

Historical, Design & Access Statement for: 18 Brook Street, Manningtree, CO11 1DR

Town and Country Planning Act 1990

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First-floor rear extension to 18 Brook Street.

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Courtesy of Google Maps

1.0 Introduction

- 1.1 The following statement should be read in conjunction with drawings and other documentation submitted in this application.
- 1.2 #18 is situated approximately half way along Brook Street between South Street and the High Street.
- 1.3 It is a two-storey dwelling set in a terrace of dwellings all with varying architectural styles. The Nirala, formerly the Swan PH, lies to the north end of the terrace, and 2 Railway Street lies to the southern end. It has been recently extended by way of a single-storey addition to the rear.
- 1.4 The application relates to the construction of a second storey on a historic ground floor rear extension with flat roof.

2.0 Location

- 2.1. A location map is attached to the application.



Fig. 1 – Site & immediate area - courtesy of Google Maps

- 2.2. The proposal site lies in the town of Manningtree, south of the High St.
- 2.3 There are residential properties to either side of the proposal site.

3.0 Proposed Use

- 3.1 The proposed use will be residential & will enlarge the first-floor space, and enable the applicant to add a family bathroom.

4.0 Amount

- 4.1 The historic rear extension has an area of 7.1m² in size and will be replaced by a similar second-storey extension. This does not represent an increase in footprint, but will provide for a more usable space upstairs.
- 4.2 The design of the proposal is of an appropriate scale. The existing gable end construction will be 'extruded' and will match the existing first floor protrusion. The proposal also incorporates rooflights to both the new bedroom and the bathroom.
- 4.3 Given the location of the proposal, to the rear of the existing dwelling, there will be minimal effect on the neighbours. Certainly, there will be a change to the outlook at the rear of the terrace, but given that the proposal is sited some way to the rear, this should not present an issue. Interestingly, the proposal matches the existing structure to #2 Railway Street.
- 4.4 The proposal site can be seen from #4 Railway Street, but only from the garden as there are no windows on the flank wall facing #18.

5.0 Appearance and proposed finishes

- 5.1 *The Local vernacular* - There is no underlying architectural vernacular in the locality. In the immediate area the architecture is disparate and dwellings vary in age considerably. However, the majority of the dwellings are two-storey and do utilise either a painted render or brick finish.
- 5.2 Local development – There have been changes #2 Railway Street. The Nirala has also seen extensive changes albeit some time ago.
- 5.3 *Wall finishes* – The current walls are painted render. The extension will utilise a similar finish to the main house.
- 5.4 *Roof finishes* – The existing house roof has a slate covering. The new roof will utilise a similar finish.
- 5.5 *Windows & doors* – The existing rear/side elevations incorporates a white uPVC windows and doors. It is the intention for all windows and doors in the extension to match the existing.

- 5.6 *Gutters & downpipes* –Black uPVC will be utilised to match the existing rainwater goods.



Fig. 2 – Front view from Brook Street



Fig. 3 – Rear view – proposal to be built above flat roof area in foreground.



Fig. 4 – Rear view of 18 Brook Street & 2 Railway Street.

6.0 Historical and setting

- 6.1 The site is situated within Manningtree's conservation area.
- 6.2 Due to its minor nature and siting rearward of the dwelling the proposal would not result in a harmful impact to the overall appearance and character of the conservation area.
- 6.3 *20 Brook Street 'Yew Tree Cottage' – Is a Grade II listed cottage to the south east of the proposal site. Historic England UID: 1254177. It is described as House. C18/C19 or earlier with later additions and alterations. Part plastered, part painted brick. Long red plain tiled roof. 2 rear red brick chimney stacks. 2 storeys of 3 long bays, that to left painted brick with dentilled eaves cornice, end pilaster, single window range of. C19 3 light casements with segmental heads. Central and right bays, end moulded pilasters, moulded capitals and bases, not quite full height.'*
- 6.4 *Independents Chapel to rear of 48 South Street - Is a Grade II listed building that once home to the British Legion, to the north east of the proposal site. Historic England UID: 1240160. Historic England describe the building as a 'Former Chapel, now empty. Circa 1818. Gault brick, grey slate roof, hipped with curved angles. Moulded eaves cornice. 2 storeys. Of 3 front bays, the central forward the outer curving to returns. 1:1:1 window range of small paned vertically sliding sashes, gauged brick arches. Central panelled double doors, plastered surround, plain pilasters, flat canopy on wooden brackets. Curved rear angles terminate in an angled bay.'*
- 6.5 *45, 47 and 51 Brook Street – Form a Grade II listed terrace to the east of the proposal site. Historic England UID: 1254188. Further notes explain that the listing entails a 'Row of 3 cottages. Probably C18 with later alterations. Timber framed and plastered. Painted brick to right bay. Red plain tiled roof. End and central red brick chimney stacks. 2 storeys. 5 window range, C19 2 light casements with glazing bars. 4 windows to ground floor, garage door to right. Paired vertically boarded doors to left (Nos. 45 and 47), simple surrounds, pentice board over. C20 enclosed porch to right (No. 51), glazed door with sidelights.*
- 6.6 *30, 32 and 34 Brook Street - Is a Grade II listed terrace to the south east of the proposal site. Historic England UID: 1254189. This terrace is described as 'Row of 3 cottages. C18 with later alterations. Nos. 30 and 32 timber framed and plastered, No. 34 with brick base and plastered raised first floor. Red plain tiled*

roofs, 2 red brick chimney stacks. Nos. 30 and 32 one storey and attics with gabled dormer, No. 34 2 storeys. 3 window range of small paned vertically sliding sashes, No. 34 ground floor, tripartite. 3 vertically boarded doors, those to Nos. 32 and 34 paired.'

7.0 Conclusion

- 7.1 The proposed extension cannot be seen from Brook Street itself, but could be viewed from Railway Street. Again, due to its proximity to the latter, there should be minimal disruption to the streetcene.

- 7.2 The proposed materials have been chosen to allow the new-build to fit in with the existing architecture seen on the host dwelling, as well as a number of neighbouring properties.

Contact Details

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