

# Heritage Statement

## The Twelfth of Never – Replacement Rear Door

### Introduction

This heritage statement has been prepared in support of an application for permission to replace a rear 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).

### Heritage Assets and History

The property is a Grade II listed semi-detached building, built in the 18<sup>th</sup> Century. (Listing Number 1274595). The description in the listing states:

“C18 cottage. Two storeys. Two windows. Faced with flints with brick dressings and quoins, all now painted. Thatched roof. Casement windows.”

The property was first listed on the 20<sup>th</sup> September 1984.

Externally the property retains a number of original features (Fig 2). This includes the brick, flint and quoin façade visible from the lane (although this has been painted over) and a thatched roof. Although the listing details two casement windows, the front of the property is in fact made up of four windows, two on each storey. All of these windows are sash, except for the upstairs main bedroom window (the left-hand window as viewed from the lane) which is casement and appears to be a 20<sup>th</sup> century alteration. Evidence that the original style would have been sash can be seen from a photo of the cottage from 1890 (Fig 3). This shows all the front windows to be sash.

The rear of the property has been significantly altered to add a ground floor bathroom and provide additional space in the main living room. This addition has resulted in the roof being extended to ground floor at the rear of the property, creating a cat slide style thatched roof (Fig 4). It is possible this addition happened sometime in the 20<sup>th</sup> century, as Figure 5 shows the property without the extension in 1912. Figure 6 shows the same angle with the extension today.

This hypothesis is further strengthened by an assessment of the two windows and glazed door to the rear of the property. One of these windows is a non-original casement window (Fig 7), the other a small non-original metal framed window and cat flap (Fig 8). The glazed rear door is the subject of this application and is also not an original feature. It has a similar glazing bar profile and construction to the rear casement window (Fig 9). It is likely that both windows and this door are no older than the 20<sup>th</sup> century, and the casement window and door were fitted at the same time.

Internally the property is fairly simple with three rooms on the ground floor (sitting / dining room, bathroom and kitchen) and two rooms on the first floor (main bedroom and a small second bedroom).

The property is next door to Grade II listed Coachman's Cottage, built in the 16<sup>th</sup> Century. Listing Number (1222547). The description in the listing states:

“C16 timber-framed building with painted brick infilling and diagonal braces on first floor. Thatched roof. Casement windows. Two storeys. Three windows.”

It is also attached to a flint and brick one storey building that used to be a store / garage for the property, but was at some point sold to the owners of Hazel Cottage (Fig 10). This former store / garage was converted to habitable use in 2020. This included the installation of double-glazed timber windows to the front.

According to information kindly given by the local conservation officer, Hazel Cottage itself is a two storied building that is rendered with a mixture of sash and casement windows. The principal elevation appears to face east, overlooking the associated amenity space. It appears on the first OS map of 1875-90, with a building also present on the tithe map.

### Proposed Works

The works include the removal and replacement of the existing wooden glazed rear door with a new door that will copy the design of 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.

Where the door differs from the existing door, will be in the 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. For further detail on the existing door and proposed door see the Design and Access Statement that accompanies this application.

## Impact of Proposal

The new door will reflect the character and appearance of the existing door, using the same materials, door furniture finish and design. The existing rear door is not original (it is believed to have been installed in the 20<sup>th</sup> Century), has suffered from extensive rot and is poorly fitted allowing water to get into the property. Consequently, it can be sympathetically replaced without affecting the properties historic and special architectural features. Whilst the works will ensure that the building is kept in a good state of repair, is made weathertight, will improve thermal performance and make the property more secure.

The door is not included as a special character feature within the listing details and is not considered to play a significant contributing factor in the high importance of this property as a Grade II listed building. Additionally, the view of the rear door is limited to those using the private rear garden of the property. It cannot be seen from any public space or any neighbours property. Therefore, it has no aesthetic value for the general public.

There is also precedent for timber double glazing on the attached converted garage (formerly part of The Twelfth of Never property). It has had two timber double glazed windows installed at the front in 2020.

## Conclusions

It is considered that the sympathetic replacement of the rear door respects the existing building character and appearance, with its visual appearance materially unaffected. The minimal modernisations (double glazing and multi-point locking) pose no, or negligible, visual impact or impact on the heritage of the building as a whole. Indeed, by providing a superior quality of craftsmanship, from a manufacturer and installer with experience of listed buildings, it is believed the door could positively contribute to the character and appearance of the building.

Further details on justification, works and impact can be found in the Design & Access Statement.

## Research Undertaken

Research has included review of the Historic England listing and comparison of photo archives on [www.yaptonhistory.org.uk](http://www.yaptonhistory.org.uk) against recently taken photos. It has also included discussions with the neighbours, local Yapton and Ford History Group and some information from the principal conservation officer. This level of research has been deemed sufficient because of the minimal scope and impact of the works proposed as part of this application and the possibility this part of the property was constructed in the 20<sup>th</sup> century.

## References

The Twelfth of Never Listing

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

Coachman's Cottage Listing

<https://historicengland.org.uk/listing/the-list/list-entry/1222547>

Historic Photos

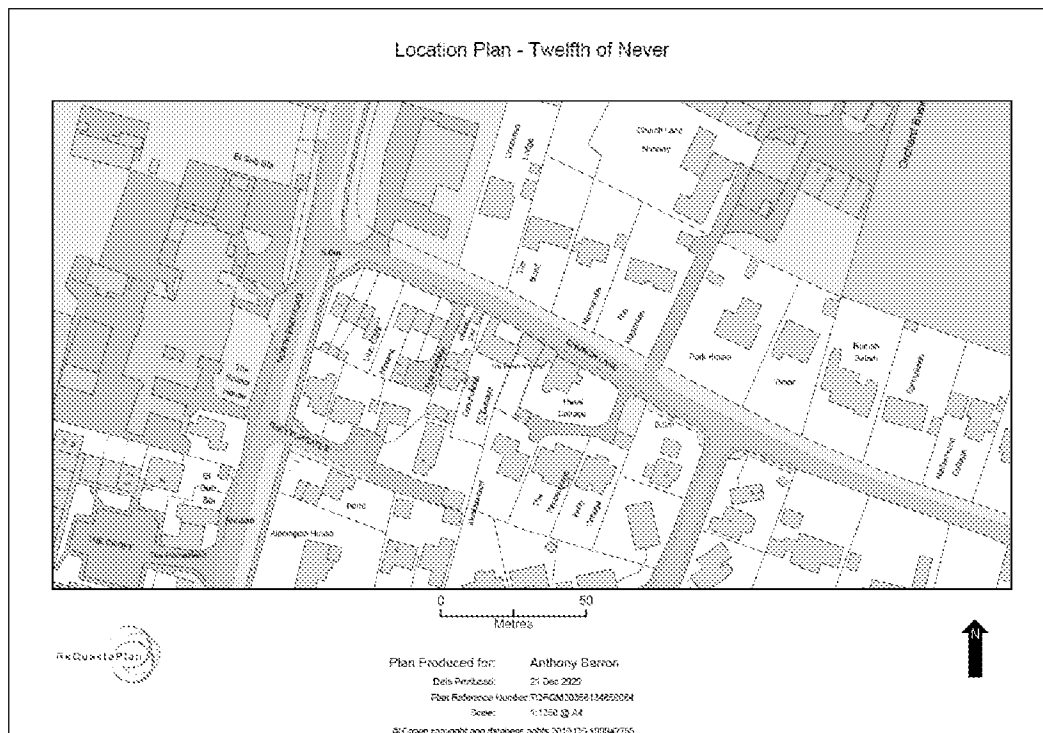
<http://yaptonhistory.org.uk/places/places-houses/oldest-house/>

## 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  
Blue X = Coachman's Cottage  
Orange X = Hazel Cottage store / garage



**Figure 2 – 2020 photo of the front of the property**



Photo taken from church lane in late summer 2020.

**Figure 3 – Photo of the property in 1890**



Source: <http://vaptonghistory.org.uk/places/places-houses/oldest-house/>  
Red circle = original sash window to main bedroom

**Figure 4 – 2020 photo of the rear of the property**



Photo taken from rear garden patio

**Figure 5 – Postcard of property 1912**



Source: <http://yaptonhistory.org.uk/places/places-houses/oldest-house/>  
Red Rectangle = No rear extension

**Figure 6 – Postcard photo angle retaken in 2020 & Extension Close-Up**



**Figure 7 – Rear casement window**



**Figure 8 – Rear metal window**



**Figure 9 – Rear door**



Photo taken from outside

**Figure 10 – Former store / garage**

