

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

HERITAGE & SIGNIFICANCE STATMENT

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ARA Architecture
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1.0 SUMMARY

- 1.1 The proposal subject of this application looks to make external alterations to the Grade II* listed building 5B Fortfield Terrace, to replace single glazed windows with double glazing with like for like timber framed windows and replace the French doors with a single leaf double glazed door.

2.0 INTRODUCTION

- 2.1 The Planning Policy Statement 5 (PPS5) sets out the Governments National Policies on the Conservation of the Historic Environment (now replaced with the National Planning Policy Framework NPPF 2018). These policies are to be read alongside the Guidance of the East Devon District Council conservation Team "Statement of Significant Guidance Notes for Listed Building".
- 2.2 This document is in support of this application, identifying the elements of the property that are of heritage and conservational significance and how if impacted by the proposal there replacement is justified and to what extent any alteration made will maintain the properties heritage assets.

3.0 BUILDING SETTING

- 3.1 5B Fortfield Terrace is located north of the Sidmouth Western Town, Sports Pavilion, Tennis courts and Cricket Field, with clear view to the Sidmouth Seafront. The Apartment forms part of a line of terrace housing (1-10 Fortfield Terrace) that make up the Grade II* building listing subject of this document. The site is additional within the Sidmouth Conservation Area (Ref: CA/SIDATCENTRE). The line of terrace building is frame by the two end terraces being of slightly grander architectural form protruding out from the main frontage line and having feature front facing gables this pattern continues but look to be incomplete.
- 3.2 The Terrace consists of Regency architecture style 3 storeys buildings from street level with an 'Area' access to the subterranean lower ground floor. All the properties feature period cast iron railings with stepped access to the entrance threshold and full length balconies on the 1st floor with feature trellis type white painted iron balustrades and lead to coverings. The ground and 2nd floor have white painted timber sash windows with glazing bar divides is a 2 by 6 panel pattern for each window panel (however some of the ground floor windows do not include this glazing bar feature) and glazed double door at 1st floor onto the terrace balconies.
- 3.3 Internally the property is split into three apartments, 5, (ground floor), 5A (1st and 2nd floor) and 5B (Lower Ground floor). 5 & 5A share the ground floor front entrance with 5B having its own entrance at lower ground floor level. Apartment 5B the subject of this application is internally laid out as follows. Entrance into lobby area serving bed 2 and living room through to kitchen and bathroom, again from the living room through to bed 1 and ensuite.

4.0 BUILDING BACKGROUND AND HISTORY

- 4.1 Fortfield Terrace, Sidmouth was built between 1790-1794 on Manor land by Michael Novosielski (Polish architect and speculative builder). Between 24th June to 24 August 1831 the Grand Duchess Helena of Russia rented no 8 & 7 Fortfield Terrace which is commemorated by a double headed eagle at the properties. Later in 1832 the father of Elizabeth Barrett Browning (poet) and her family rented no 8 for a year. Both these elements are now commemorated additional by a blue plaque placed on the outside wall of no 8. In 2012 the residents at this time Dr Peter Fung published a book on the history of the terrace titled 'From Venus to Victoria' which accounts for the terraces history from its construction in 1790 to 1901.
- 4.2 The terrace is also featured several times within the Sidmouth Conservation Appraisal stating it as a 'majestic' sample of Regency period architecture. Being rich in ornament with its raised pavement and extensive ironwork. The terrace was part of an ambitious formal layout for Sidmouth dating from 1972, with the terrace being the only completed part of this scheme. Although it is recognised that still has over recent year falling into despair and in need of renovation. The appraisal identifies the Fortfield Terraces as 'Important building groups normally of similar date, character and frontage detail' and of 'Largely unspoilt frontage retaining significant period detail'.

5.0 LISTING

5.1 5B Fortfield Terrace is under a listing that includes 1-10 Fortfield Terrace (Grade II*) and in addition the pavement associated with the public highway Fortfield Terrace is also listed (Grade II) while this pavement will have no impact from the proposal it is included in the listing details below.

5.2 Fortfield Terrace Listing details are as follows: -

5.2.1

- Name: ST David's, 1 1/5, Fortfield Terrace
- List entry number: 1097908
- Grade II*
- Date first listed: 12th October 1951
- Details: FORTFIELD TERRACE 1. 1633 Nos 1, 1½ (St David's) to 10 (consec) SY 1287 1/90 12.10.51. II* GV 2. Built 1792-1800. Terrace of 3 storey, 2 window, stucco faced houses set on slight curve after Nos 1, 1½ which are stepped forward at beginning of terrace. Moulded cornice and blocking course. Low pitch hipped slate roofs. Two houses form a separate block with pediment over centre and mansard slate roof, and this was probably intended as the central feature of the terrace. As there are 8 houses on one side of this and only 2 on the other, presumably the terrace was not completed. The pedimented block is connected with the adjacent houses by single storey porches with 3 bay Tuscan colonnades, corresponding pilasters to wall. Each has 2 6 panel double doors and central window, panelled below, all with semi-circular fanlights, delicate radial swagged glazing bars. Balustraded parapets over. (Above the joint porch of Nos 6 and 7 two storeys have been added with rectangular bay windows with tent roofs on 1st floor). All the houses have 1st floor wood trellis balconies with tent shaped canopies. The balcony of No 8 has earlier iron rails. (A print of 1815 shows the terrace without balconies). Recessed sash windows on ground and 2nd floors, most of glazing bars missing. French windows to 1st floor. Apart from entrances in colonnaded porches, the other houses have 6 panel doors with semi-circular radial glazed fanlights. No 1 has recessed entrance bay with tent-roofed glazed porch. No 10 has porch with entablature to side. Each house an area, spike railings with urn finials. In the pediment on semi detached block is a relief of a double headed eagle commemorating the stay of the Grand Duchess Helene of Russia (sister-in-law of the Tzar) at No 8 in 1831. Lord Gwydir stayed at No 1 while his villa was being built in

1815 and it is said that George IV, as Prince of Wales, visited him there.

The terrace and its pavement form a group.

5.2.2

- Name: Terraced Pavement of Fortfield Terrace, Fortfield Terrace
- List entry number: 1333852
- Grade II
- Date first listed: 12th November 1973
- Details: FORTFIELD TERRACE 1633 Terraced pavement of Fortfield Terrace SY 1287 1/90A II GV 2. A terraced pavement, on flint rubble base with steps cut through at intervals, runs the length of the terrace. Steeper at east end, with rounded corner, due to sloping site.

The terrace and its pavement form a group.

- 5.3 The only named element of the Listings that is impacted by the proposal at 5B Fortfield Terrace will be the rear facing casement windows “Terrace of 3 storey, 2 window”.

6.0 SIGNIFICANCE STATEMENT

- 6.1 The apartment at 5B Fortfield Terrace contribution to the conservation area and heritage assets of the Grade II* listing is primarily its front south facing elevation and how this is read in conjunction with its neighbouring properties 1-10 Fortfield Terrace. While considered an excellent example of Sidmouth Regency architecture and part of a large historic master plan, the rear basement level windows and door elements are not mentioned in the listing details nor are visible from any public vantage point. It is therefore considered these elements have little significance to the wider conservation area however do have merit to the building itself and its listing.
- 6.2 However, care should be taken to preserve where possible external features that are clearly original and typical of its historic Regency style architecture. This being the windows style, details, materials and profiles. While the replacement of these features will not necessarily impact the heritage value of the property, they add to the continuity of the period architecture from the internal to the external.

7.0 PROPOSAL IMPACT

- 7.1 The key elements that will be impacted by the proposal are 2no rear windows and one door. The following will address the significance of these elements and how the proposal will look to retain or mitigate any alteration made to maintain the properties heritage assets:
- 7.2 Rear painted timber framed windows are to be replaced with hardwood, double glazed white painted windows with matching head cil and jam details to that of the existing with the provision of 12mm double glazed units. It is considered that due to the rear elevation having less significance to the heritage assets of the property, terrace and wider conservation area, the replacement of the painted timber framed windows with a hardwood will be more in keeping with the historic assets of the building.
- 7.3 Rear painted timber framed French doors are to be replaced with hardwood, double glazed white painted single leaf door with matching head cil and jam details to that of the existing with the provision of 12mm double glazed units. It is considered that due to the rear elevation having less significance to the heritage assets of the property, terrace and wider conservation area, the replacement of the painted timber framed door with a hardwood will be more in keeping with the historic assets of the building.

8.0 CONCLUSION

- 8.1 In conclusion, it is deemed that the external alteration has little impact to the heritage assets and setting of the property, the proposal has taken lengths to preserve or enhance any historic features. Great care has been taken to provide new glazing that matches the original in appearance while provide a much greater energy efficient window. It is considered that as the appearance from the rear outset with not change, the environmental benefits of these new windows out ways any impact to the heritage of the property with the loss of the originals which as aforementioned has been carefully mitigated.