

Replacement windows and doors at 4 Counters Court, Mill Street, Sidmouth, EX10 8DW.

DESIGN, ACCESS, SIGNIFICANCE AND JUSTIFICATION **STATEMENT September 2020 rev A**

Listing Text

1/300 SIDMOUTH MILL STREET

NO 16

SY 1287

II ~

School, now disused. c1810. Render, probably over stone rubble but perhaps cob. Slate roof.

Rectangular block with master's house

fronting street and schoolroom behind. Street front. Two storeys, three bays, central door with flat hood, plain two light wooden

casements, hipped roof. School room has 4 tall mullion and transom

windows with 24 panes, 2 gabled stone porches (Boys and Girls). Roof hipped overall with central stack. Of historical interest as the first Public School in Sidmouth.

Listing NGR: SY1275487614

PROPOSAL

The disused auction room, previously school room was converted into 4 dwellings in the early 1990's therefore the existing windows date from that time and are of a stormproof design which were obviously approved as part of the conversion

The proposal is replace the existing defective softwood double glazed stormproof windows and doors with hardwood to match existing.

As can be seen from the photos below the windows are in softwood and have been repaired several times due to what appears to be the use of poor quality untreated timber. Unfortunately they have now reached the end of their life and in need of replacement. Whilst undertaking this work it is felt to be beneficial to use a hardwood, Sapele which should give a much longer lifespan with no distinguishable visual impact. Otherwise it is intended as a like for like replacement to ensure all the windows are cohesive throughout the whole building.

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Cill rotten and casement joint defective and repaired



Cill rotted away and timber planted on, Frame, casement and beading rotten.

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Front elevation of whole building



Flat 1 south elevation

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Part Front South Elevation, W1 to left



Part Front South Elevation, D1 and W2

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Front South Elevation, W1



W2 Elevation

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West elevation taken from south west



West Side Elevation W3 on first floor D2 below

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West Side Elevation Doors D2



North elevation rear from lane

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North Rear Elevation W4 ground floor and W5 first floor



North Rear Elevation W4 ground floor

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IMPACT UPON NEIGHBOURING PROPERTIES

There will be no change to or effect on the neighbouring properties

ACCESS

There will be no change to the access to or around the building.

SIGNIFICANCE AND JUSTIFICATION

The significance of the historic asset as can be seen from the listing is derived from the exterior of the building itself and its location and probably more importantly as the first Sidmouth school for children of the poor which was a national school and based on the teachings of the church of England which was established in June 1812. The overall external form with its stone boys and girls entrance porches and rendered walls over a stone plinth and slate roof provides the significance as a historic asset especially as the walls and roof structures are the only remaining features as the building, we understand existed as a basic single open space. We have no access to other properties but it is understood there is very little if any historic fabric internally, having undergone very extensive work during the conversion to houses, it is also understood that the projecting western end of No 4 was built on at this time which is justified by the lack of a stone plinth. The proposal is a like for like replacement therefore basically what amounts to maintenance. The existing doors and windows are modern 1990's standard for that time stormproof design double glazed and we can only assume that they were approved by the councils listed building department at that time therefore we cannot comment on why they are of this design. Due to the use of poor quality probably untreated softwood they are now rotten and defective after little over 30 years. They have been repaired several times by scarfing in pieces and applying additional timber to cills etc. as well as using timber hardener and filler. It has now got to the stage where the timber that remains is becoming beyond repair and the replacement windows and doors will be indistinguishable from the remaining windows throughout the building as a whole providing a cohesive solution. Whilst flush windows are often found in historic buildings like the old school house in this instance as stormproof windows exist throughout the building it would not be appropriate to install them as it would make the overall appearance unbalanced. Also in conservation terms the history of such buildings is defined by the progression and uses throughout time and the windows define the period when the building was converted into dwellings and were obviously approved at the time.

The like for like replacement of the windows and doors would have no effect on the overall significance of the historic asset especially as it would retain it exactly as it presently exists.

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