

LISTED BUILDING CONSENT FOR
EXTERNAL ALTERATIONS AT 5B
FORTFIELD TERRACE SIDMOUTH,
DEVON, EX10 8NT
DESIGN AND ACCESS STATEMENT

7/1/2021
ARA Architecture
File: 8309

1.0 SITE ASSESSMENT

1.1 Present Use

The site the subject of this planning application comprises of apartment 5B Fortfield Terrace, Sidmouth, consisting of the lower ground floor apartment of a 4 storey terrace dwelling. The Ground floor makes up 5 Fortfield Terrace with the first & second floor make up 5A Fortfield Terrace. The apartments and the neighbouring properties of 1-10 Fortfield Terrace make up a grade II* listed building (under ref: 1097908)

1.2 Proposed Use

The proposal seeks to replace the rear windows with 12mm double glazed painted casement windows and replace the French doors with 12mm double glazed single door.

1.3 Boundaries

The site is bound on the Northwest by the public highway Fortfield Place, with the rear garden boundary wall and hedge of apartment 5B on the boundary wall. To the Northeast is bound by 4 Fortfield Terrace being of match appearance to the subject site, with their shared party wall on the boundary line. To the Southeast is bound by the public highway Fortfield Terrace with the Western Town, Sports Pavilion, Tennis courts and Cricket Field beyond. On the boundary line is a raised extensive public footpath (Grade II Listed under 1333852) and period style cast iron railings. To the Southwest is bound by 6 Fortfield Terrace again being of matching appearance to the subject site and having the shared party wall on the boundary line.

1.4 Levels

The site has a slight cross fall from North to South, however with the proposal being for replacement windows and door this will not have an effect on the proposal.

1.5 Site Surroundings

The site is positioned within the Built-up Area Boundary of Sidmouth (Strategy 6), Principal Holiday Accommodation Area (E17) and Sidmouth Conservation Area. The site is also adjacent a Recreation Areas, Allotments, Accessible Open, with terrace properties either side of match design and architectural style. The site is in no other local or national designation.

1.6 Planning History

The site has 23 previous applications being for a combination of apartment 5A, 5B and both known as 5 Fortfield Terrace, however those listed below are only those within the last 20 years.

- 1.6.1 Planning Reference: 14/0722/LBC
Date: 16/06/2014
Address: 5A Fortfield Terrace Sidmouth EX10 8NT
Proposal: Replacement windows at second floor level on front and rear of building and moving internal wall partition.
Status: Approved
- 1.6.2 Planning Reference: 12/2069/LBC
Date: 12/12/2012
Address: 5B Fortfield Terrace Sidmouth EX10 8NT
Proposal: Replacement lintel and associated works
Status: Approved
- 1.6.3 Planning Reference: 09/1188/LBC
Date: 10/09/2009
Address: 5B Fortfield Terrace Sidmouth EX10 8NT
Proposal: Damp proofing works to vault; Replacement of doors and frames to two vaults; and formation of concrete door threshold.
Status: Approved
- 1.6.3 Planning Reference: 09/0471/LBC
Date: 01/05/2009
Address: 5B Fortfield Terrace Sidmouth EX10 8NT
Proposal: Proposed repair work and reroofing of rear lower ground floor ensuite roof
Status: Approved
- 1.6.4 Planning Reference: 09/0143/LBC
Date: 30/03/2009
Address: 5A Fortfield Terrace Sidmouth EX10 8NT
Proposal: Application for Listed Building Consent for replacement of the external entrance door and door frame at the lower ground floor apartment 5B Fortfield Terrace.
Status: Approved

- 1.6.5 Planning Reference: 06/2420/LBC
Date: 02/02/2007
Address: 5A Fortfield Terrace Sidmouth EX10 8NT
Proposal: Replacement of timber balcony support beams and refurbishment of timber balustrading and windows on front elevation.
Status: Approved
- 1.6.6 Planning Reference: 05/1422/LBC
Date: 23/11/2005
Address: 5A Fortfield Terrace Sidmouth EX10 8NT
Proposal: Replacement of timber balcony supports and replacement of existing herringbone balustrade with straight rails.
Status: Refused
- 1.6.7 Planning Reference: 05/0704/LBC
Date: 06/07/2005
Address: 5 Fortfield Terrace Sidmouth Devon EX10 8NT
Proposal: Single storey flat roof extension with folding external doors
Status: Withdrawn
- 1.6.8 Planning Reference: 03/P0550
Date: 09/06/2003
Address: 5b Fortfield Terrace Sidmouth Devon
Proposal: Replace Two Windows, replace Back Door with Window, install Central Heating & Internal Alterations
Status: Approved
- 1.6.9 Planning Reference: 01/P2010
Date: 12/02/2002
Address: 5 Fortfield Terrace Sidmouth Devon
Proposal: Single Storey Extension (Changes To Windows And Door Position)
Status: Approved

2.0 PLANNING POLICIES

2.1 The strategies and policies from the East Devon District Council Local Plan 2013-2031 and the Exmouth Neighbourhood Plan, that relate the proposal subject of this application are as follows:

- Strategy 6 Development within Built-Up Area Boundaries
- Strategy 39 Renewable and Low Carbon Energy Projects
- Policy D1 Design and Local Distinctiveness
- Policy EN1 Land of Local Amenity Importance
- Policy EN10 Conservation Areas
- Policy E17 Principal Holiday Accommodation Areas

2.2 Strategy 6 applies to those proposals in the Built-Up Area Boundary which will be supported by this policy if it adheres to the following, in addition Policy ED2 of the Exmouth Neighbourhood Plan also reflect the following criteria:

- 1) *If would be compatible with the character of the site and its surrounding and in villages with the rural character of the settlement.*

The Proposal does not look to make any alteration to the external facades other than the replacement of the single glazed timber casement windows for double glazing and French doors to single leaf door to the rear of the building only. These will be of matching frame material, design and colour, which in appearance will create no change.

- 2) *It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.*

The site does not look to increase but reduced the number of potential occupants and is not in a flood zone as indicated on the environmental agency flood maps, therefore the property will not increase pressure on services and will more likely reduce current pressure.

- 3) *It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.*

The building in question and the neighbouring properties in the terrace along Fortfield Terrace are Grade II* listed building therefore the proposal will make no change to the front external appearance of the building and any external changes to the rear elevation will be considered for their impact of the heritage assets of the property (please see the included Heritage Statement and Significant Statement with this application).

4) It would not involve the loss of land of local amenity importance or of recreational value;

As mentioned in section 1.3 and 1.5 the site is adjacent Western Town, Sports Pavilion, Tennis courts and Cricket Field, however as the proposal does not look to extend the external features of the site there will be no change to the properties relationship with these reactional areas.

5) It would not impair highway safety or traffic flows.

The Proposal does not look to include any alteration to the site relationship with the public highways or footpaths, therefore highway safety and traffic flow will remain as existing.

6) It would not prejudice the development potential of an adjacent site.

The alteration proposed will be contained to replacing windows and door only and therefore will have no impact or create any change to the properties relationship with its neighbouring adjacent properties.

2.3 Strategy 39 will support those application that promote renewable and low carbon energy projects, as far as this does not negatively impact features of environmental and heritage sensitivity. Therefore, we put forward that a hardwood timber frame window of double glazing would in appearance match that of the existing timber framed single glazing while providing much higher levels of insulation and increase the energy efficiency of the property. Great care has been taken to provide window of matching head and jam profile to match that of the existing. Where mullions are featured on existing windows these will be replicated on the replacement windows.

2.4 Policy D1 relates to the design and conceptual impact of the proposal on the surrounding character area and adjacent properties. Therefore the proposal will adhere to the following criteria:

- 1) *Respect the key characteristics and special qualities of the area in which the development is proposed.*

The most predominant feature of the site and its surroundings is the terrace properties themselves being Grade II* listed, therefore the proposal as aforementioned will make no change to the external features other than replace the windows like for like as described as above.

- 2) *Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.*

All scale, massing, density, height and materials will remain as existing, fenestration positions will remain as existing and rear windows will be replaced like for like with the exception of the rear French double doors to a single leaf door.

- 3) *Do not adversely affect: The distinctive historic or architectural character of the area.*

The application has taken great lengths to respect the historic and heritage assets of the sites external appearance as detailed in the included Heritage and Significance Statements.

- 2.5 Policy EN1 relates to area of public amenity or reactional value, of which the site is opposite to, therefore the proposal as dictated by this policy will not develop land shown on the proposal Map as being land of Local Amenity Importance.
- 2.6 Policy EN10 looks to protect the asset, appearance and character of the conservation areas. The Sidmouth Conservation Area Appraisal highlights the site and its immediate neighbouring terrace properties as 'Important Buildings Groups', 'Largely unspoilt Frontages retaining significant period details' and of Natural slate roof tiles and painted stone or render.

To protect these features the external appearance of the property especially the front street facing elevation will be maintained as existing.
- 2.7 Policy E17 looks to retain Holiday Accommodation unless there is no physical or economic potential for continued tourist use, and/or refurbishment or redevelopment for holiday accommodation purposes is not financially viable'. The subject site will continue to provide holiday accommodation.

3.0 DESIGN

- 3.1 The final form of the design has been formulated following photo analysis of the site, the surrounding area and discussions with the owner of the site. The scheme therefore incorporates design details put forward by the owner to match with the existing.
- 3.2 The proposal seeks to replace the rear windows with 12mm double glazed painted casement windows and replace the French doors with 12mm double glazed single door.
- 3.3 The properties windows to the rear of the dwelling are currently softwood painted single glazed casement windows and are proposed to be replaced with like for like with 12mm double glazed windows of the same frame, head and jam profile, material. The existing French doors leading from the bedroom 1 to the courtyard are proposed to be replaced with 12mm double glazed single door.
- 3.4 As the property is a Grade II* listed building made up of the adjacent neighbouring terrace properties (1-10 Fortfield Terrace), no alteration will be made to the external appearance of the building and therefore impact to its heritage assets and contribution to the conservation character area, as supported by the submitted Heritage and Significance Statement with this application.

4.0 FLOOD RISK ASSESSMENT

- 4.1 The site is not within an area identified by the Environmental Agency as being at risk of flooding therefore no particular flood precaution measures are proposed. Disposal of water from the development will be by way of existing ground soakaways therefore this will not lead to an increase in the hydraulic load upon the adopted surface water drains.