Design & Access State for replacement of rear kitchen patio on a Grade II listed residential building



Replacement to me made at:

43, Endless Street

Salisbury

Willshire

SP1 3UH

For Mr. Jonathan Davis & Mrs. Aurora Davis

November 2023

Version: 3

Application Outline

Introduction

43, Endless Street is Grade II listed and is located within Salisbury Conservation Area. The property dates back to the early 19th century. Number 45 and 43 Endless Street underwent extensive alterations in 1999, being divided into two separate townhouses. 43 is now the 4-bedroom family home.

At the rear of the property a small kitchen diner extension was added during the above 1999 alterations, which is in turn connected to a tall walled small garden by patio doors. The walled garden is not overlooked by any other property nor visible from the street.

The Proposal

It is proposed to replace the patio doors leading from the kitchen diner into the rear walled garden. The existing door is now at the end of its 20-year design life, leading to water penetration during heavy rain and no longer being thermally efficient. Six of the existing panes have also blown. The damp proof course will also be replaced to protect the property from damp.

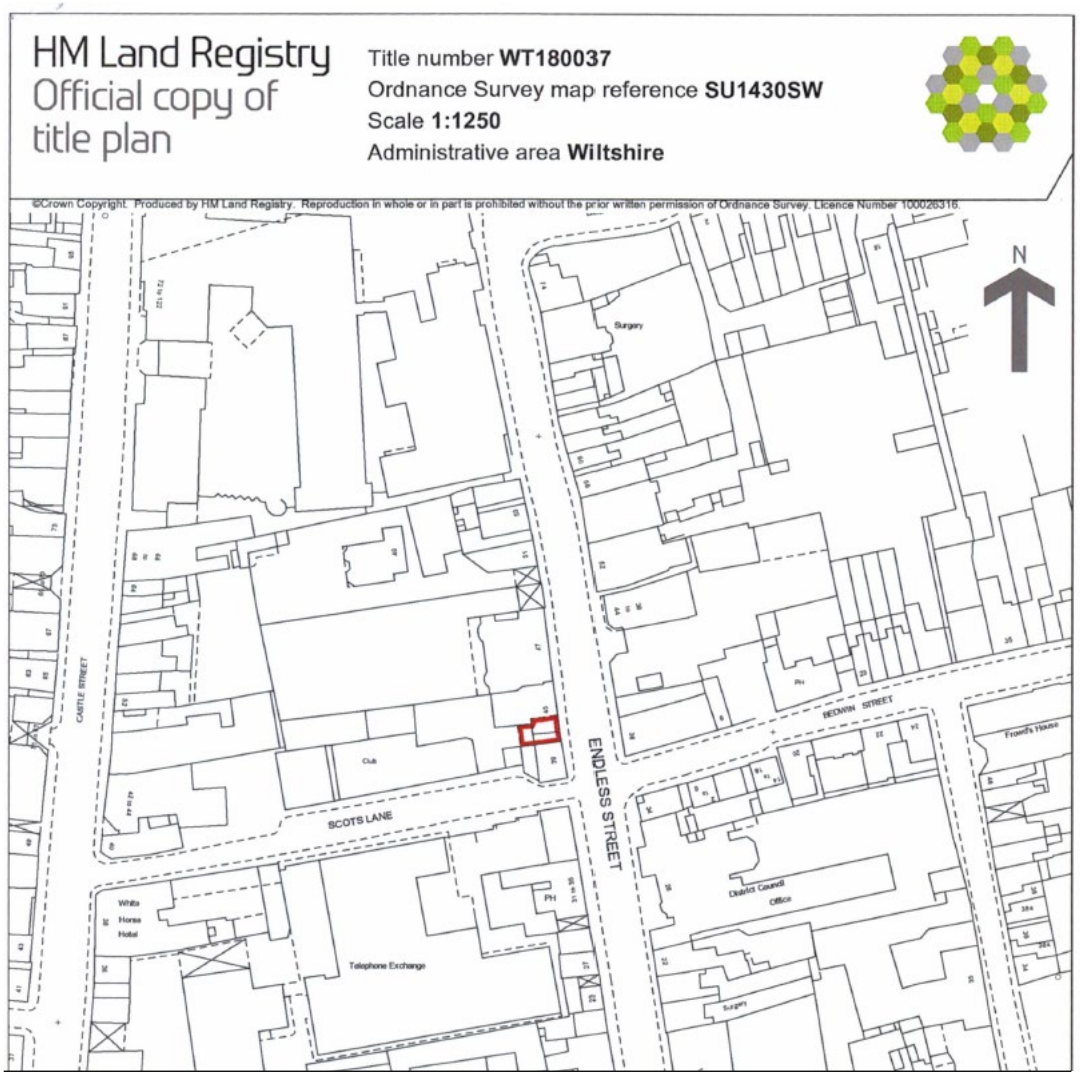
The proposed replacement door would be constructed in aluminium and white in colour, in keeping with the excising window colour treatments. The new door unit will be an improvement in terms of build quality, security and energy efficiency.

The door would be professionally installed by local company Spire Glass Limited, using a unit from the Alumina (Liniar) range.

The proposed alteration would not affect the internal or external look or the integrity of the original older historical structure of the property as work would be carried out exclusively on the newer extension. Alterations would not be visible from outside the property boundaries.

Overview of Property

Site Plan

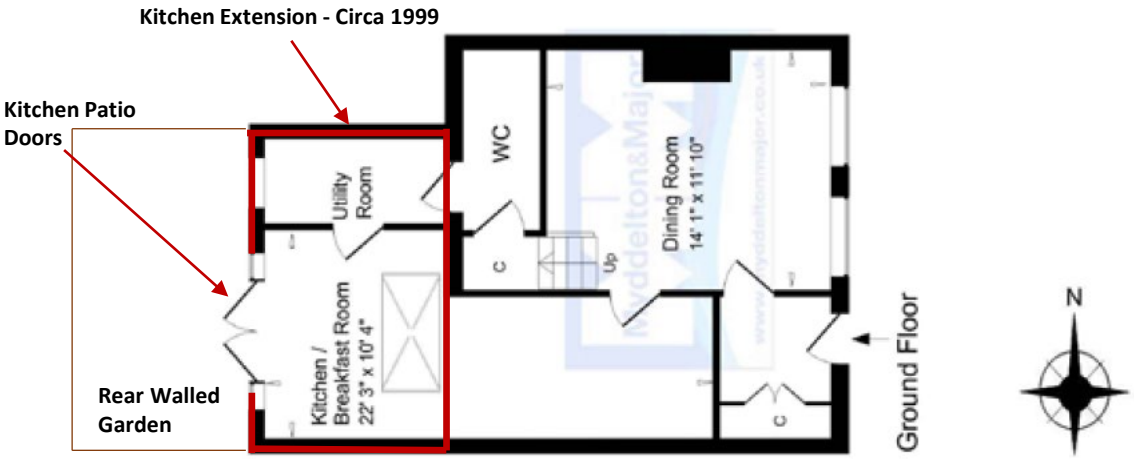






Overview of Property

Floor plan





Situation &Rear Elevation

Photos and of rear if the property



View of extension doors and walled garden from kitchen



View of walled garden from kitchen door



Extension and Rear Elevation

Rear Elevation

43, Endless Street, Salisbury, SP1 3UH



1999 Rear Extension

Rear Elevation showing proposed new door



Rear Elevation from private office car park (Scott's Lane)

Design Detail

Window Design, Manufacturer & Installer

Door Manufacturer

White (Gloss)
Closest RAL: 9910



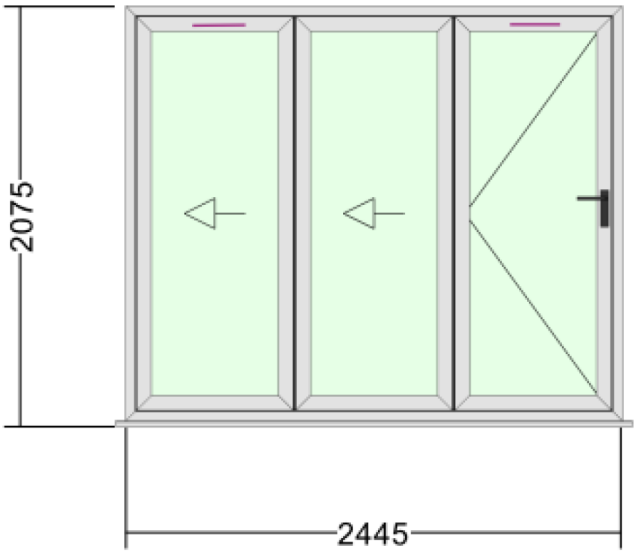
Library photo of proposed door model

Specifications:

- Doors to open out and stack to the left as viewed from outside
- Blinds to be Uniblind SV Venetian in white
- Frame to be White external and internal
- Black Handles and hinges
- Trickle vents
- Security: Combined lock and Thermal insert
- Glazing: 4/20/4 Toughned Clear COOL-LITE SKN 176, Black warm edge spacer and Argon Gas filled
- All in line with the style shown in your customer drawing.

1 No 2445mm x 2075mm Garden Bifolds

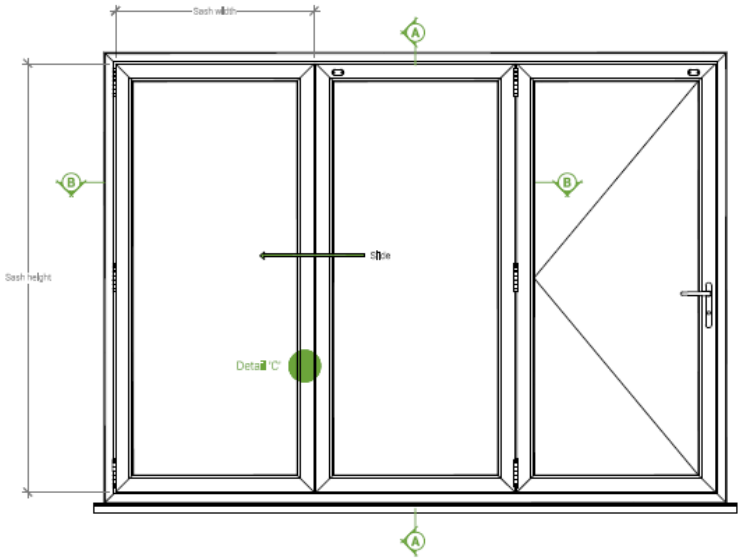
Proposed Door and Measurements



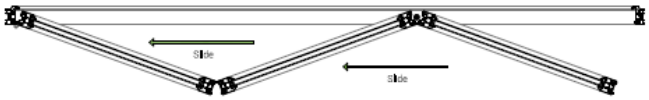
Proposed Glazer

Period sculptured frame features

Design Detail



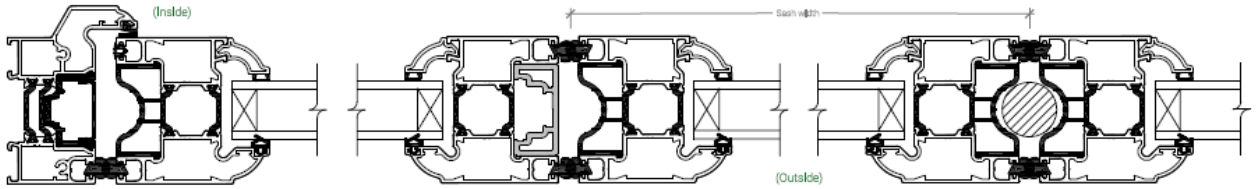
INTERNALLY GLAZED OUTWARD OPEN
3-3-0 ALUMINA BI-FOLD DOOR



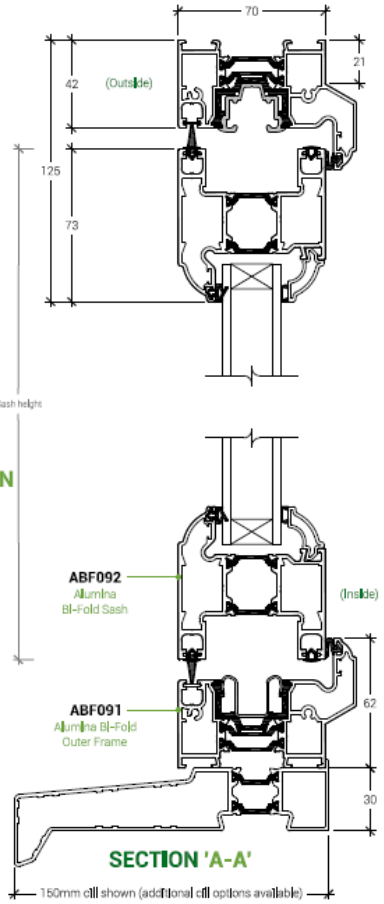
KITEMARK KM652464
In respect of:
BS EN 4873 / PAS24
Aluminium Profile - Enhanced Security Doors System Supplier

	Width (mm)	Height (mm)	Air Permeability classification	Watertightness classification	Resistance to wind classification	Exposure Category as given in table 1 of BS 6375-Part 1
Door Leaf	1200	2500	4	5A	C3	1200

Linear Ltd takes no responsibility for the overall structural stability, quality of the installation or for the failure of its fittings, members of existing structures. All compartment wall need to be closed off adequately, including fire and smoke stopping where required. Perimeter joints around screens/windows needs to be sealed and weather proofed appropriately.



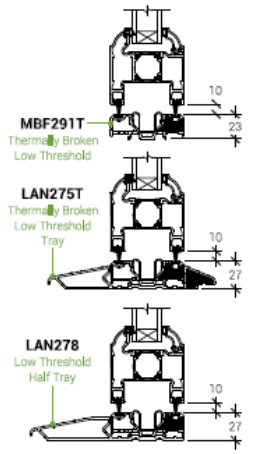
SECTION 'B-B'



TYPICAL ELEVATION
Viewed from Outside
Scale 1:10

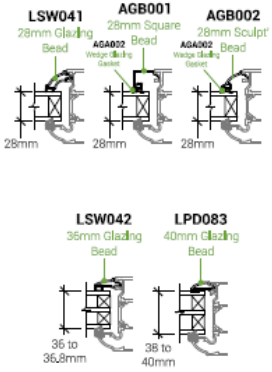
SECTION 'A-A'

OPTIONAL THRESHOLD DETAILS



ALTERNATIVE BEAD OPTIONS
SCALE 1:2

DETAIL 'C'



Data sheet Ref: LDS-093
Version: A
Issue Date: 13.07.2022
www.linear.co.uk

Access and Heritage Statement

Access Statement

Access to the property will not be restricted during the replacement. Nor will pavement access be restricted.

The rear walled garden will provide space to work if required. All waste materials will be stored in the property's garden and extracted the suitably disposed of at the at the end of the project.

Heritage Statement

Endless Street is a predominately residential street with a mix of historic and more modern mid/late 20th century dwellings and located within Salisbury Conservation Area.

43, Endless Street is Grade II listed building dating back to the late 18th to early 19th century. A three-storey red brick property on rendered plinth.(Listed entry number: 1241936 – Date first listed: 12th October 1972 – Actually listed as **45, Endless Street**).

Number 45 Endless Street underwent extensive alterations in 1999, being divided into two separate townhouses, 45 and 43. Both properties had extensions added to the rear during these renovations.

At the rear of 43 Endless Street a small kitchen/diner extension added in 1999 leads to a tall walled garden by patio doors. These patio doors are proposed to be replaced with a better quality and efficient unit.

The potential heritage impact of the proposed works would be low as the door replacement is sited in the newer extension of the property and would not affect the character or fabric of the original early 19th century/listed part of the building.

Furthermore, the rear garden, with walls varying in height between 2.0 and 2.5 metres is not overlooked by any other property nor visible from the street, therefore have no impact on the neighbourhood or surroundings.



Listed property (1241936) 45, Endless Street (with 43 now on the left-hand side and 45 to the right).

Pre-Application Enquiry

Andrew Minting – Pre-Application Letter – October 2023

Wiltshire Council

Jonathan Davis
43 Endless Street
Salisbury
SP1 3UH

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email:developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

16 October 2023

Dear Sir/Madam,

Application No:	ENQ/2023/01213
Application Type:	Pre-Application enquiry
Proposal	I wish to replace the white wooden French Doors at the rear of my property. The doors face out into a small walled yard and cannot be view from any other property. The doors are part of a small kitchen extension built around 1999/2000. The current doors have begun to leak during heavy rainfall, have 6 blown panes and are no longer thermally efficient. They are not secure/do not have a modern multi-point locking systems. I would to replace with white higher specification doors still in keeping with the property,(see photos).
Site Address	43 ENDLESS STREET, SALISBURY, SP1 3UH
On Behalf of:	Jonathan Davis

I refer to your pre-application enquiry which was lodged/registered on 04 September 2023.

In response to your enquiry I hope that you will find the following information helpful.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

The property is a grade II listed building in the Salisbury City Conservation Area, both designations requiring particular consideration by the local planning authority by virtue of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the Wiltshire Core Strategy.

The proposal relates to the patio doors to the rear of the building, in an extension built after 1999, and facing into a yard bounded by a brick wall that prevents visibility from outside of the site. The existing doors are single-glazed timber with small panes between matching fixed panels. The proposal to replace the glazing of the opening with aluminium bifold doors would diverge from the general character of the building's glazing, but is on a modern addition of no heritage significance and would not affect the internal character of the historic core.

The work does require Listed Building Consent, which will require a heritage statement and full sectional details of the proposed doors. The heritage statement should set out the essential character of the building and how it's evolved and provide photographs of the existing doors and their context.

I would be glad to discuss details further as appropriate.

Yours faithfully
Head of Development Management

Officer's Name: Andrew Minting
Senior Conservation and Planning Officer
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andrew.minting@wiltshire.gov.uk