

LISTED BUILDING CONSENT
FOR REPLACEMENT WINDOW
AT 5A FORTFIELD TERRACE
SIDMOUTH, DEVON, EX10 8NT
Design and Access Statement

22/07/2021
ARA Architecture
File: 8092

1.0 INTRODUCTION

This application seeks to gain listed building consent for replacing a rear window on the intermediate floor between ground and first floor at 5A Fortfield Terrace. This window has a large section of the frame missing due to rot and is in need of replacement. The replacement windows look to be like for with the exception of being 12mm double glazed. This is compatible with the site's recent previous application 20/1657/LBC for internal and external alterations including installation of replacement windows to rear elevations.

1.1 Present Use

The site the subject of this planning application comprises of apartment 5A Fortfield Terrace, Sidmouth, consisting of the 1st and 2nd floors of a 4-storey terrace dwelling. The remaining Ground and Lower Ground floors make up 5B Fortfield Terrace. Apartment 5A features an existing balcony facing out over recreational open space and the Sidmouth Seafront beyond and has shared ground floor access with apartment 5B. Both 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 seek to replace the small timber casement window on the immediate floor (between ground and 1st floor) Coat and Boot Room. The replacement windows is to be of matching hardwood timber frame casement window, painted white (as existing) with 12mm double glazing.

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 on the 1st floor and above for the purposes of this application the site is considered s virtually level.

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 the most relevant being the latest approval application 20/1657/LBC the details of which are as follows:

Date: 13/01/2021

Address: 5A Fortfield Terrace Sidmouth EX10 8NT

Proposal: Internal and external alterations including installation of replacement windows to rear elevation

Status: Approved

N:B: it was considered the attention to details of the replacement windows and other alterations where not considered to cause undue harm to the significance of the heritage assets or the character and appearance of the Sidmouth Town Conservation Area.

2.0 PLANNING POLICY

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) It 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 sash windows for double glazing 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 service 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 interest.

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 external appearance of the building (please see the included Heritage Statement and Significant Statement with this application for further details).

- 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 change the external features of the site there will be no change to the properties relationship with these recreational areas.

- 5) It would not impact 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 isolated to one rear window to be replaced like for like and therefore will have no impact or create any change to the property's 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 window 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 window will be replaced like for like.

- 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 site in particular the window in question as detailed in the included Heritage and Significance Statements.

- 2.5 Policy EN1 relates to area of public amenity or recreational 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 has been in the past advertised as a Holiday Home on google, however due to the only review being very negative and stating the properties lack the basic amenity expected by tourists it is considered use as a holiday home had little to no contribution to the tourism industry and its sole use as a private home would be of no significant.

3.0 THE 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 properties window subject of this application is currently hardwood single glazed sash/casement windows, with one central horizontal glazing bar. As can be seen from the photo below the bottom frame of the window is in extreme disrepair and is in need of replacement. The replacement window will be of matching design, material, and colour to the existing with the addition of 12mm conservation double glazing.



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- 3.3 It is considered that due to the isolated location of the window in question and its replacement like for like, the inclusion of 12mm double glazing will not cause undue harm to the significance of the heritage assets or the character and appearance of the Sidmouth Town Conservation Area.

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.