

06/10/23

HERITAGE STATEMENT

Street End Cottage Minsterworth.

1. INTRODUCTION

1.1. This Heritage Statement has been prepared to support an application for Listed Building Consent for the replacement of doors and windows in two porches which do not form part of the original dwelling.

2. PROPOSAL

2.1. Listed Building Consent is sought two elements – Replacement of wooden doors in the two property porches and the replacement of 4 single glazed windows in the same porches. Neither porch is part of the original 17th Century property

2.8. The existing garden, boundary lines, drive and outbuilding will all remain as existing.

3. IDENTIFYING THE HERITAGE ASSET

3.1 Street End Cottage is Grade II listed and dates from the mid – late 17th Century - English Heritage Legacy ID: 134397

The listing states the following:

5/103 Street End Cottage

GV II

Cottage. Mid-late C17, altered C18, C19, C20. Brick-nogged timber framing, painted brickwork, oldest with irregular bond, asbestos slate roof. Four-bay, 1 1/2-storey, 1 room deep. Gable to road, back to lane: face to lane, framing spindly, 2 irregular panels high. Beam end projecting through second stud from right, straight brace third to wallplate: 3-light casement; straight brace to wallplate. To left brick bay, with small window: extended in cavity wall for narrow bay, 2-light casement with small panes. Lean-to dormer over brick section, 2-light casements, small panes. Chimney on ridge at left-end framing. Gable on right return, brick infill between main posts and principal rafters: small window ground floor, 2-light casement above. Internally, wide brick fireplace, ground floor, original stairs probably adjoining. Trusses, no tie beams, principal rafters tenoned to braces from top of wallpost down to floorbeam, one pair purlins, windbraces. Probably 2-bay cottage enlarged one bay towards road; later lean-to against gable replaced 1970's with narrow bay. Roof originally thatched. Forms group with Snowdrop Cottage (q.v.).

Listing NGR: SO7766516982

3.2 The property was listed in 1986

3.3 Externally Street End Cottage retains most of the original features

3.4 There has been the introduction of two later extensions post the 1986 listing- A two storey extension added to the rear of the building, with a porch and a front porch added to the front of the building

3.6 The interior of the building is plain and utilitarian in nature with no excessive detailing or

Ornamentation of any historic significance other than original beams.

3.7 Within the listing description there is no mention of any internal features or curtilage buildings

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The elements of the proposals and their likely impact and mitigation proposed can be assessed with regard to the specific elements of the scheme. These are addressed below:

4.2 Replacement of doors and windows in the non-17th Century Porches in order to improve energy efficiency, prevent damp and increase house security. The porches were both later additions to the site. Neither porch is heated and both are of single brick construction allowing for significant loss of heat through the walls and non-double glazed windows. The rear porch door was prone to excessive contraction and expansion in certain weather conditions.

4.3 The appearance of the replacement doors and windows are traditional in style in order to respect the nature of the listed Building. The doors are of high-quality white composite wood effect material with a black surround. These replace wooden doors which were painted in a glossy white with a black painted surround. The windows are UPVC with a wood effect to the outside.



Stable Door – Rear Porch



Front Porch Door



4.4 It is considered that the extension proposed is an effective and appropriate form of building design to achieve the required level of heating security whilst respecting the setting, appearance and character of the listed building.



The House in 2017



The House Now



The Front Porch before works



The Front Porch after Works

4.7 The view of the porches is extremely limited from the road public highway and not easily identifiable from public vantage points.

5. CONCLUSIONS

5.1 It is considered that the proposed replacement doors and windows are sensibly designed, and respect the setting, character and appearance of the listed building

5.2 Our intended replacement of doors and windows in non-17th Century porches is sympathetic and in keeping with the original historic features of the property.

5.3 The proposals are considered to positively contribute to the character, appearance and setting of the Grade all listed building and we hope as a result they should be approved.

5.4 We also note that other Heritage Assets in Minsterworth have been allowed to have Composite doors (See Design Statement)