Heritage Statement for Proposed new front door opening in existing sealed off window,
3 High Street, Dodworth

History

House and shop premises, now part of row. Dated 1641. Altered. Rendered with quoins. Welsh slate roof. Two storeys. Two bays with through passage. Good near-central doorway with moulded surround and Tudor-arched lintel, inscribed:

"B
W J 1641"

To the left is a former 5-light double-chamfered window now enlarged to form doorway to right and with inserted C19 square mullion giving a sash to left. Former 2- or 3-light double-chamfered window to right, enlarged downwards to take C19 sash (now casement). Continuous moulded band above ground floor openings. At first floor level are two former 5-light windows, as ground floor left, each now part-blocked and enlarged downwards to take a C19 sash (casement to right). Roof hipped at left end.

Rear: good, central, moulded doorway with cambered head. One 5-light double-chamfered window to right and a 2-light (mullion removed) to left. Three double-chamfered windows and a later window to first floor. Projecting brick stack to left.

Setting

The property is at the main crossroads on High Street, Dodworth, and along with No. 1 High Street, is a Grade II Listed Building. Adjacent to the property is a row of terraced properties and to the rear is a supermarket.

Development

The building has undergone a few changes over the years, including alterations to the window to No. 1 for form door and window, and when my client purchased the property, it was in a poor state of repair (see photo), No. 3 being used as a Barber Shop and No. 1 being used as a Computer Shop, with the first floor used as a flat.

Planning permission was granted to convert the building into a Pizza Takeaway which was implemented and work carried out to renovate the building (see photo).

The pizza takeaway has been using both No. 1 and No. 3 for their business, but has found that they can cope with just using No. 1, so planning permission was granted to turn No. 3 into a separate takeaway.

Assessment

To implement the latest planning permission would mean that the takeaway and first floor flat would have to use the same entrance door. Under Building Regulations this is not acceptable from a fire protection point, as well as not being practical for residents of the flat to use the same entrances as customers to the takeaway.

Assessment of Impact

The proposal is to re-open up an existing sealed-off window in No. 3 to create a new entrance door. This would reflect the entrance door and window to No. 1 with matching stone heads, cills and mullions and be in keeping with the character of the building.

Conclusion

If No. 3 stays as it is, having to share the main entrance with the residential flat above, it would become unletable as has shown in the past 18 months, through various attempts by estate agents to let the premises.