



30 East Terrace

Planning Application - Conversion of Lower Ground Floor
Window to French Doors

Heritage Statement

26/06/23

Hertitage Statement

The property is unlisted but sits within the Milton Place conservation area. There is an Article 4 Direction in place for the conservation area.

Along with adjacent properties on north eastern side the street, 30 East Terrace is assessed as being a positive building and providing a positive view for the conservation area.

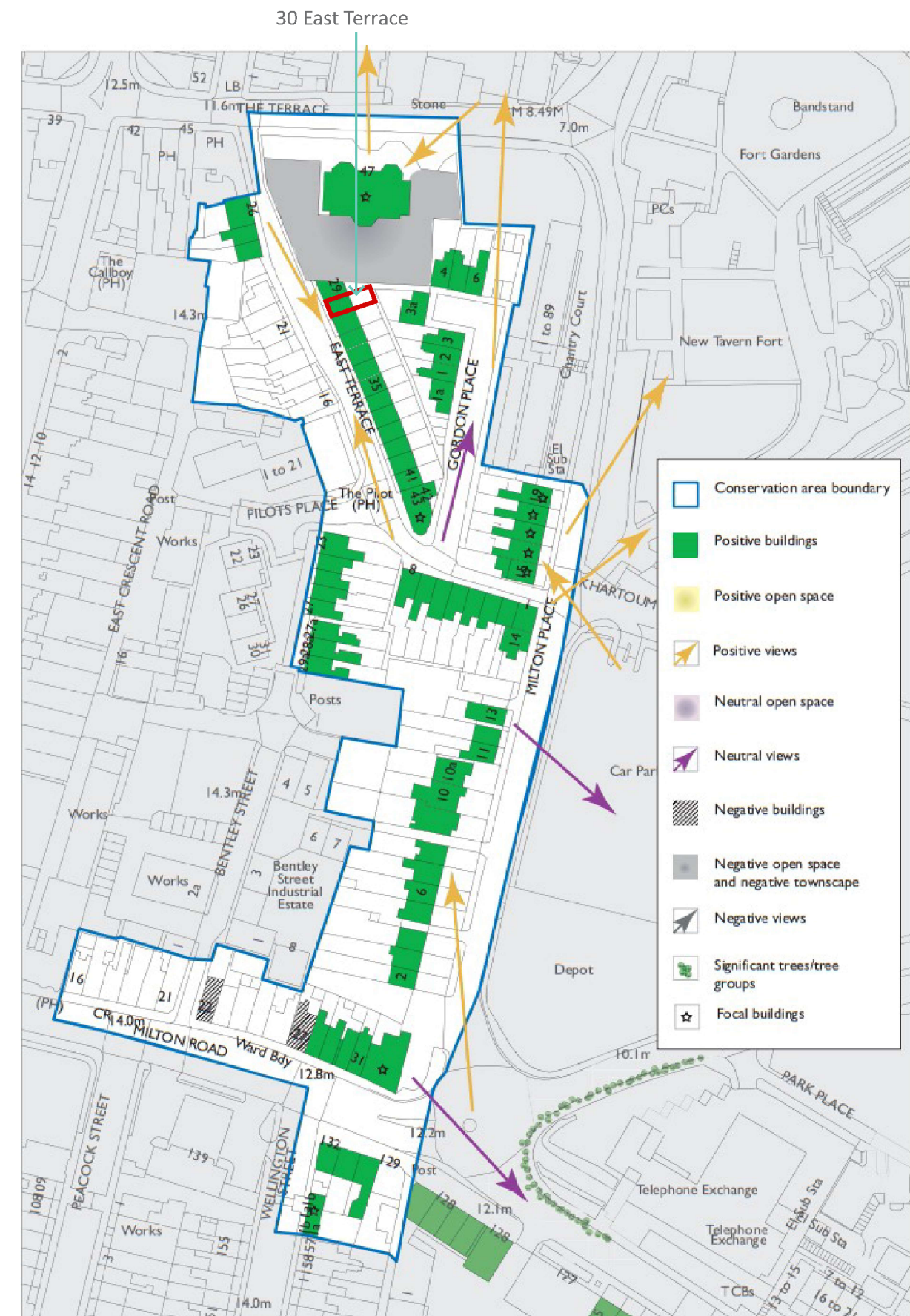
Pre-application advice was received from GBC on 22 May 2024. A copy of the letter accompanies the application.

A summary of the CO advice is as follows:

"From the photo provided with this enquiry, it does appear that the existing basement window may be an original feature of the building. Additionally, it does appear at some point an infill extension may have taken place underneath the existing window cill. These circumstances would need to be established and provided, in the event an application is submitted, in order for this to be fully considered.

Generally, applications to replace original/historic windows will only be supported where it can be demonstrated to the Council's satisfaction that they have deteriorated beyond practical and/or economic repair, as per the Conservation Areas Maintenance/ Replacemnet Windows and Doors Guidance (2020). However, notwithstanding the guidance, the fenestration changes proposed here would be at basement level, the design and materials of the proposed door would match the style and width of the existing window and there would be no impact on the existing lintol. As such, a sympathetic proposal may be considered acceptable, providing the proposal would be appropriately designed using acceptable external materials.

*It is noted that doubled glazing is proposed. Slim-lite double glazing may be acceptable at basement level, however standard thick double glazing would **not** be acceptable. Although the doors would be below street level, they would be visible at close quarters. It is therefore essential that appropriate external materials are used, including the doors which should be timber and painted to match the existing window frame, the facade mortar repair, which needs to be carefully considered, along with the glazing and other external elements"*



Extract from the Conservation Area Appraisal

Hertitage Statement

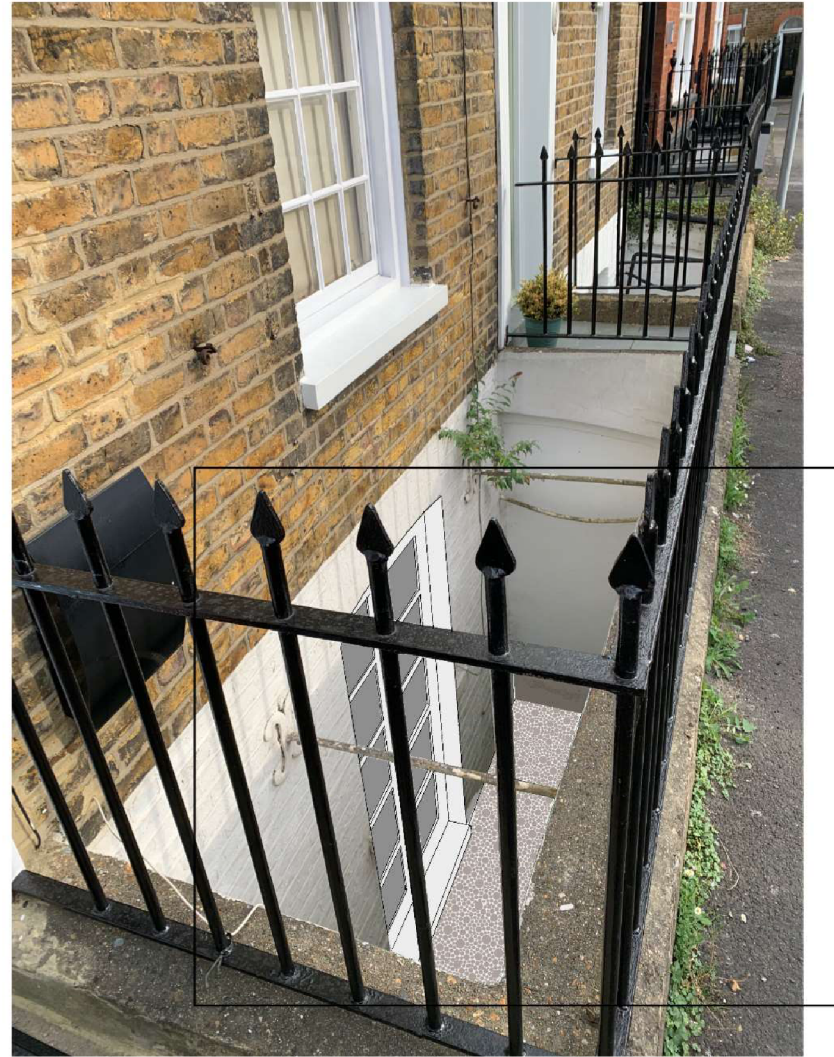
The terrace of thirteen identical cottages (29-42) terminating with the former Pilot pub have a group quality and provide the focus for the positive view northward along the Terrace.

The proposed french doors open into the lightwell which is a full storey height below street level. This means that the proposed doors will not be visible unless close up and looking into the lightwell and will not impact upon the character of the conservation area.

The proposed opening for the new doors acknowledges the design of the original building and maintains the existing window width and arched lintol so that for the passer-by glancing into the lightwell there will be no apparent impact upon the charater of the street.

The design of the doors will comprise of timber frames and astragals with double glazed units so that the they are in keeping with the sash windows of the upper storeys. In addition, the proposed doors will allow the lightwell to be maintained allowing for removal of weeds and refuse which will be an improvement to the close up view.

Dashed line indicates proposed door location.



Impression of new french doors from street level



View of East Terrace looking north

Hertitage Statement

There is speculation in the advice that the existing window may be an original feature of the building.

On inspection, it appears that the former window was removed at some earlier stage and a doorway installed. This is evidenced from the existing doorway cill and the just visible lines of the door opening in the infill. Subsequent to this, the doorway was probably partly infilled and a casement window fitted to provide additional wall space for the current kitchen units. The rendering of the lightwell was probably carried out at his stage too to disguise dissimilar masonry used for the infill.

It is also probable that the original window would have been a sash type window to match the others on this primary elevation. Whilst the window is sympathetic in style it appears to be a mid to late 20th century with side opening casements windows and a ventilating window at high level.



Existing Lightwell Window