

# Design Access & Heritage statement to support Listed Building Consent planning application for replacement rear french doors at:

*'Westview', 37 South Street, Manningtree, Essex CO1 1BQ*

## 1.0 Introduction

This statement has been produced in support of a Listed Building Consent (LBC) planning application that proposes to replace the existing rear timber French doors at the above address with a more contemporary aluminium design. Westview is situated within the Manningtree Conservation area and is a grade II listed dwelling. There are a number of other grade II listed dwellings in close proximity to the proposed site.

## 2.0 Recent planning applications

21/00145/FULHH and 21/00995/LBC – *Proposed extension to and conversion of garage into habitable space*. Both applications were allowed on appeal. However, the former lapsed and an updated householder application was submitted (23/00145/FULHH) – *Proposed garage extension and conversion incorporating replacement flat roof and internal alterations*, which was subsequently approved.

Mr Schurr and Mrs Heighton-Ginns have recently submitted two Discharge of Conditions applications (FULHH and LBC) to discharge parts of conditions 3 and 4 (3 - External finishes and 4 - glazing finishes). The applications relate to a change of design to the rear doors of the approved garage conversion (see Fig.5 for proposed design). At the time of writing no decision has been made.

## 3.0 Proposal

The existing French doors are in a state of dilapidation, as can be seen from both Figs. 1, 2 and 3, below, and therefore need replacing as it deemed to be impractical to complete repairs on them. Further, they do not add aesthetically to the elevation, but in fact detract from its look given their plain, almost utilitarian features.

It is hoped therefore, that the replacements, although, not in keeping with the original door designs, will provide improved aesthetics but also reduce heat loss and moisture ingress. Mr Schurr and Mrs Heighton-Ginns are also very keen to have similar aesthetics to both rear openings if possible (doors to rear of garage conversion and doors to rear of kitchen extension) and therefore the aesthetics that can be seen in Fig.4 and Fig. 5 would allow this to happen.

The current french doors are not original and were added via a c1980 - 90's extension. However, given the difference in brick colour and brickwork around the current opening, it could actually be said that these doors may have been added some time after this construction took place.

It is also worth noting that fenestration with similar aesthetics can be seen installed on the front elevation of 33 South Street, a nearby Grade II Heritage asset (details of the listing for this property can be seen in section 6.0 *'Nearby Heritage assets'* and Fig. 6 shows the current glazing design).

Importantly, any changes to this rear elevation will not be seen from South Street. Further, the occupants of 2 York Street would only be able to see the replacement from their nearest first-floor window. However, it appears to service a bathroom as it has frosted glass.

#### **4.0 Prior advice**

Luciana from Heritage was contacted via email and was asked whether the proposal design (see Fig. 4) would be acceptable in terms of the LBC application. Her response, received via email on the 9<sup>th</sup> February 2024 included the following:

*'..I believe the french doors to the main building should be timber frame of traditional design to be more in keeping with the historic character of the listed building. Should the existing door be a later replacement (the rear windows have all trickle vents and they are 'mock sash', I can't see the french doors they might have been replaced at the same time?) there would be no objection to their replacement. Full glazed french doors with traditional integral glazing bars could be considered acceptable subject to design.'*

Subsequently, I emailed Luciana again sending pictures of the current french doors (Figs. 1 & 2), but at the time of writing, had not received a reply.



Fig. 1 –External view of existing rear french door.



Fig. 2 –Internal view of existing rear French door. Note damage of door.



Fig. 3 –Damage to french door due to moisture ingress.



Fig. 4 - Proposed replacement for existing french doors



Fig.5 –Proposed sliding doors to the approved garage conversion

## 5.0 37 South Street

Historic England describes the proposal dwelling, under List UID: 1261192, as being:

*House. Early C19. Red brick. Hipped grey slate roof. Right and left red brick chimney stacks. Dentilled eaves cornice. Central band. 3 window range of small paned vertically sliding sashes, gauged plastered arches. Central 4 panel 2 light door, fluted pilasters, moulded frieze with patera, flat canopy.*

## 6.0 Nearby Heritage assets

As the dwelling lies within Manningtree's conservation area, there are a number of other Heritage assets in close proximity to the proposal site. These are:

Mowbray Cottage, 56 South Street is also a grade II listed dwelling, under List UID: 1240164, and is described as being: *House. C18/C19. Gault brick. Grey slate roof hipped to left. 2 off centre left and rear chimney stacks. Parapet continues over narrow recessed bay to right single bay left lean-to. 2 storeys and cellars. 3 window range of small paned vertically sliding sash windows. Printed gauged arches. Window to left extension. Central 6 panelled door, moulded surround, flat canopy.*

Historic England also makes reference to the nearby Grade II listed 2 –8 York St under List UID: 1240168: *Terrace of 4 cottages. Mid C19. Red brick. Grey slate roof. 3 red brick chimney stacks. Moulded bargeboards with pendants to return gables. Eaves brackets. 2 storeys. 2:1:2 window range of small paned vertically sliding sash windows, moulded surrounds, gauged brick arches. Originally 5 doors, that to left now a window. Pilasters with capitals and bases, plain friezes and flat canopies. Doors each with 2 vertical top lights.*

33 South Street, under List UID: 1240066 is described by Historic England as a: *House. Early C19. Gault brick. Grey slate roof. Parapet verges. Left chimney stack. 2 storeys and attics, single storey left lean-to and right extension with roof hipped to right. 3 window range of small paned vertically sliding sashes, moulded cornices. Central doorway with round headed arch, pilasters and square head. C20 glazed door. Door to left of right extension, fluted surround, frieze, flat canopy, 2 panel 4 light door, vertically sliding sash window to right.* Current fenestration to the front elevation can be in Fig. 6.





Fig. 6 –Current fenestration at 33 Brook Street.

Historic England notes nearby Hill House, 54 South Street, under List UID: 1240168 as being: *House. C18/C19. Gault brick. Red plain tiled double range roof. Left and right chimney stacks. Parapet and parapet verges. 3 storeys and cellars. Band between ground and first floor windows. 5 window range of small paned vertically sliding sashes, gauged plastered arches. Plinth. Central half glazed door approached by steps, half columns with moulded capitals and bases, moulded frieze and pediment.*

The assets described above are the nearest to the proposal site, but there quite a number of other assets slightly further afield.

## 7.0 Conclusion

Although a material change to the rear elevation, the replacement doors would not have a detrimental effect on the rear elevation, but as can be seen, more beneficial given the poor aesthetics of the current french doors which, it seems, are replacements themselves. The change would not be seen from South Street or York Street.