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Heritage Design & Access Statement.

Client: Mr G Schurr & Mrs L Heighton-Ginns.

Project: Proposed garage extension, conversion of garage, replacement flat roof & internal alterations:

Site Address: Westview, 37 South Street, Manningtree, CO11 1BQ.

Date: 07/05/2021

Reference: 1269-01-HDAS

Introduction

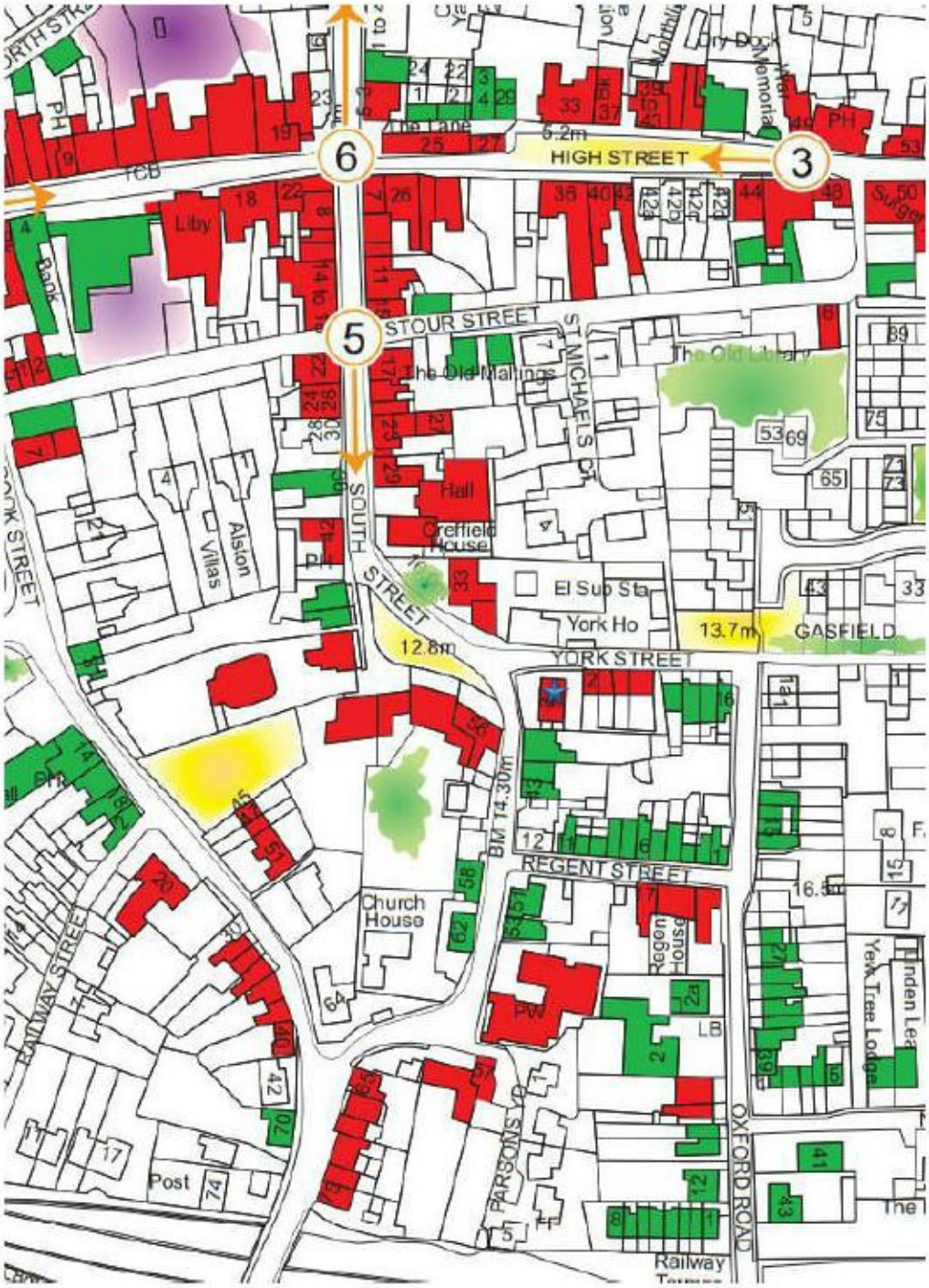
This report has been produced and is submitted in support of the Householder and Listed Building Consent planning application for *'Proposed garage extension, conversion of garage, replacement flat roof & internal alterations"* at Westview, 37 South Street, Manningtree, CO11 1BQ.

The aim of this Heritage, Design and Access Statement is to give an analysis of the property, including its setting, character and the principles of and justification for the proposed works, and the impact on the special character of the listed building and conservation area.

Site Description

37 South Street is a Grade II listed building set within the Manningtree and Mistley Conservation Area.

The listing number 1261192 for 37 South Street reads: *'House. Early C19. Red brick. Hipped grey slate roof. Right and left red brick chimney stacks. Dentilled eaves cornice. Central band. 3 window range of small paned vertically sliding sashes, gauged plastered arches. Central 4 panel 2 light door, fluted pilasters, moulded frieze with patera, flat canopy."*



Manningtree and Mistley Conservation Area and the site, starred in blue

37 South Street is on the corner of York Street and South Street.

There are listed buildings to the east of the site (shown red on the map above), positive buildings to the south of the site (shown green on the map above), listed buildings to the east and west of the site, and a "significant open space" to the west of the site.

View towards 37 South Street, from the South Street, with the "significant open space" and other listed buildings to the right hand side.

The front elevation is formal in its layout, with red brickwork laid to Flemish bond, beneath a low pitched hipped slate roof

Front elevation of 37 South Street

To the side of the building is a single storey gable canopy extension with a slate covering. This roof is cantilevered over a pair of side hung timber garage doors, which appear to have been moved to its current unusual recessed location sometime in the past, evident from the markings on the brickwork and the 3 fixing holes in the brickwork which correspond with the fixing holes on the garage door frame, the internal timber packing of the doors (due to the door position now being in a wider location) and the marks of the render and brickwork of the wall to number 39.

Photo beneath canopy of slate roof showing markings on brickwork and corresponding photo showing fixing holes on garage door frame.

Photos showing the internal packing out of the garage doors required to suit the "new" position in a wider location between the two dwellings and the mark on the wall of number 39 where the garage door was previously situated.

The rear of the property has been significantly extended at two storeys for the length of the rear of the original building. This extension is built in cavity brickwork so is presumed to date from 1960s onwards, with planning records from the 1990s indicating the building being extended in other locations to the rear.

The rear of the property has also had a single skin brick wall/flat roof garage extension added between 37 and 39 South Street

Photo of the rear of the property, showing the 2 storey modern cavity brickwork extension, the single storey modern rendered flat roof extension and the neighbouring property to the left hand side.

Photo of the flat roof showing the rear of the single storey slate gable, the modern felt covered flat roof and the obvious join between the original solid brick wall and the modern cavity brick wall.

Inside the garage, the flat roof joists span between the two storey elements of the dwellings for approximately two thirds of the length of the garage.

The other third is constructed with the flat roof above an existing garden wall and with a garden wall acting as a parapet wall to part of the roof.

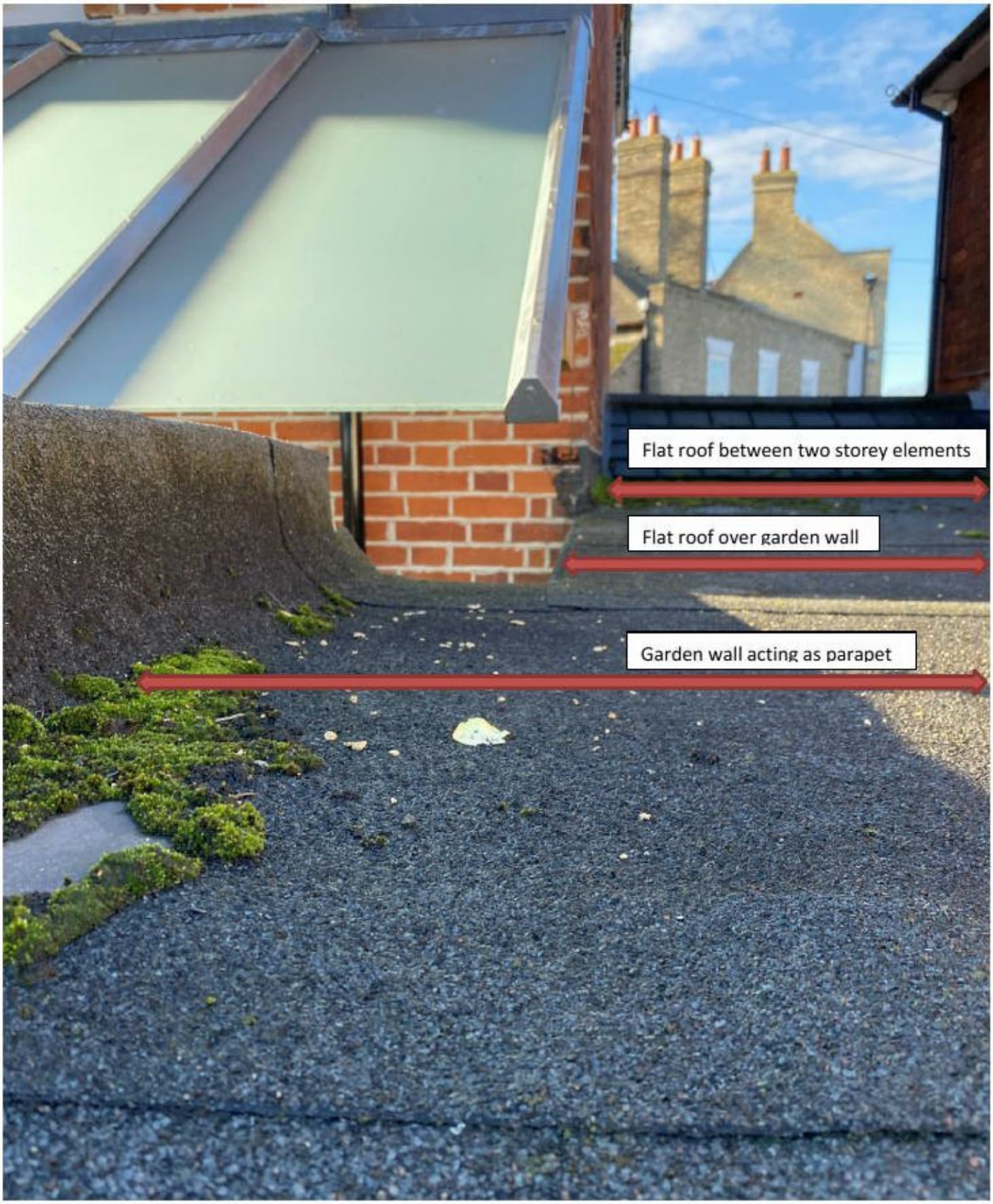
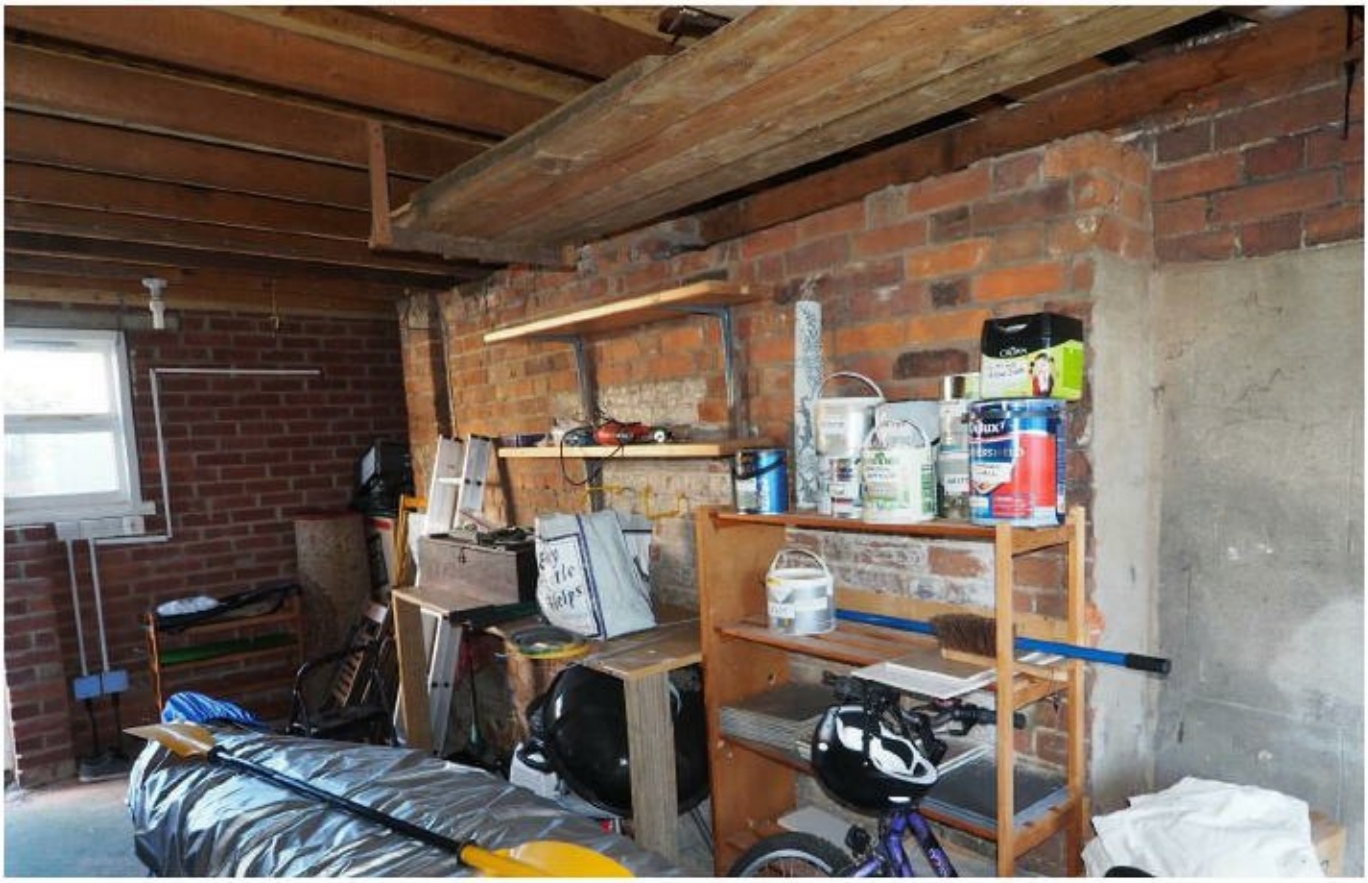
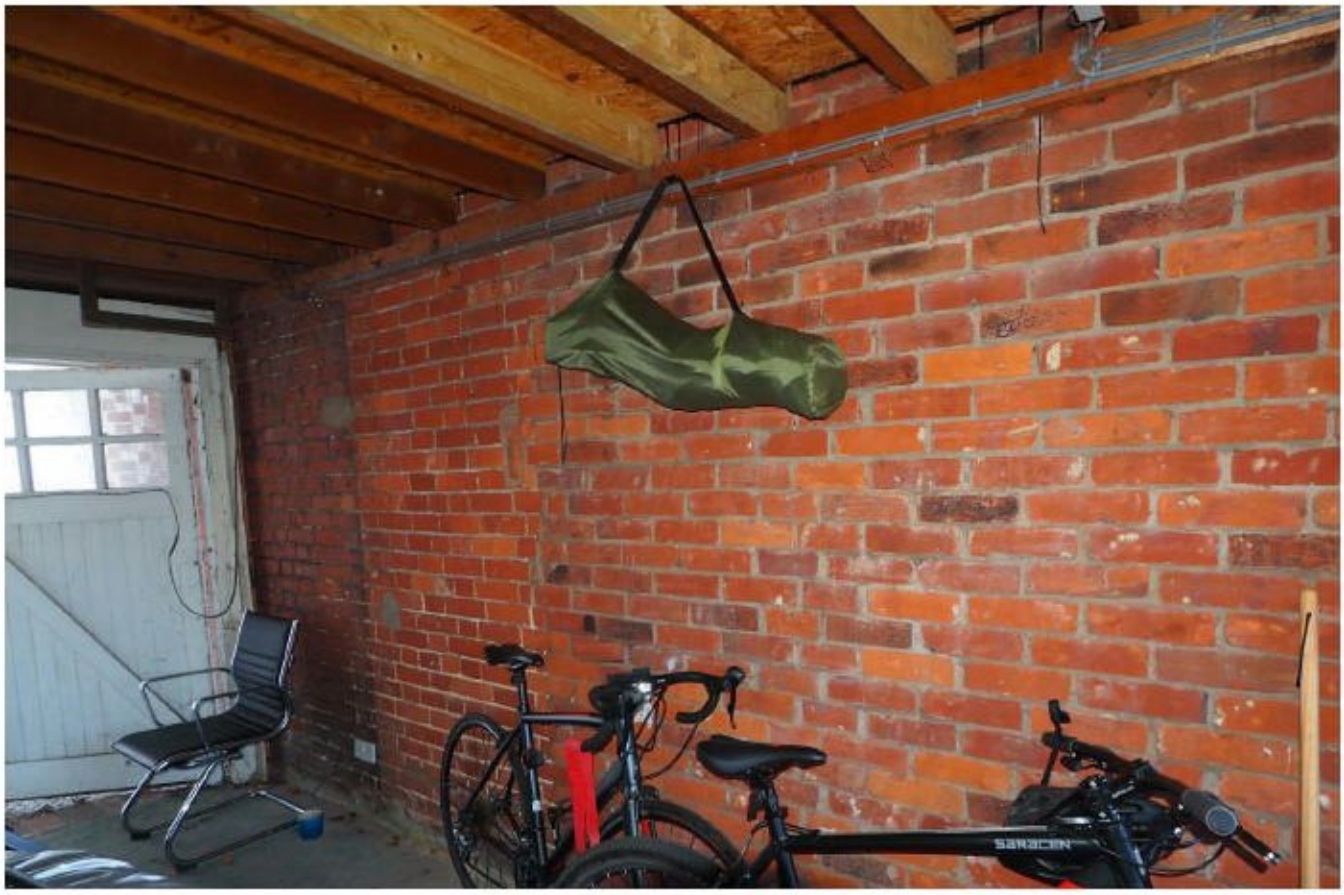


Photo of modern flat roof

Internally, within the garage, the garden wall appears to have been heavily rebuilt over its history with mixes of brickwork and mortar styles evident



Internal photo of garage showing neighbours wall and garden wall. Note the modern brickwork and modern cement mortar



Internal photo of garage showing wall to 37 South Street, with historic darker brickwork to front, historic lighter brickwork in the middle and then darker modern brickwork laid to stretcher course with grey cement mortar to the rear. There is a modern concrete slab laid to the floor.

Internal photo of garage modern single skin brick wall and cement mortar with modern window and door.

Externally, to the rear elevation, the garage extension is rendered modern brickwork, with a white timber single door and window and then continuing to red brickwork and white timber French doors and sash style windows.

Photo showing the rear elevation of the building

The garage roof construction is exposed within the garage. This shows the modern construction materials and methods, with regular sized roof timbers, chipboard covering and bitumen from the torch on felt leaking on to the walls.

Photo showing the modern flat roof construction.

Within the dwelling, the modern half of the building is segregated from the historic part with the historic rear wall of the dwelling remaining. Access into the kitchen is provided by a pair of double doors within the historic rear wall. The modern room created at the rear of the house is currently used as a kitchen/breakfast room.

Photo showing the internal view of the kitchen/breakfast room. To the right hand side is the historic rear wall of the property. To the left hand side and immediately in front are the internal plastered faces of the modern cavity brick walls.

Proposed Works:

It is proposed to:

1. Extend the garage by constructing a new brick wall with timber sash window within, located closely to the garage door's original position, thereby infilling the existing gable overhang.
2. Convert the garage to a habitable space
3. Replace the flat roof and roof covering with a modern flat roof
4. Knock through the modern part of the building, into the new converted garage
5. Internal work to garage conversion
6. Install timber bifold doors to rear of garage.

1. Extend the garage by constructing a new brick wall with timber sash window within, located closely to the garage door's original position, thereby infilling the existing gable overhang.

It is proposed to erect a new wall beneath the existing canopy of the cantilevered gable.

As outlined earlier in this report, there is evidence of the garage door being located further to the front of the property. The proposed wall will be erected 100mm back from this location, meaning the front face of the proposed wall will be recessed from the front face of the main façade by 350mm.

The proposed wall will be constructed with reclaimed brickwork, to match the existing bricks to the main property. Although the wall will be a cavity wall to meet current building regulations, the bricks will be cut and laid to a Flemish Bond to match the existing brickwork coursing.

Photo showing existing red brickwork, laid to Flemish Bond.

The mortar joints will be struck flush to match the existing.

The mortar will a lime mixture, to be mixed to colour match the existing. Preparation of lime "biscuits" or "patties" will be arranged and agreed with the planning/listed buildings officer ensure a colour match between the existing and proposed.

The window within the new wall will be a single glazed white painted timber sash window, with all profiles to match the existing window.

The sash window will be a 3 by 4 pane sash window, designed to be subordinate to the windows on the main front façade. The proposed window will be 150mm shorter than the other 4 by 4 pane front façade windows, with the head of the window lining up with the existing ground floor windows.

There will be stone headers and sills around the proposed window, painted white to match the existing.

The existing garage concrete slab will be extended into this new area, with the existing slate clad gable above, retained.

Photo of existing showing existing white painted timber sash windows with white painted stone sills and headers. The existing slate clad gable will remain unaltered.

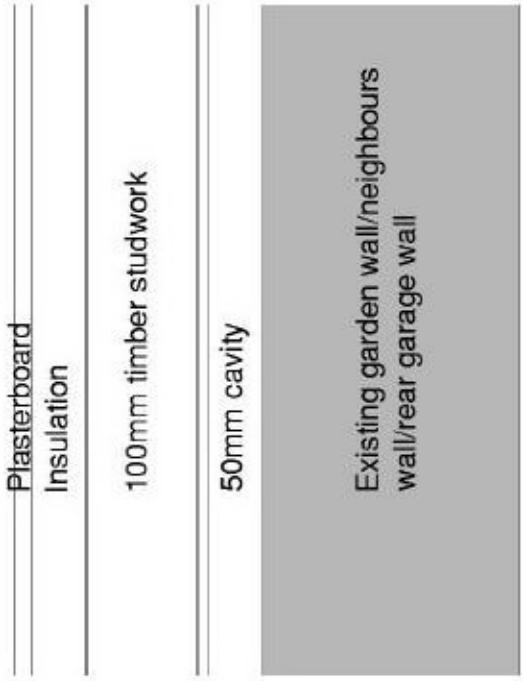
2. Convert the garage to a habitable space

It is proposed to convert the existing garage to a habitable space, to be used as a dining area and study.

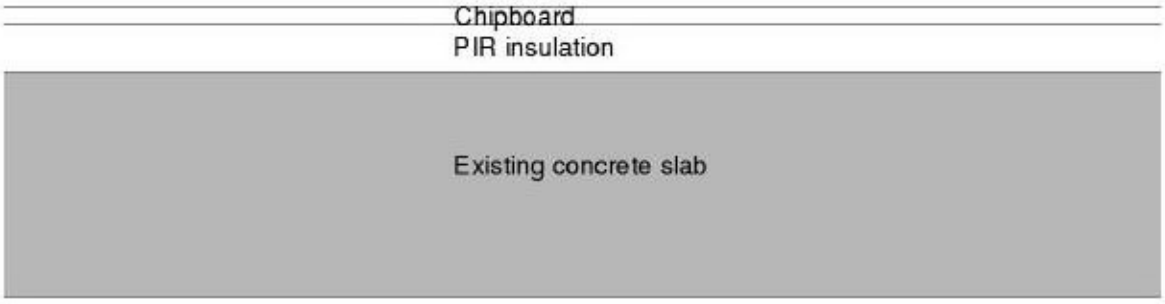
A new timber stud lining wall will be erected within the garage, 50mm away from the inner face of the existing brickwork that forms the rear and side walls (to number 39) of the garage.

This wall will be non-structural, non-loadbearing and act as a framing from the insulation and plasterboard.

The existing and new slab will be insulated with a layer of P.I.R insulation and chipboard flooring to create a warm "floating" floor.



Drawing showing proposed build-up of converted garage walls.



Drawing showing proposed build-up of converted garage floor.

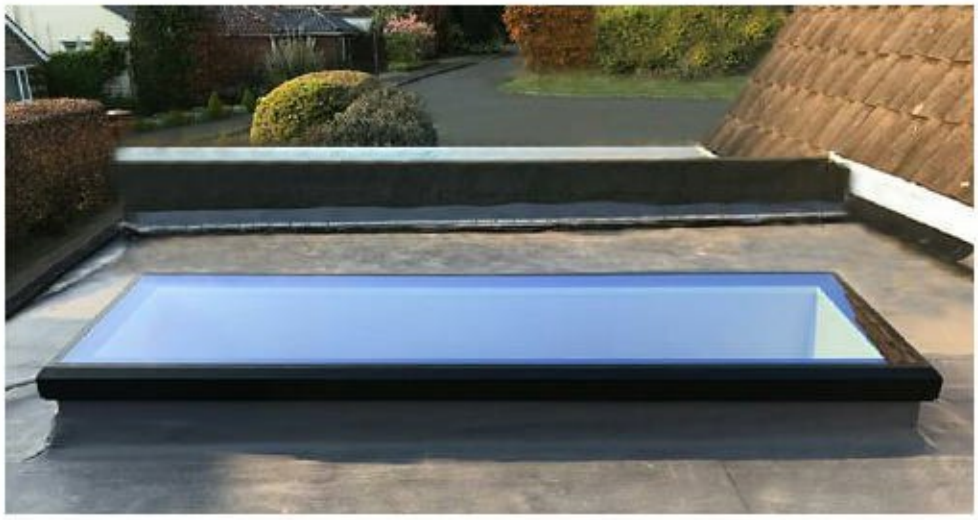
3. Replace the flat roof and roof covering with a modern flat roof

It is proposed to remove the existing modern bituminous felt covered flat roof above the garage and replace it with a fit for purpose insulated flat roof.

The new flat roof will sit in the same location as the existing flat roof, but will be insulated and covered in a lead coloured GRP roof covering.

Photo showing lead colour and mopstick detailing created by a GRP roof.

There will be a low profile roof light installed within the roof, to bring light into the new room while not being visible from ground floor.



Example low profile roof light. The roof light will not be visible from ground level.

4. Knock through the modern part of the building, into the new converted garage

To open the newly converted garage (proposed dining room) to the kitchen, it is proposed to remove the existing modern external ground floor brick wall between the garage and the kitchen/breakfast room.

This is a modern cavity wall, constructed when the house was extended and has no historic value.

The opening will be supported by a steel lintel above that will bear on to the existing historic corner of the house. This will mean removing two historic bricks from the corner of the house at this point. This is the only effect on any historic part of the dwelling.

5. Internal work to garage conversion

There will be a new lime plaster finish applied to cover the historic brickwork visible in the garage that will now form the internal face of the dining room and study, to the existing wall of number 37 only.

The lime plaster mix is to be:

- First coat, 1 part lime putty to 2.5 parts sharp washed sand with evenly distributed horse hair throughout the mortar and working to a layer of 10mm thick.
- Second coat, mix as above but with no horse hair.
- Finish coat, 1 part lime putty to 1 part well graded fine sand.

There will be a new timber stud wall erected to separate the dining room from the study. This timber stud wall will be fixed to the ceiling, floor and walls with screws and rawl plugs.

The timber stud wall will be finished in plasterboard and a cement skim coat.

6. Install timber bifold doors to rear of garage.

The existing modern single skin brick wall to the rear of the garage will be altered to accommodate a set of white painted timber bifold doors.

There is no alteration proposed to any other area to accommodate these doors.

The doors profile / glazing thickness etc. is to be agreed via planning condition, but it is intended to install slimlite double glazed units to this door. There are other examples of this on the rear elevation.

Photo of sash window to rear of 37 South Street showing slim profile double glazed units.

Impact on the conservation area:

All work to the rear of the property is low impact, single storey and not visible from any public area of the conservation area therefore its impact is virtually none.

The construction of a wall and sash window to the front of the property, being recessed from the main building's façade and of a subordinate nature has a positive effect on the conservation area. The choice of materials respects the original architecture, scale, material, colour, detailing of the building and area.

Impact on the listed building:

The conversion of the garage is designed to have little effect on any historic element of the building. The opening up of the existing wall of the dwelling to the converted garage, is all situated within the modern extension of the building and all work to the garage are also within the modern parts of the dwelling. The design of the new wall and sash window to the front of the property, being recessed from the main building's façade and of a subordinate nature has a positive effect on the listed building. The choice of materials respects the original architecture, scale, material, colour, detailing of the building and area.