

Heritage Statement

Proposal: Replacement of Existing Front Door and Frame

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent for the replacement of the existing front entrance door and frame at 1 Church Gate, Shipley, a Grade II listed dwelling.

The proposal comprises the removal of the existing front door and frame and the installation of a new solid oak door and matching oak frame within the existing opening.

This statement describes the significance of the heritage asset, assesses the impact of the proposed works and explains why the proposal is considered acceptable.

2. Description of the Heritage Asset

The property is a Grade II listed dwelling dating from the late eighteenth century, believed to have been constructed around 1780.

The building is of traditional domestic form and is characterised by its clay tile-hung upper elevations, painted brickwork at ground floor level, pitched clay-tiled roof and traditional timber windows and doors.

The principal elevation makes a positive contribution to the special architectural and historic interest of the building. The front entrance forms part of that elevation and contributes to its overall appearance.

3. Significance

The significance of the listed building derives principally from:

- Its survival as a late eighteenth-century dwelling.
- Its historic fabric and traditional construction.
- The character and appearance of the principal elevation.
- Its contribution to the historic street scene and wider setting.
- The collective value of its traditional architectural features and materials.

The existing front door and frame contribute to the appearance of the principal elevation. However, they are considered to be secondary elements of significance when compared with the historic structure, form, roof, walls, fenestration pattern and overall architectural composition of the building.

The existing door and frame are not believed to be original eighteenth-century fabric.

4. Proposed Works

The proposal comprises:

- Removal of the existing front entrance door.
- Removal of the existing door frame.

- Installation of a new solid oak door.
- Installation of a matching oak frame within the existing opening.

No alterations are proposed to:

- The size or position of the opening.
- Surrounding brickwork or masonry.
- Tile hanging.
- Structural elements of the building.
- Internal layout.

5. Assessment of Impact

The proposal affects only an existing item of external joinery and does not involve the removal or alteration of historic structural fabric.

The existing opening, proportions and relationship with the principal elevation will remain unchanged.

The principal impact arises from the replacement of the existing painted door and frame with a natural oak finish. This will result in a modest change to the appearance of the entrance. However, the works are confined to a replaceable element of the building and do not affect the overall architectural form or historic character of the property.

The proposal is fully reversible and does not prejudice the future conservation of the building.

The works therefore give rise to no more than a very low level of impact upon the significance of the listed building.

6. Justification

The existing door and frame have reached a condition where replacement is considered necessary.

The proposed oak door and frame will:

- Provide a durable and long-lasting solution.
- Improve weather resistance and security.
- Ensure the continued maintenance and occupation of the listed building.
- Be installed without disturbance to surrounding historic fabric.

The proposal represents a proportionate intervention affecting only a limited area of historic fabric and is considered justified by the practical need for replacement and the long-term conservation benefits arising from the works.

7. Planning Policy Context

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to preserving a listed building, its setting and features of special architectural or historic interest.

The National Planning Policy Framework requires applicants to describe the significance of heritage assets affected by proposals and requires decision-makers to weigh any harm against the public benefits of a proposal.

The proposed works are considered to preserve the special architectural and historic interest of the listed building and do not result in any material harm to its significance.

8. Conclusion

The proposal is limited to the replacement of the existing front door and frame within the existing opening.

No historic structural fabric will be affected and no alterations are proposed to the form, scale or character of the building. The impact upon significance is considered to be negligible and the proposal will assist in securing the long-term maintenance and continued use of the property.

Listed Building Consent is therefore respectfully requested.