


Applicant Planning Ref: Applicant Contact:	Saltgate Front Windows Mr Robert C Ellis 11 Saltgate, Beccles, NR34 9AN 
East Suffolk Council Planning ref: ESC Contact:	DC/23/4652/LBC Tina Gowen

Date: 16/01/24

Heritage Statement: re: 11 Saltgate, Beccles, NR34 9AN

1.0 Introduction

1.1 In reference to your recent communication dated 14/12/2022 requesting addition information for the completion of planning application DC/23/4652/LBC originally submitted on 04/12/2022, please accept the following heritage statement as item (1) detailing the significance of the building at the above address as well as the impact of the proposed changes.

1.2 This planning application applies to a grade 2 listed property. It is a prominent and highly visible, residential, town centre building. The proposal is for the replacement of the two large, ground floor, front windows. These are single glazed and badly decayed posing a risk of damage to the fabric of the building. Replacements would be timber double glazed windows of the same overall aperture dimensions and of very similar appearance. The proposal does request however, that top openers be permitted as a change to the current design to improve ventilation and safety in an otherwise (excepting the front door) enclosed ground floor (see section 6.3). The intention is to improve the longevity, energy efficiency and acoustic performance of the building, providing serviceable accommodation for the occupants.

1.3 Items (2) and (3) are included with this submission as requested: Supplied by 'Heritage Oak Joinery'

2.0 Heritage Context

2.1 Historical Context: Historic England listing Entry number 1186945. Grade II. Date of First entry: 22/09/1971. (English Heritage Legacy ID: 363042). Listed as [Listed Building, probably 18th century, altered. Two storeys and attic. Roughcast, painted. Pantiles. Two windows, casements enlarged. Enlarged dormer, and windows in gable at second floor. Group value.](#)

2.2 Aesthetic Context: Although located across the road of Saltgate, the building appears to form part of the surrounding frontages and roofline enclosing the Old Market Square, now a busy bus station. It is clearly a very old building with steep pitched, pantiled roof and slumped and bowed* exterior walls, now stucco rendered. The property fronts straight onto the public pavement and highway of Saltgate and is prominently visible for some distance around the locality. It is identifiable as having been a shop, having larger than usual ground floor windows (the subject of this application) which were replaced in 1978 with wooden frames of the same dimension as the previous metal windows, (see Planning application listing in section 3.2 below). The area comprises a wide mix of styles and periods with 11 Saltgate representing a combination of these having been much altered over its long history with some less than attractive additions during the latter half of the 20th century.

* (Dated: 2021 level 3 building survey report states 'no further movement').

2.3 Communal Context: East Suffolk Council value the contribution of the surrounding historic

buildings and their layout in supporting tourism to the town as well as maintaining Beccles' special and historic character. Notably, to the North, East of the application property, the buildings around the Old Market Square and especially, St. Peter's house, the property adjacent to 11 Saltgate via Puddingmore. Also, on the western side of Saltgate, the Georgian terrace toward the town which stand as part of row with the old cinema and no. 11.

Having stated this, the Beccles Conservation Area Appraisal reports specifically on their consideration of properties in the immediately vicinity to the East and south of the application property; *'The east side of Saltgate is without any distinct character. The corner of Old Market and Saltgate has been altered as mentioned to widen the access, leaving a truncated building, its central rear bay now providing the street frontage.*

The remainder of the section to Rooks Lane is a low single storey mid 20th century garage and the rear of the old Co-op building (now Beales), an unattractive and disorganised group,'*

*This has since been converted into a 24hour gym and next door, a branch of Toolstation.

3.0 The Property

3.1 The application site is located on the west side of Saltgate and the south west corner of the Old Market Square in Beccles town centre. The building forms the corner of Saltgate and entry to Puddingmore and is partially adjoining the old cinema.

3.2 History and Development:

The first census entry is in 1570, the property having then been rebuilt following the 1586 fire. Possibly rebuilt again following a later fire so becoming a composite of flint, other stone and later, brick as well as some early timbers, possibly from local ship yards. A timber frame still exists and is visible through the interior. The building now has an aging brick exterior covered by cement render. It has been a bakery, a hostelry and a confectioner's amongst other trades as well as a private residence. Early photographs show two enormously tall chimneys attached to the rear wall, now removed and replaced with a single storey, flat roofed conversion covering the earlier outbuildings. Some images also suggest that the front windows were, at some time smaller and more equally balanced than at present.

(source: research material from previous owner/ local historian & Beccles Museum archive)

It is understood that the previous owner to this applicant carried out some renovations to the property between 2005 and 2010 approx. Dates and details unknown.

This application: Ref: DC/23/4652/LBC (initially submitted 04/12/2022)

Ref: DC/98/0347/LBC. Listed Building Consent - Replacement Dormer Windows. Validated: 05/08/1998. Status: Permitted.

Ref: DC/78/1433/HIS. Projecting 'Antiques' information panel, 6 inches x 1ft 6 inches. Validated: 06/07/1978. Status: Permitted.

Ref: DC/78/1089/FUL. Replacement of two metal framed windows by wooden framed windows. Validated: 06/07/1978. Status: Permitted.

Ref: DC/76/0607/LBC. Conversion to flat and office. Validated: 27/02/1976. Status: Permitted.

3.3 External Features: See section 5.2 re: ESC Conservation appraisal. No. 11 Saltgate is one of oldest residential buildings in Beccles with the essence of a character cottage much altered. It is now in a reasonable but tired looking state of repair. The exterior stucco cement rendering is blown and cracked in places with some essential minor repairs being carried out on an ongoing basis. The windows are oddly placed within the building front onto Saltgate and northern gable end onto Puddingmore and are of a mix of styles and periods. The asymmetry and disproportion of the windows to the front elevation is neither aesthetically pleasing nor is it sympathetic to the broader periods of the building's history. The glazing panes to the ground floor front are oversized for a residential dwelling having, at some time (dates unknown), been fitted to increase the shop display and they remain awkward in relation to the rest of the building's design. The dormer is shabby and in need of renovation.

The roof, although untidy looking, is functioning well and not in immediate need of attention although a long term consideration. The flat roof portion to the rear of the property is in need of some attention to prevent leaks in the coming year or two.

- 3.4 Layout: There are no proposed changes to the internal layout of the building as part of this application. Currently having on the ground floor; a living room directly accessed via the front door onto Saltgate adjoining a through kitchen/diner, a workshop /studio space, a guest room with shower room off, a kitchenette. First floor: Two double bedrooms, bathroom, sunroom. Second floor: Two double bedrooms. To the rear there is a large garage / workshop and beyond a small walled garden.
- 3.5 Landscape: The property is fully contained within its brick built, outlying curtilage boundary and has no ground level frontage beyond this.
- 3.6 Scale: The building in total is rectangular in plan with the visible and original building shown comprising one short end of the overall. This, earliest dating part of the property measures 10.4m across the frontage and is approximately 3.7m - 4.7m to the gutter-line at the front and approximately 8m to the ridgeline.
The existing and proposed windows are positioned at: 2.15m from the left and 1.47m from the right end walls. See drawings for details.
Internal dimensions: Ground floor original house: 49.8 sq.m, Studio and rooms: 75.3 sq.m, First floor: 58.8 sq.m, Second floor: 33.6sq.m.

4.0 Heritage Statement

- 4.1 This statement reviews relevant national and local heritage related policy, identifies the heritage assets, analyses the significance of the identified heritage assets and assesses the impact of the development proposal on the heritage assets and is fully considered in section 5 and then 7 of this document.

5.0 Significance of Heritage Assets

- 5.1 A consideration of the designated and non-designated heritage assets potentially affected by the proposal with reference to the Beccles Conservation Area Appraisal.
- 5.2 Page 23. of the Beccles Conservation Area Appraisal and Management Plan states;
[Saltgate - General character and contribution of the architecture;](#)
[The narrow connection of the two markets in the figure of eight formation, is Saltgate. On the west side, separated from the Old Market by Puddingmore, is a row of mixed use buildings of three distinct periods. The first in the group \(from Puddingmore\) is no. 11 a painted rendered front with a steep pantiled roof. It is an odd building from more than a single view with an odd, much altered roof at the rear abutting the old cinema. Similarly its unsympathetic changes to windows \(both structural and in style\) and dormer make it an unsettled front. Yet it shows a distinct timber frame character and historic research identifies the Three Feathers on this site from the later half of the 17th century.](#)
- 5.3 Despite its age, the application property is described in less than favourable terms with regard to its historical, aesthetic and heritage value and significance, however the main character of the building is a notable feature of the historic square of the Old Market. Historical photographs reveal a number of changes over the years with windows having been replaced many times. There is no clear evidence of the design and positioning of the original windows or anything prior to photographic records of the town therefore, this proposal will aim to replicate the overall look of the building as it stand today.
- 5.4 It is noted that the alteration to windows and doors is of particular concern with regards to Article 4 Directions and this proposal aims to take this into account by minimising the visual impact of the alteration.

6.0 Application Context

- 6.1 Having acquired the property in November 2021 the owner intends to preserve the build in

accordance with the National Planning Policy Framework, Waveney & East Suffolk Local Plans, the Beccles Conservation Area Appraisal and Management Plan and Suffolk Coastal District Council; Historic Buildings: Repairs, Alterations and Extensions.

In the course of our enquiries, the owner / applicant has also referred to: Waveney District Council's 'A guide for owners and occupiers of listed buildings', 'A guide for owners and occupiers of listed buildings' and the built Heritage and design supplement.

6.2 The property is currently in a reasonable state of repair and occupied by the owner. Advice has been sort from a number of professional parties regarding the required ongoing maintenance of the building in order to maintain the integrity of the structure over time and ensure the buildings presence for future generations. This application represents the first identified requirement following those consultations. The applicant intends to continue a series of repairs to renovate and restore the building with future planning application over a number of years whilst in residence with the aim of preserving the character of the building and being sympathetic to its heritage whilst maintaining its general upkeep.

6.3 It is noted that the ground floor of the original footprint of the building comprises two adjoining living areas connected by an open doorway and that this area relies heavily on a large solid fuel burning stove for heating. With regard to Part K of the Fire regulations, there are currently no window openings on the ground floor meaning that the only source of ventilation possible is via the opening of the front door immediately onto the public walkway.

The proposed new double glazed windows include suitably proportioned top openers which replicate the appearance of the existing first floor windows directly above in the building.

7.0 Assessment of Proposal

7.1 The relevant considerations are the effect of the proposals on the appearance of the existing building, wider group of buildings and on the character and appearance of the Conservation Area.

7.2 The included, detailed drawings indicate that the proposed double glazing would be appropriately proportioned to the building to include top openers which would better match with and balance the front view and therefore be less jarring with the surrounding area. Given the variety of new and old styles within sight of the location, the proposals would not represent a significant visual change from the existing look of the building or the area.

7.3 No issues arise in relation to the impact of the proposal on the living conditions of neighbouring occupiers in terms of light, the sense of enclosure, noise or privacy as the proposal is not for additional bulk or increased fenestration which allows for overlooking.

7.4 The proposal would cause no harm to the designated heritage assets and thereby with the NPPF and the local development plan.

8.0 Access

8.1 Access requirements are set out in Part M of building Regulations, "Access to and use of Buildings". There are three vertical levels in the property. The applicability of Part M is limited: there is no intended change of use.

9.0 Documentation

9.1 In support of this application the following documents have been submitted:

- Heritage Statement (this document)
- Original application material (submitted online 04/12/2022 and not included here)
- Details of Proposed Windows (Scale drawings of the proposed joinery showing jamb, head and sill with the location of dividing glazing bars and the positioning within the thickness of the wall.
- Plan (Scaled plan view showing the proposed new windows including finishing).

10.0 Photographic Illustrations

10.1 Front Elevation



10.2 Viewed from Old Market Square



10.3 Looking South



10.4 From Saltgate - Looking North West



10.5 Looking North toward Northgate



Note: the To Let sign has now been removed and belongs to the neighbouring property

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