

**Statement of significance and Heritage statement  
for the replacement windows to the front elevation, a small single storey rear and side  
extension and minor internal alterations  
at  
1 Albany Villas (left side), Salcombe Road, Sidmouth, EX10 8PW**

March 2023



### **Proposal**

- Replacement of windows and doors to front elevation.
- Small single storey extension to enlarge the kitchen and form a utility area, including internal alterations and relocation of one window.
- Formation of an en-suite bathroom on the 2<sup>nd</sup> floor level.

### **Existing building**

The existing dwelling is one half of a semi-detached Mid 19<sup>th</sup> century property. It is a 3 storey building sitting on the northern side of Salcombe Road. The majority of the properties on this side of the road are Grade 2 listed and therefore this property forms an important part of that group of buildings.

On the rear of the building there are double and single storey additions.

As can be seen in the picture above the house has rendered walls under a slate roof. The windows to the front elevation are timber single glazed sliding sash, while on the rear and side elevation they are a mixture of single/double glazed of varying materials.

## The grade II listing states

1633

*(North Side)*

*Nos 1 and 2*

*Albany Villas*

*SY 1287 1/272*

*II GV*

*2.*

*Mid C19 semi-detached 3 storey stucco faced houses, similar to Nos 1 to 13 Cambridge Terrace Salcombe Road. Low pitch gable end slate roof with projecting eaves and fretted fascia board. 2 windows each, recessed sashes, later glazing, shouldered surrounds with keystones, sills on consoles, cornices over 1st floor windows, ground floor has canted hipped roof bay windows. Joint entrance with shouldered surround and cornice hood on brackets. One door modern, the other of 4 flush panels, narrow rectangular fanlights.*

*Nos 1 to 13 (consec) Cambridge Terrace and Nos 1 and 2 Albany Villas form a group.*

*Listing NGR: SY1272987811*

## Previous applications

There are no previous planning of LBC applications on this property, although there has been two on the attached house, the later being for the replacement of the front windows. These works have been completed in the last few years.

## Details

The front elevation of this building faces due south and therefore receives the prevailing winds and rain. These windows, and especially the sills, have rotted and been repaired on many occasions. They are now beyond repair and require replacement (see joinery report below). At the rear of the building, on the more sheltered elevation, the windows although in a poor condition, are repairable and therefore do not require replacement.

This proposal is to carefully remove and replace all of the timber windows and the door on the front elevation, replacing them with new windows to exactly match the original design including using single glazing fitted with external putty. The windows to the rear elevation will be repaired, leaving in place as much of the original timber as possible.

On completion all windows will be painted white.

As can be seen on the attached plans the kitchen is very small, especially for a four bedroom dwelling. Our proposal is to construct a small infill extension attached to the side wall of the kitchen and enlarge the area at the rear under the lean-to roof. This together with the removal of a couple of short sections of walls will allow us to form a more suitable size kitchen with a small utility area at the rear.

The side extension wall will align with the main gable of the house and therefore will not alter the character of the main elevation of the building. The rear extension will align with the existing rear section of the building.

Internally there will be three small sections of wall removed. Steel support beams will be inserted over these opens, these beams will be installed below the ceiling level, and boxed

in, so it will be clearly visible where the line of the original walls were.

This extension will block up the only window providing light into the existing dining room. Therefore we intend to remove this window and reuse it cutting it into the gable wall as the attached plans.

On the second floor we are proposing to form a new en-suite bathroom. Apart from the formation of a new doorway through the existing wall the only other works will be the construction of two stud partition walls fixed to the existing floor and ceiling

### **Significance of historical asset**

The buildings significance derives from the historical character and architectural appearance of the attached property and adjacent terrace which is typical of its mid c19 period for the area. Its setting as part of a group adds to that appeal. The replacement and repairs of these 'tired' windows, matching the existing exactly will greatly improve the appearance of the building.

### **Justification**

As stated above the front elevation windows are beyond repair and where they are severely damaged they are leaking and beginning to damage the internal structure of the building. The rear windows are at a stage if they are not repaired within the near future they will also require replacement.

The small kitchen and utility room extensions are require to create a more suitable kitchen/service area for this size of property.

Currently there is only one bathroom to serve the 4 bedroom house, adding the additional en-suite will make the day to day running of the property more manageable.

### **Conclusion**

The window/door replacement are necessary to retain the weather proofing and overall appearance of the building. The kitchen/utility enlargement and additional bathroom are required to improve the workings of the house. In our opinion none of these works will adversely effect the overall appearance of the building and surrounding area. The window replacement will prevent further water damage occurring, thus allowing this historic building to be retained for future generations.

Letter from GA Tate Joinery regarding the condition of the windows.

**G.A. TATE**  
**CARPENTER & JOINER**  
*Manufacturer of bespoke*  
*Windows, doors, stairs & fitted furniture.*



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01/11/23

To whom it may concern

I have been asked to look at some windows for Ashley Arkless at 1 Albany Villas,  
Salcombe Road, Sidmouth.

In my expert opinion all windows on the front elevation, ground, 1<sup>st</sup> & second floors are  
beyond repair and need replacing.

The front door and all windows on rear elevation are in better condition and can be  
repaired.

I understand this property is in a conservation area so windows would be made like for  
like.

I hope this is helpful and would be available to meet you on site to discuss further should  
you feel the need.

Yours sincerely

Gary Tate



Window condition





Location of extension with dining room window (\*) to be relocated



Location of relocated dining room window (\*)



Rear elevation

Phil Palfrey  
Palfrey Design Ltd.