

24th January 2024

Design Statement & Statement of Significance for the proposed Replacement Dwelling at June Cottage, Hillside Road, Sidmouth, EX10 8JG

Introduction

The purpose of this report is to support the application for Planning Approval for a replacement dwelling at the above property. The report describes the nature of the proposed works to be carried out, and includes a Statement of Significance in relation to the conservation area location.

Formal pre-application advice has not been sought for this application.

Background & History

The application building is currently located close to the town centre of Sidmouth, East Devon, and within the Sidmouth Sid Vale Conservation Area. The application property is not Listed.

It is a single-storey detached dwelling, and is positioned to the south of Old Farm House (Grade II Listed), Salcombe Cottage (Grade II Listed), and to the east of the Mount Pleasant Hotel (Grade II Listed). The application property does not sit immediately adjacent, or share a boundary with any of the aforementioned listed buildings.

The application property is a modest single-storey detached dwelling. The property sits on a level site, with front and side garden spaces, and a concrete driveway from a shared access. The property is generally in a poor condition, with rotting window frames (beyond economic repair), and in need of complete modernisation.

The principal elevation faces Hillside Road and has a painted render façade with some timber detailing, a slate tile main roof, a projecting front porch with flat roof, and off-road parking.

An application was approved in 2023 for an extension and refurbishment of June Cottage under ref; 23/0764/FUL. This permission was implemented in late 2023 with works beginning on site to construct the rear extension.

During construction works to refurbish the existing cottage, it was discovered that the original footings and internal load-bearing walls were sub-standard, and it was decided that works should stop. Advice was taken from the structural engineer for the project, and it was concluded that the only economical solution was to demolish the existing structure, and rebuild the existing cottage to the same design with new foundations, external walls, and roof construction.

Access

All access arrangements will remain as per the existing dwelling as no changes are proposed as part of this application.

Proposed Works (Design Statement)

The proposed replacement cottage, is to be of the same size, layout, and external appearance as the original cottage approved under application 23/0764/FUL.

New footings will be provided for the new external walls, and internal load-bearing walls. Above ground, the appearance of the existing cottage will be replicated as noted above, and as shown on the application drawings.

The following is taken from the description of the Proposed Works contained within the Design Statement of Application 23/0764/FUL for reference;

'A modest single-storey rear extension is proposed to provide a study / bedroom at the rear of the property with direct access to the side garden and patio, to replace the existing sun room. A relocated kitchen is also proposed within the new construction, as shown on the application drawings. Painted render is proposed for the main external wall finishes to reflect the traditional materials found on the building and in the surrounding conservation area. Face brickwork is proposed to the rear (west) elevation.

Internal reconfiguration works include the removal of the existing chimney breasts on both side of the property, and part of the central spine wall. This facilitates an improved layout on the south side of the dwelling, with enlarged living and dining space, and enhanced bedroom and bathroom layouts on the north side.

The existing timber frame windows are rotten, and are proposed to be replaced with new timber framed windows of a similar style.

The existing external porch is proposed to be removed, and a new porch constructed in timber frame construction, with timber detailing to compliment the existing principal façade.'

Conclusion (Statement of Significance)

The proposed works described above are considered to be essential for the upgrade and modernisation of the dwelling.

The proposed replacement cottage is to be of the same size, layout, and external appearance as the original cottage approved under application 23/0764/FUL.

Therefore, it is considered that the proposals described above will have no detrimental impact on the character of the surrounding conservation area or nearby heritage buildings.

Site Photographs – January 2023



Street elevation facing Hillside Road, Sidmouth



Side / south elevation showing existing car port and rear lean-to.



Side / rear elevation showing existing car port and rear lean-to.



Side / north elevation showing existing rear sun room / conservatory

Site Photographs – January 2024



Street elevation facing Hillside Road, Sidmouth, showing porch and chimney stack demolished.



Side / south elevation showing car port and rear lean-to demolished.



Rear elevation showing construction works for the rear extension (23/0764/FUL) including new footings, below ground drainage, external walls, and concrete floor slab.





Rear elevation showing construction works for the rear extension (23/0764/FUL) including new footings, below ground drainage, external walls, and concrete floor slab.



Internal view showing chimney breast and internal walls removed between living room and bedroom.