

Design Statement

Application for Listed Building Consent relating to the replacement of porch doors and windows

At Street End Cottage, Minsterworth

Prepared by Roger and Sharon Ingham

Street End Cottage is a grade 2 listed property built in the mid 17th Century. A contemporary extension to the property was added to the property in 1991. The property is maintained to a high standard. However, there are faults due to the age of the property that require rectification if the quality of the property is to be maintained. Whilst there is a central heating system the house lacks adequate insulation in many parts of the house.

Retrospective listed building consent is sought for replacement doors and windows in the two porches of the property, neither of which are part of the original dwelling. No changes have been made to the windows or any internal structural parts of the original property.

We are now seeking Listed Building consent for works undertaken with the intention of improving our accommodation whilst maintaining the look and feel of the property. We in setting out on the change wanted to make our home warmer, less drafty, less damp and more cost effective to run at a time when there is considerable upward pressure on oil prices and the drive for net zero. This careful replacement aimed to enhance the property's functionality while preserving its architectural heritage in accordance with listed building guidelines.

Given the nature of the property there are many works that cannot be undertaken. We cannot install proper double glazing, only inadequate secondary glazing (but not all windows). We also cannot install stud walls in the two porch areas to make them less prone to heat loss because this would be out of kilter with the rest of the property.

At considerable expense we endeavoured to make the replacement doors and windows have a look that matched as closely as possible those doors and windows, we had taken out, and still achieve our aims of a warmer, less drafty, less damp, cost effective running.

In addition we felt that the replacement doors would provide a greater level of home security given that the house of our next door neighbour was recently broken into.

The Solidor replacement doors are of extremely high quality whilst they are composite are very much in keeping with the original white doors we replaced. The chosen composite doors emulate the appearance of traditional wood, and as such mirrors the original finish of the glossy white painted wooden doors they replaced. We have replaced black door furniture with black door furniture. We believe that the replacement doors and windows as well as making the house warmer and more secure enhance the look and feel of the property.

Photographs of the replaced doors and windows have been uploaded to the portal.

In addition to the information above we wish you to take note of the following. A search of recent planning decisions made in the area allowed for composite doors to replace original doors at a listed property. (Ref 22/00220/LBC) The planning officer did not have any concerns with the installation of composite doors and said **"It is considered that the proposed works are not considered to result**

in detrimental harm to the Listed Building itself or the surrounding heritage assets in accordance with Policies SD8 of the JCS and HER2 of the Tewkesbury Borough Local Plan. The planning decision also states - Conservation Officer – **No objections, information provided is adequate to approve application.**

We strongly feel that a precedent has been set for the installation of composite doors and feel that it would be grossly unfair for composite doors not to be allowed at Street End Cottage.

Policy HER2 of the TBP requires alterations, extensions or changes of use to Listed Buildings, or development within their setting, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings. We believe that the changes made meet this criteria.

Roger and Sharon Ingham

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