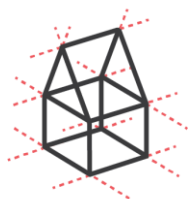

Design and Access Statement Including Historical Statement

**Listed Building Consent
at 30a High Street,
Manningtree CO11 1AJ**

Conducted by Complete Planning
info@completeplanning.co.uk
www.completeplanning.co.uk



**COMPLETE
PLANNING**

30a High Street, Manningtree CO11 1AJ

Introduction

Listed building consent for the addition of a 1st floor bathroom and cupboard area, the replacement of the 2nd floor dormer and the raising of the ceiling in the 2nd floor bathroom.

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1. Planning History

- Extension of the first floor flat over an existing ground floor extension at the rear of the building

Ref. No: 12/60184/HOUENQ | Status: HH Pre App – Permission Required

1. Site Appraisal. Including photos, maps, surroundings and local information.

Location (Google Maps)



Information

Manningtree is a small town located on the river Stour in North Essex. It is believed to be the smallest town in England and has a population of around 1676 from the last census.

Local Transport Maps

Manningtree is fortunate to have transport links directly into London Liverpool street with times averaging 60 minutes. There are also direct train and bus links into Colchester Town center and other local towns such as Ipswich and Clacton on Sea.

Site Photos



Front dormer we are proposing to be replaced



The rear of 30 High Street



2nd Floor bathroom. The ceiling we are proposing to raise in height



1st Floor main bedroom. This is the area we are proposing to add the en-suite.



Top of 2nd floor landing area.



1st Floor landing. This is where the cupboard we are proposing to put into the existing chimney is located

2. Proposal.

Introduction

This listed building consent is for a 1st floor en-suite to be added to the main bedroom, a cupboard/storage area to be added into the chimney on the first floor, the modern lightweight foam material ceiling on the 2nd floor bathroom to be removed, raised and replaced with a more suitable material, likely to be plasterboard and plaster and the existing front dormer on the 2nd floor to be replaced like for like. This work is being carried out on a Grade 2 listed building on Manningtree's High Street.

External Appearance

Front roof dormer

We are proposing that the existing roof dormer at the front of the building is replaced liked for like. The dormer is of wooden construction, lead roof and a rendered cladding on the sides painted with single pane glass.

Internal Changes.

Ensuite

We are proposing a 1st floor ensuite is added to the main bedroom. There are currently no bathrooms on the first floor and involves the occupants to travel up to the 2nd floor each time which is impractical and unsuitable for tenants or owners which struggle with mobility.

Cupboard/Storage

There is currently a lack of storage space within the flat and we are proposing part of the chimney be removed on the 1st floor to allow this to be added. The chimney is not in use and the ground floor is occupied by an opticians and the chimney is blocked in.

Ceiling in 2nd Floor bathroom

The ceiling in the 2nd floor bathroom is currently made of a modern foam type tile. We are looking to have this removed and have the new ceiling installed at a higher level to allow more head height.

3. Heritage Statement

30a High Street Manningtree.



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Name: H PIPER AND S PRIOM OPHTHALMIC OPTICIANS
MANNINGTREE JEWELLERS

Heritage Category:	Listing
List Entry No :	1254311
Grade:	II
County:	Essex
District:	Tendring
Parish:	Manningtree

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TM 10690 31858
Map Scale:	1:2500
Print Date:	27 September 2023



Historical England Information.

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1254311

Date first listed:

30-Nov-1987

List Entry Name:

H PIPER AND S PRIOM OPHTHALMIC OPTICIANS MANNINGTREE JEWELLERS

Statutory Address 1:

H PIPER AND S PRIOM OPHTHALMIC OPTICIANS, 28, HIGH STREET

Statutory Address 2:

MANNINGTREE JEWELLERS, 30, HIGH STREET

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

Corrections and minor amendments

Location

Statutory Address:

H PIPER AND S PRIOM OPHTHALMIC OPTICIANS, 28, HIGH STREET

Statutory Address:

MANNINGTREE JEWELLERS, 30, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Essex

District:

Tendring (District Authority)

Parish:

Manningtree

National Grid Reference:

TM 10690 31858

Details

MANNINGTREE HIGH STREET TM 1031 (south side)

9/144 (Nos. 28 and 30, H. Piper & S. Priom, Ophthalmic Opticians. Manningtree Jewellers)

II -

2 shops. C17 or earlier with C18 and C19 features. Plastered brick facade. Red plain tiled roof. Central large rear and left red brick chimney stacks. 2 storeys and attics. Two 2 light flat headed dormers. 5 first floor small paned. vertically sliding sash windows. C19 shop front. 3 light window to left, side pilasters with capitals, frieze and moulded pediments, fascia-between with flat canopy. To the right are 2 similar windows with central door and right double door, the fascia and canopy over all, reveal panels to right door.

Historical Information and Historical Significance

In this report we are analysing the historical significance of 30a High Street Manningtree. Firstly, we will be providing Information about the designated heritage asset, and unbiased facts and information on the properties historical significance. Historical England are the main body here and will be a source of the information provided. Secondly we will justify the work we are looking to do/ achieve on the heritage asset and what harm this will incur if any on the asset and how it will help protect the heritage asset in question.

Historical England provide some information on the official listing for the designated heritage asset in question. Both shops 28 and 30 are linked into the same listing along with both the flats above. The shop fronts are likely 19th Century with 30 having features from the 17th 18th and 19th Century.

From our research and surveying of the roof from the back of the property it is clear from the rear that the varying roof heights indicate the property has gone through numerous changes since its original construction in the 17th century. The existing use of the ground floor shop is an opticians and has a relatively modern rear extension as well. Internally, there are differing ceiling and floor heights throughout the first and second floors, further indicating changes of its use throughout its history. The kitchen on the 1st floor also has an increased ceiling height compared to the rest of the 1st floor rooms which we believe is because it was a later addition to the property. It is also the only room on the 1st floor with no visible wooden beams running through it. These beams are likely to be original and provide great character to the property. The existing living room and dinning room area has been opened up and the wooden beams have been exposed.

The dormer we are looking to replace like for like is also mentioned in the official listing along with the chimney stack, however, we are not looking to carry out any work to the external appearance of the chimney stack.

It is clear 30 High Street has gone through a lot of changes in its history, however, our proposals are not looking to make any changes to the external frontage of the property, excluding the replacement and subsequent repairs to parts of the existing front dormer. However, these will be like for like and in keeping with the listing.

Whilst this may be the case we believe it is still of the utmost importance that care and due diligence is taken whilst carrying out works which could affect the historical significance and appearance of a grade 2 listed house.

Proposal and Historical Considerations.

When Considering the potential impacts of the proposed works on the Heritage Assets, consideration was placed on the following points within the national planning policy framework.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional 68 .

Proposal

1. Front Roof Dormer Window

The front dormer window is mentioned in the official listing from historical England. However, the dormer is in very poor condition and in need of replacing.

The dormer is made of a wooden construction and has a single pane of glass and a lead covering on top. We are looking to make a like-for-like change to the dormer to ensure the inside of the building does not suffer water damage and help reduce the damp issue on the inside side of the room. Without work being carried out to this dormer, it is likely the listing will face some form of damage in the long term through damp and further water damage.

Current roof dormer window:



Proposed replacement dormer window.

The new dormer window will be of wooden construction. Externally the sides will be rendered to match the existing. A lead roof top and a single pane glass windows with secondary glazing inside. We are also seeking consent for any other related works needed to replace and repair the dormer.

4. Internal Changes.

Ensuite

We are proposing a 1st floor ensuite is added to the main bedroom. There are currently no bathrooms on the first floor and involves the occupants to travel up to the 2nd floor each time which is impractical and unsuitable for tenants or owners which struggle with mobility.

The ensuite will be connected to the current mains etc and will only require an extractor fan to be installed which will run from the ensuite to the back of the house. The addition of the ensuite will not likely cause any historical harm to the listing, but will hopefully help be more suitable for modern living. With the lack of a 1st floor bathroom and the restricted head height in the existing bathroom on the top floor, limits the use of the property, especially for less mobile occupants.

As seen in the photo above for the main bedroom, there is a wooden beam which runs through the bedroom. This is likely an original wooden beam and will be important to maintain, to ensure no harm is caused to the historical listing.

Cupboard/Storage

There is currently a lack of storage space within the flat and we are proposing part of the chimney be removed on the 1st floor to allow this to be added. The chimney is not in use and the ground floor is occupied by an opticians where the chimney is blocked in and not used as well. Externally the chimney will not be altered at all and from the street scene there will no difference to the two chimneys mentioned on the historical England reports. Due to the fact that the property is split into two separate dwellings, one commercial and residential it is highly unlikely the chimney will be used again for its original purpose. As we are not affecting the external appearance to the chimney and the fact the chimney is not currently in use or has any purpose on the 1st and 2nd floors I can see no reason why this will cause any historical harm to the listing.

Ceiling in 2nd Floor bathroom

The ceiling on the 2nd floor bathroom is currently made of a light weight foam material tile. We are looking to have this removed and have the new ceiling installed at a higher level to allow more head height.

The ceiling tiles are of modern construction and will not cause any historical damage or harm to the listing. However, through increasing the ceiling height in the bathroom on the top floor allows the occupants to have a more useable bathroom. It is likely the ceiling will be replaced with more suitable materials such as plastered board and plaster, however, this has not been confirmed yet.