

LISTED BUILDING CONSENT
FOR REPLACEMENT WINDOW
AT 5A FORTFIELD TERRACE
SIDMOUTH, DEVON, EX10 8NT
**Heritage & Significance
Statement**

22/07/2021
ARA Architecture
File: 8092

1.0 SUMMARY

- 1.1 The proposal subject of this application looks to replace one rear timber frame casement window like for like with 12mm double glazing.

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 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".

3.0 BUILDING SETTING

- 3.1 5A 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 framed 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 are 1st floor onto the terrace balconies.

3.3 Internally the property is split into two apartments 5A (1st and 2nd floor) and 5B (Ground and Lower Ground floor) both share the ground floor front entrance. Apartment 5A subject of this application is internally layout as follows:

- Ground Floor: shared foyer with apartment 5B
- Intermediate Floor (between Ground and 1st Floor): bathroom
- 1st Floor: Kitchen/dining room
- Intermediate Floor (between 1st and 2nd Floor): Snug
- 2nd Floor: 3no bedrooms and shower (this being the room subject of the alteration of this application)

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 1792, 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 5A 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 the 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.

6.0 SIGNIFICANCE STATEMENT

- 6.1 The apartment at 5A 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 proposed window is not visible from any public vantage point and is to be replaced like for like. It is therefore considered this will have little to no significance to the wider conservation area or listed building assets.
- 6.2 As can be seen in the photographic in appendix A. The window in question is in poor repair, due to rot and from previous temporary repair works. therefore its replacement would be of benefit to the history fabric of the building bring back to its former glory.

APPENDIX A

SITE PHOTOGRAPHS

LISTED BUILDING CONSENT FOR REPLACEMENT WINDOW AT 5A FORTFIELD TERRACE
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