

Design & Access Statement

The Twelfth of Never – Replacement Rear Door

Introduction

This design and access statement has been prepared in support of an application for permission to replace a door that provides access from the house to the private rear garden of the property: The Twelfth of Never, Church Lane, Yapton, BN18 0EH (Fig 1). The property is a Grade II listed semi-detached building built in the 18th Century. (Listing Number 1274595).

Description & Justification Overview

The works to be carried out include the removal and replacement of a rear door (Fig 2) that was probably installed in the 20th century, as part of an extension to the rear of the property (See Heritage Statement for more information).

The door is suffering from significant rot at the bottom and was installed without a sill (Fig 3). This has resulted in rainwater entering the property at the bottom of the door. Consequently, repair is not considered viable. As well as improving the state of repair of the building, the aim of the proposed work is to enhance the rear doors appearance, increase security, stop water ingress and improve thermal performance in order to reduce heat loss and the buildings contribution to climate change. The overall approach aims to provide continuity of appearance with sympathetic enhancement.

Existing Door

The existing door is of wooden construction with a standard mortice sash lock. It has a brass handle and key plate and a concealed door security bolt (Fig 4). At some point a light-duty surface door bolt has been added internally to the top of the door (Fig 5).

The door is single glazed with Ovolo glazing bars that form twelve glazed panels (Fig 6). Consequently, it provides a good level of light into the rear of the property, contributing to a healthy indoor environment, but minimal security or thermal performance (Fig 7). This poor thermal performance can be seen from figure 8, a photo of the door taken from outside using a thermal imaging camera.

As the door was likely installed at some point in the 20th century, it is not original. It has also been constructed without a sill at the bottom (Fig 2), allowing an easy path for moisture into the building that has resulted in damage to the carpet around the door and is the cause of the door's rot.

Proposed Door

The proposed replacement door will be visually very similar to the existing door. It will be hardwood constructed with twelve glazed panels separated by Ovolo 22mm glazing bar. It will be painted to match the existing white finish. A brass handle will be used. It will open out as the existing door does. See Figure 9 for an indicative drawing of the door. Accessibility will not change as the size of the door and the way it opens will not alter.

The door differs from the existing door in its use of 4mm clear-float argon filled double-glazing with a 16mm spacer. Additionally, the locking system will be a multi-point hook locking system. These improvements on the existing door should provide improved security, safety (as the glass cannot easily shatter), thermal performance and longevity.

The design, materials and fixtures are in keeping the existing rear door. There are minimal modernisations where they pose no, or negligible, visual impact or impact on the heritage of the building as a whole. A professional joinery business with experience of listed building installations will be used to manufacture and install the door.

Listed Building Considerations

As the property is listed there has been careful consideration of the impact of the changes on the property as a heritage asset. The main items that contribute to its heritage significance are the inglenook fireplace, the facades, the roof structure and thatch and some of the windows to the front of the property, which may be original (Fig 10).

It is considered that as this rear door is not original (as it is believed to have been installed in the 20th Century), has suffered from extensive rot and is poorly fitted (allowing water to get into the property), it can be sympathetically replaced without affecting the properties historic and special architectural features.

There is also precedent for timber double glazing on the attached converted store / garage (formerly part of The Twelfth of Never property and now owned by Hazel Cottage). Two timber double glazed windows were installed at the front in 2020.

See the Heritage Statement for further detail, research and justification.

Consultation

On the 29th of November an email was sent to one of the Arun District conservation officers asking their opinion on listing building consent for the replacement of the door. They advised that double glazing in listed buildings is judged on a case-by-case basis and that guidance from historic England identifies that if the door is in a poor state of repair, and constructed from modern fabric, with no historic glazing, there is the possibility to include the slimmer double-glazed units.

Neighbours at Coachman's Cottage and Hazel Cottage have been consulted in person and they made no comments or objections at the time.

Photographs & Illustrations

Figure 1 – Aerial photo showing location of rear door and property location plan



Red line = Red line boundary of property

Red X = Location of rear door access to private garden

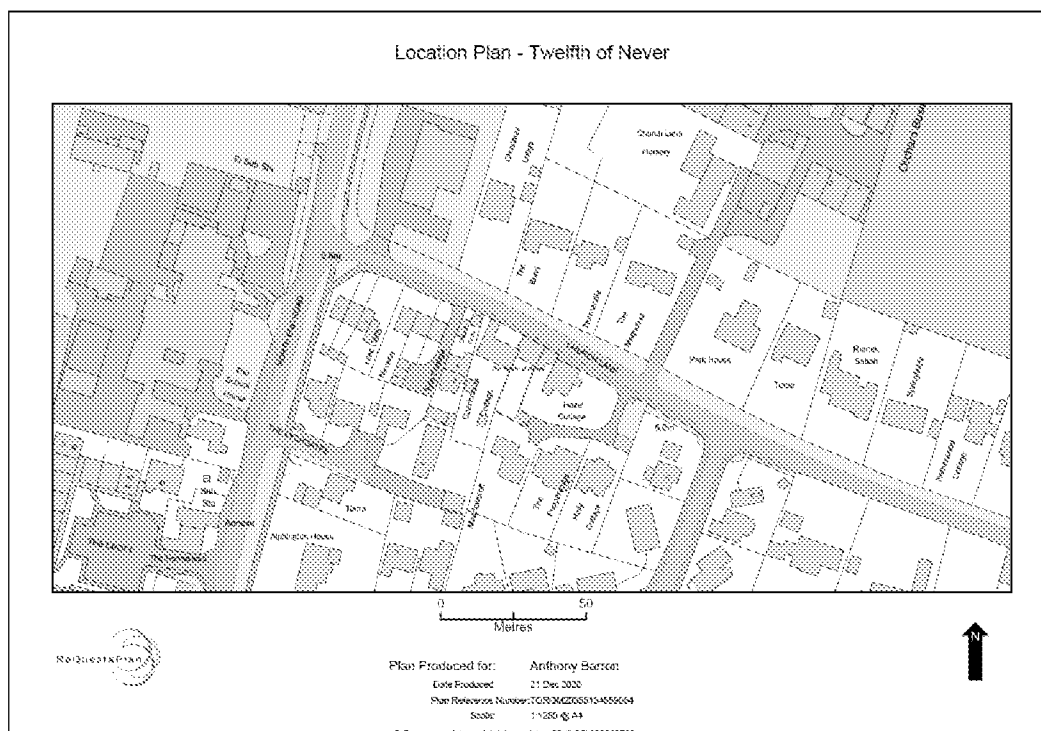


Figure 2 - Existing door



Figure 3 - Existing door lack of sill and rot



Figure 4 – Existing door locks



Figure 5 – Existing door surface bolt



Figure 6 – Existing door ovolo glazing bar



Figure 7 – Existing door light contribution

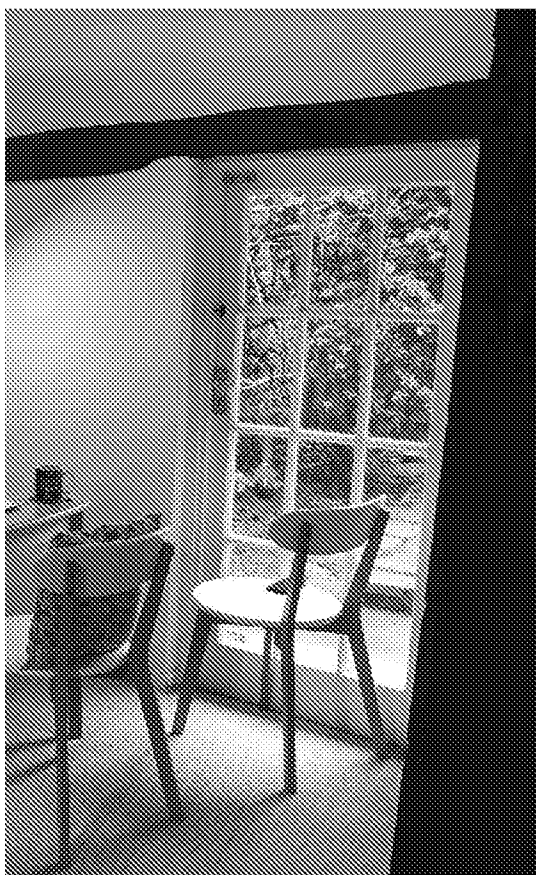


Photo taken from inside property.

Figure 8 – Existing rear door heat-loss image

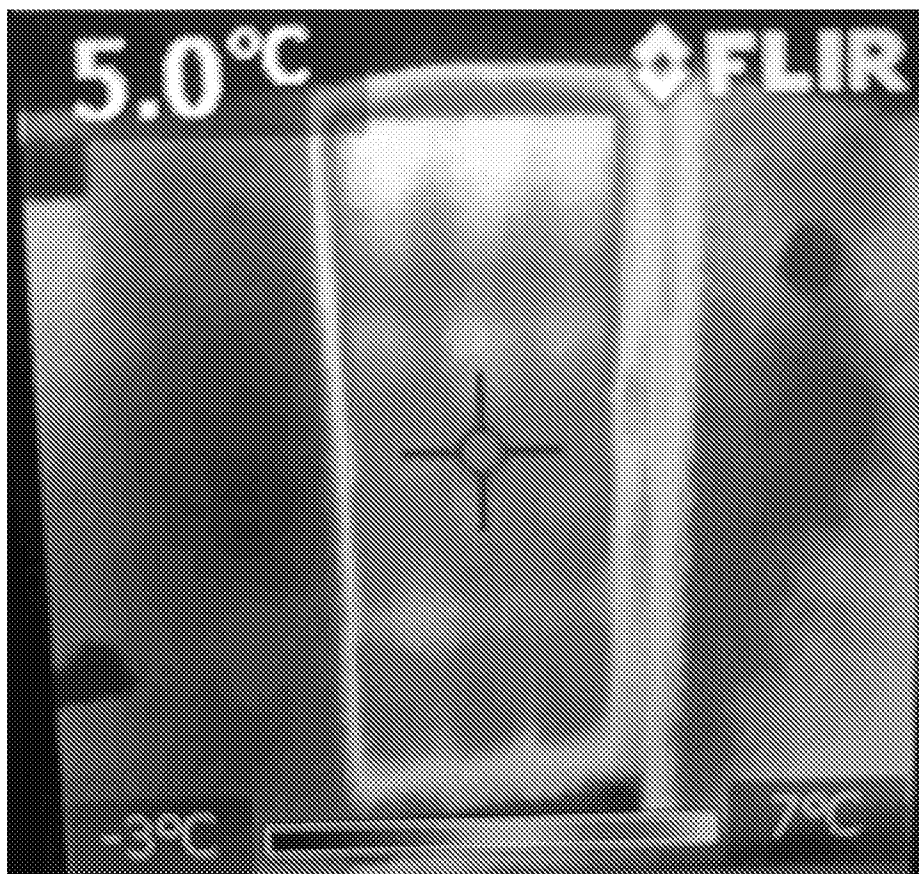


Photo taken with thermal imaging camera on 08/01/2021

Figure 9 – Indicative drawing of proposed door

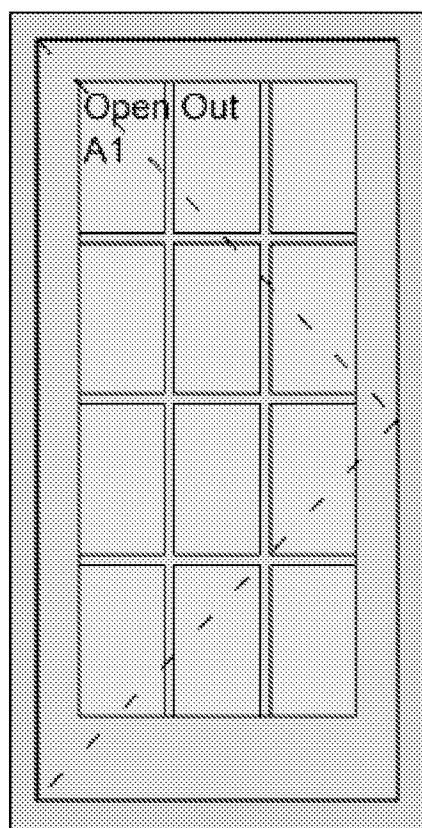


Figure 10 – Heritage features and windows



Photo of property taken in summer 2020 from Church Lane showing facades, windows and thatch.



Rear window



Front ground-floor window

References

Listing <https://historicengland.org.uk/listing/the-list/list-entry/1274595>