

Heritage Statement March 2024

1 – DESCRIPTION OF SITE

The site of the deck is located in The Grove off Vicarage road as indicated on the location plan attached. The existing dwelling is of two stories in a terrace. The building is within the built up area and was constructed probably around 1950 of rendered block walls with a concrete tiled roof. The garden slopes down towards the river. The site of the deck is from the property boundary projecting approx. 2.5 metres towards the river on land to be leased from EDDC.

2 - PROPOSAL

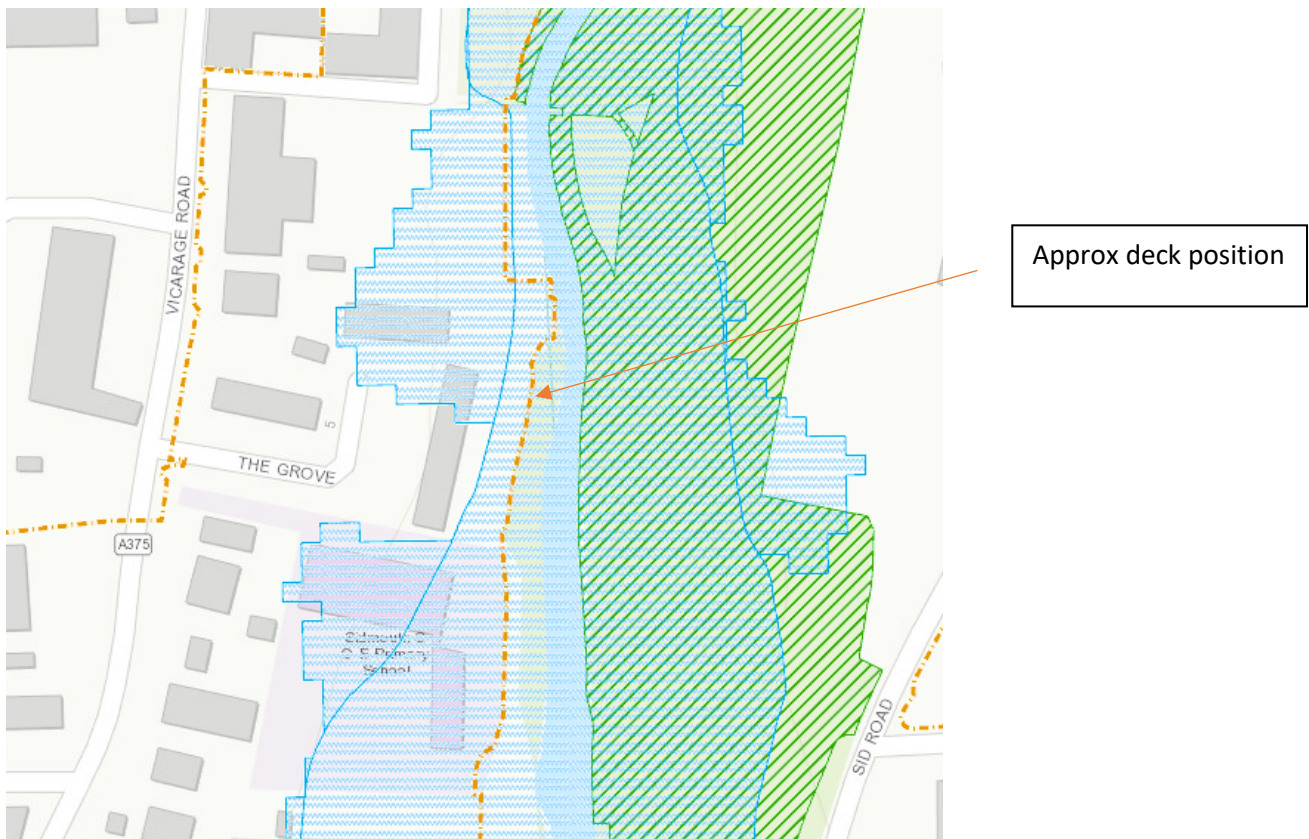
The proposal is to retain a built timber deck on the boundary of the property on land to be leased from EDDC. The deck is approximately 2.5 metres deep and approximately 4.5m from the river bank.

It is built up approximately 950mm above the adjacent ground level and is approximately 2.4m above the river level 4.5 metres away.

3 – CONSERVATION AREA

The site of the deck appears to be just within the conservation area below although the property and garden appears to lie outside it.

SIDMOUTH - SID VALE Ref: CA/SIDSV.



EDDC local plan map

Oliver Salter

4 – HISTORY

The area to the west of the river beyond the property gardens in Vicarage Road and the Grove have historically had parts leased by EDDC to the adjacent houses that have made use of the areas as part of their garden, some have retained the fence and some have removed it. Other properties have sitting areas and decking including the neighbour albeit smaller.

5 – HERITAGE

There will be little change in the affect the decking has on the Byes walk as there are already areas used as domestic gardens abutting the river between the bridge at Lawn Vista and the toll house. Looking from the footpath the decking area is painted black and viewed against a background of houses and the built up area. Therefore there will be no adverse affect on the conservation area or the surrounding area and properties.

8 – SUMMARY

The proposal is within the built-up area of Sidmouth and projecting approximately 2.5 metres into the conservation area. As other adjacent properties use the area beside the river as an extension of their garden and for sitting in during the summer there will be little affect on the conservation area or the surrounding area.

Oliver Salter