

# Rydon House, Talaton, Devon

EX5 2RP

## Design and Access statement including Statement of Significance

### **Proposal:**

*Replacement of 7 single glazed wooden sash windows with 7 double glazed sash windows. The windows will contain exactly the same number of panes as the existing ( 16 pane or 20 pane) and will to all intents and purposes look identical both internally and externally.*

### **Listing:**

#### Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1098104
Date first listed:	22-Feb-1955
Statutory Address:	RYDON HOUSE

#### Details

TALATON ST DD SE 3/173 Rydon House 22.2.55 - II

Small country house, 1822 according to a date in the roof, later C19 service wing. Stucco on brick; brick stacks with plastered chimneyshafts; slate roof. Plan: the double depth plan house faces north. It is 2 rooms wide and 2 deep. There is a front room either side of the central entrance hall and the stairs rise between the front and back left rooms. The rooms are heated by axial stacks. The service block is lower and on the left (west) end. It is set back from the main front and projects to rear. It has a 2-room plan with an axial stack between. The house is 2 storeys. Exterior: the main front has a symmetrical 3-window front of original sash windows; the ground floor ones have 20 panes and the first floor ones have 16 panes. The central bay breaks forward very slightly above the central doorway. This contains double doors each containing one upright fielded panel. The fanlight contains a curvilinear pattern of glazing bars; there are panelled reveals and a flat-roofed porch with a slightly moulded entablature and ionic columns. There is a stucco flat platband across the front at first floor level, a moulded eaves cornice and parapet. The low pitch roof is made up of 2 parallel roofs hipped each end. The right (east) front is in the same style and has a 4-window front of ground floor 20-pane sashes and first floor 16-pane sashes. The rear is plainer and has an irregular 2-window front which includes 16-, 20- and 25-pane sashes. The service block is lower and it contains mostly C19 and C20 casements with glazing bars but also the front end contains a 20-pane sash. Interior: was not inspected although it is said to include original joinery and other detail. Also the owner claims that the date 1822 is inscribed on the roof structure.

Listing NGR: ST0727000166

### **Significance of heritage asset:**

Rydon House has architectural and historic special interest as an attractive and little altered example of a Georgian gentleman farmer's residence. It is of a compact, understated neo-classical design which successfully conveys a sense of grandeur despite its relatively modest size – aided to an extent by its commanding position within the landscape. The curtilage-listed stable block, walled garden and separately listed entrance piers, which were built at or around the same time as the house, also attest to the social standing of the owners and together have aesthetic value as a group.

The parkland landscape to the south of the house makes an important contribution to the significance of Rydon House, heightening the sense of grandeur to the principal elevation on arrival, and affording the occupants picturesque views.

**Details of Proposal:**

Description of work to be undertaken:

*Replacement of 7 single glazed wooden sash windows with 7 double glazed sash windows. The windows will contain exactly the same number of panes as the existing ( 16 pane or 20 pane) and will to all intents and purposes look identical both internally and externally.*

It is clear that a number of these windows (1-7) are not the original windows. It is not known when these windows were replaced. Some rotten half window sashes (including 4 and 5 ) had a partial sash replacement in 2014 and it is very difficult to tell which are original sashes and which are not.

**Assessment of Impact:**

*Statement of Need*

Condensation has always been a major issue with these single glazed windows with thin glass. In the winter we regularly “hoover” the windows to collect the excessive amounts of condensation and have to leave hand towels on the bottom of the sash to collect the water as it runs off. This condensation together with the exposed position of the house to Easterly and South westerly storms has contributed to a number of the sashes rotting out. One sash - No 3 needs immediate replacement as it is now held in position with a metal bracket and it is clear that the other windows are progressively deteriorating despite the owner having them professionally decorated on a regular 3 year cycle.

*Statement of Impact*

The windows will be replaced with identical wooden sash windows- either 20 pane or 16 pane- as per the current payout. The new sashes will be double glazed and drawings of the proposed window details are attached.

Given the increase in energy prices, the cost of heating the house is now prohibitive and means that rooms are left unheated for considerable periods and thus other features are at risk of deterioration. We hope that having double glazed windows will help significantly reduce fuel bills and enable us to keep the house at an acceptable temperature level as well as to remove the effect of the excessive condensation that we experience.

There are some windows where a few panes appear to have original glass. These panes will be re-used where possible but in the vast majority of panes the glass has been replaced at some stage.

We have previously had approval to replace some of the rotted out sashes and the appearance of the house was not impacted then and will not be now by the now proposed replacement sash windows.

**Access:**

No Changes