullion (for escape purposes) and reinstate the glazed screens to the dormer cheeks, so that the it matches the original dormer at No. 139. All joinery will be painted white.

All modern skirtings, flush doors and plain architraves will be replaced with purpose made panelled doors and moulded joinery to match the period joinery and doors in the property, so unifying the interior features.

Sustainability

The intention is to use local contractors and materials, resources and services wherever possible. Salvaged period materials and period fittings will be used, if available, in preference to reproductions.

Landscaping

The application includes the erection of a timber framed outbuilding at the rear of the garde. This will be used as a studio/office. The two existing timber sheds will be removed. See Dwg 'PL12'

The design incorporates three fully glazed sides, with timber framed sliding doors and fixed screens, and a lapped Cedar weather-boarded side to the south facing the garden of No.139. The 'transparent' design feature allows for full-length views from the garden, and from within the outbuilding, to the period stone boundary walls to the north and east sides.

The land on which the outbuilding is to be erected is built-up ground of old pavers, rubble and earth. The ground be be lowered by 200mm and the new concrete base to the outbuilding will be constructed such that the finished level with the garden lawn, thereby reducing the height of the outbuilding relative to the boundary walls. The site of the flat-roofed outbuilding is directly north of the neighbouring garden, negating any detrimental 'shadowing' of the neighbours garden.

The existing greenhouse will be moved to the northern boundary wall, and cycle parking will be provided beside the gable wall of the rear extension.

Access

The works will not affect accessibility

Summary

We believe that these proposals are appropriate, reasonable and proportionate and represent a sympathetic approach to the addressing the repairs, maintenance and habitation issues associated with older properties.