Design & Heritage Statement
(incl. Statement of Significance)

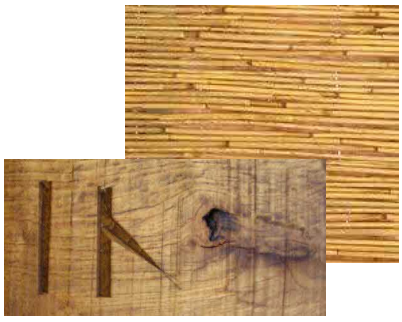
For

Replacement Windows,
Replacement Mechanical Extract Ventilation (toilets and kitchen),
and Proposed Through Wall Vents to Below Floor Void.

At

Sidmouth YMCA, Mill Street, Sidmouth, EX10 8DF

Revised 22 April 2024



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Contents

Appendices

1.0.0 Information

1.1.0 Drawings

This statement should be read in conjunction with the following drawings:

1271/24/LP	Location Plan (OS Sitemap)	1:1250	(A4)
1271/24/BP	Block Plan	1:200	(A3)
1271/24/01 A	Ground Floor Plan (EXISTING and PROPOSED)	1:50	(A3)
1271/24/02	First Floor Plan (EXISTING)	1:50	(A3)
1271/24/03 A	South Elevation (EXISTING)	1:50	(A3)
1271/24/04 A	East Elevation (EXISTING)	1:50	(A3)
1271/24/05	Window W.1. (EXISTING)	1:50	(A1)
1271/24/06	Window W.2. (EXISTING)	1:50	(A1)
1271/24/07	Window W.3. (EXISTING)	1:50	(A1)
1271/24/08	Windows W.4, W.5 and W.6. (EXISTING)	1:50	(A1)
1271/24/09	Window W.7. (EXISTING)	1:50	(A1)
1271/24/10	Window W.8. (EXISTING)	1:50	(A1)
1271/24/11	Windows W.9, W.10 and W.11. (EXISTING)	1:50	(A1)
1271/24/12 A	South Elevation (PROPOSED)	1:50	(A3)
1271/24/13 A	East Elevation (PROPOSED)	1:50	(A3)
1271/24/14 A	Window W.1. (PROPOSED)	1:50	(A1)
1271/24/15	Windows W.2, W.3, W.4, W.5 and W.6. (PROPOSED)	1:50	(A1)
1271/24/16	Windows W.7, W.8, W.9, W.10 and W.11. (PROPOSED)	1:50	(A1)

1.2.0 Structural

N/A

1.3.0 Appendices

Appendix A - Listing Description

Appendix B - Photograph Survey

See over for list of figures.

Appendix B Photograph Survey - List of Figures

2.0.0 Description of Existing Building

2.1.0 General

2.1.1 The listing description mentions that the building was formerly known as a Wesleyan Chapel, dating from 1837.

2.1.2 Refer to ground and first floor plan drawings for general layout, reference 1271/24/01 and 1271/24/02 respectively. Windows are numbered for ease of identifying window locations.

2.1.3 Refer to drawings 1271/24/03 and 1271/24/04, which show the South and East Elevations, with all windows to which this application relates seen and numbered.

2.1.4 Refer to drawings 1271/24/05 to /11 inclusive which shows existing window elevations at 1:10 scale, and existing window sections at 1:2 scale.

2.1.5 Refer to fig 1 at Appendix B which shows the two main external elevations, containing all windows to which this application refers.

2.1.6 The main windows on both elevations appear to be full height, however for each structural opening there are three separate windows, joined to read was one.

2.2.0 SOUTH ELEVATION

2.2.1 The main entrance door (South Elevation) has a round top to match the windows. This is the only doorway into and out of the building.

2.2.2 There are three round top windows to the South elevation which span between the ground and first floor accommodation; the first floor dissecting the windows at a point approximately half way up the window openings. The half round section at the top of each window is in two panes with central vertical glazing bar, and is inward opening, hinged at the bottom, with rope operated fanlight opener (cog and ratchet mechanism). Directly below each fanlight, but at first floor level, are fixed glazed windows with single glazed small panes (4 no wide x 3 no high). Below these and at ground floor level are similar small pane windows (4 no wide x 3 no high) with the top row of panes forming a top hung storm casement fan light. Internal window moulding detail generally (glazing bars etc) all have a simple splay, refer to 1:2 scale sections.

2.2.3 All glazing secured with putty externally. The windows are modern replacements, either late C20 or early C21. Window cills appear to be cast concrete, painted.

2.3.0 EAST ELEVATION

2.3.1 There are two main windows on the East elevation with the same dimensions and configuration as the windows on the South elevation. However these windows have thinner glazing bars, and have been repaired, adapted / replaced in an ad-hoc way over

time. On closer inspection of W.3, W.7 and W.8, there are signs of earlier windows with a bead detail to the inside face of the frames, with later fixed and opening casements secured within the earlier frame. Internal window moulding detail generally (glazing bars etc) all have a simple splay.

2.3.2 There is a small window to the gents toilet, which looks like an afterthought, not aligning with anything else. This window no longer opens but was designed with pivot hinges (secured half way up sides), to open inwards and with a button latch to the top of the window (refer to figs 2 and 3). The window moulding internally is late C19 Ovolo.

2.3.3 There are extract vents within the glazing of windows W.1. (gents toilet), W.2. (ladies toilet) and W.3. (Kitchen).

2.4.0 NORTH ELEVATION

- The North / rear elevation of the building is abutted by the neighbouring bakery (Vinnicombes) at ground floor level, with the wall consisting exposed stonework above the neighbouring flat roof and at first floor level.

2.5.0 ROOF

- The roof is hipped on all four sides and clad with slate, complete with angular ridge tiles (grey).
- The roof structure consists a king post truss and a queen post truss, with purlins and rafters. Ceiling joists span between the trusses and end walls (East and West), finished with lath and plaster, complete with cornice, recently exposed by removal of C20 suspended ceiling.
- There is an existing roof window, with light shaft, located above the kitchenette and where indicated on the first floor plan drawing.
- There are two brick chimneys in red brick with polychrome brick-work corbelling at the top of each.

2.6.0 Mechanical Ventilation

Existing windows W.1, W.2 and W.3 all have modern mechanical extract vents set into the windows, and which are unsightly and cause loos of light.

In addition to mechanical extract ventilation there is a passive vent grille in window W.2. which provides background ventilation to the inner lobby. It is proposed to remove this vent also.

2.7.0 Through Wall Vents and Floor Void Ventilation

There are two through wall vents (terracotta) in the South wall and below window W.6. We are not sure exactly what the upper vent is for, however we believe the lower vent provides ventilation to the void beneath the suspended timber ground floor structure.

When entering the building after a few days of the building being shut up, there is a musty smell, believed to be caused by lack of ventilation to the void beneath the suspended timber ground floor structure. Additional ventilation would appear to be necessary for the health of the floor timbers!

3.0.0 Planning History

3.1.1 There is only one application recorded on the EDDC Website.

3.1.2 Listed Building Consent Application - 21/1786/LBC - Approved 21 December 2021.

Description - Various internal works to include: remove existing stairs and partition wall & replace with new staircase and partition; alterations at first floor to accommodate new stairs including partition walls; re-position & enlarge door at first floor; partition removed at first floor; remove dry lining at ground floor and replace with lime render; install ceilings under-drawn in entrance lobby and café; removal of the modern suspended lay-in T grid ceiling at first floor, and underdrawing the original ceiling in this location with plasterboard and skim plaster

4.0.0 Proposals

4.1.0 Replacement of Window W.1 (East Elevation)

4.1.1 It is proposed to replace the existing window with new bespoke joinery as shown by drawing 1271/24/14, with internal mouldings to match existing. Window to be fixed shut.

4.1.2 Proposed glazing to be conservation double glazing, approx. overall thickness 12mm.

4.2.0 Replacement of Windows W.2, W.3, W.7 and W.8. (East Elevation)

4.2.1 It is proposed to replace the existing windows with new bespoke joinery as shown on drawings 1271/24/15 and /16.

4.2.2 Proposed glazing to be conservation double glazing, approx. overall thickness 12mm.

4.3.0 Replacement of Windows W.4, W.5, W.6, W.9, W.10 and W.11 (South Elevation)

4.3.1 It is proposed to replace the existing windows with new bespoke joinery as shown on drawing 1271/24/15 and /16.

4.3.2 Proposed glazing to be conservation double glazing, approx. overall thickness 12mm.

4.4.0 Replacement Mechanical Ventilation

4.4.1 Gents Toilet - It is proposed to provide a new mechanical extract vent in the gents toilet, ducted through the East wall, with CON4 cast iron Conservation Vent Grille (Cast Iron Brick Company) externally, factory finished in black.

4.4.2 Ladies Toilet - It is proposed to provide a new mechanical extract vent in the ladies toilet, ducted through the adjoining chimney breast and out through the East wall, with CON4 cast iron Conservation vent grille (Cast Iron Brick Company) externally, factory finished in black.

4.4.3 Kitchen - It is proposed to install a stainless steel commercial kitchen mechanical extract vent, to be site on the face of the chimney breast and ducted through the chimney breast / out through the East wall. Due to the commercial nature of the extract vent, the external vent grille may need to be stainless steel, type and size to be confirmed.

4.5.0 Through Wall Vents to Ventilate Below Floor Void

4.5.1 We propose 4 no additional through wall vents, each located centrally beneath one of the existing windows. Each vent grille to be min. 225 x 225mm and terracotta. Grilles to be painted black as surrounding black plinth. When forming holes through walls for vents, ensure masonry is suitable cut out, stabilised and pointed, but allowing maximum air flow.

5.0.0 Heritage Consideration (Statement of Significance)

5.0.1 Discussion with reference to **Heritage England document 'Traditional Windows - Their Care, Repair and Upgrading', abbreviated 'HETW'.**

5.1.0 The building is most important for its place within the town. A Wesleyan Chapel, dating from 1837 and used as a chapel until the late C19th when the Methodist Church in the High Street opened in 1884. The YMCA took over the use of the building from about then onwards until this day.

5.2.0 Window W.1. is most likely an original window from when this window opening was formed, thought to have been added in the late C19. Now in a poor state of repair. The moulding detail to the inside of the window consists a simple ogee mould as shown on drawing 1271-24-05 (Existing sections at 1:2 scale). In line with section 5.1 of 'HETW' the proposed replacement is a copy of the form and detailing of the original window, refer to drawing 1271-24-14 Rev A. For practical and security reasons the window is not required to open, and is therefore shown to be fixed shut. Alternative ventilation (mechanical) is proposed. This window is located in a non significant location, on a side elevation, not directly facing the street, in fact the window is thought to have been a later addition, an afterthought, for the practical purpose of light and ventilation to a toilet. Section 6.1 and point 3 of 'HETW' suggests '*Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double glazing without harming the significance of the listed building*'. We do not consider the existing glass has any historic value / importance. Paragraph 5 at section 6.1 also refers to '*broken reflections by individually glazing each pane*', which is what we have proposed.

5.3.0 Windows W.2. / W.7. and W.3. / W.8. have been repaired and adapted over time, with replacement casements. What appears to be original frames with internal bead detail can be seen in places, although now in poor condition. The internal moulding to casements consist a plain chamfer and nothing more. There are significant signs of replacement / repairs undertaken over time, refer to figs 13 and 14 which show casements at first floor level not aligning with the half round windows at the top. Many of the repairs / replacement sections appear to have been undertaken by persons with little carpentry or joinery ability. A site visit would be helpful to see and understand this in more detail. One would assume that the main windows on the South and East elevations would have originally been the same. What we see today for windows W.2. and W.3 are four panes wide and three panes high (same for W.4, W.5 and W.6), however referring to fig 17 (see also 5.5.0 below) we see that in 1993 window W.5. was four panes wide and four panes high. Section 5.1 of 'HETW' discusses '*Replacing a traditional window that is beyond repair and all the details of which are known*', however for the main windows on the South and East elevations, we don't have complete windows with known details to replicate. We don't consider any of the casements in windows W.2, W.3, W.7 and W.8 are original.

5.1 of 'HETW' suggests old glass should be carefully savaged and re-used. We don't consider any of the existing glass has any age or significance.

5.2 of 'HETW' discusses the replacement of windows of inappropriate pattern, and we strongly consider the current windows whilst being multi-pane, are not correct / what was there originally.

5.4.0 Windows W.4. / W.9., W.5. / W.10 and W.6. / W.11 are modern replacements, with storm proof top hung fanlights, now significantly decayed in places, and letting water in. Section 6.1 of 'HETW' point 1 states '*Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies*'. These windows are not historic and do not make a positive contribution. We consider these window to be inappropriate in their design and form and are detrimental to the heritage asset. Point 3 at 6.1 of 'HETW' states '*Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double glazing without harming the significance of the listed building*'. We consider the replacement windows with individual small panes and slim-profile double glazing would not harm the significance of this building, providing the joinery is constructed in line with the section drawings provided. As discussed above at 5.3.0 the proposed replacement windows would follow the pattern of the windows shown at fig 17 (see also 5.5.0 below), with central mullion and two panes either side and four panes high for W.4, W.5 and W.6.

5.5.0 Refer to fig 17 which shows an internal view of window W.5. prior to replacement with the current window. The photograph is not particularly clear, however what can be made out is side hung casements with central mullion and top hung fan lights. The image is not clear enough to make out moulding detail and we don't know whether this window was an original from 1837, however this is unlikely. What we can make out from this image is wide cover boards (vertical) either side of the window, which doesn't tie up with what we see for window W.2. which appears to have remains of an early frame with simple bead detail, refer to fig 6, there is no wide vertical cover boards?

5.6.0 All existing windows at the lower level (W.2, W.3, W.4, W.5 and W.6) currently consist of four panes wide and three panes high. Fig 17 shows window W.5. to be four panes wide and four pane high?

5.7.0 Deciding on the design for replacement windows is not straightforward, because there is insufficient information to know exactly what the windows should be like. However fig 17 with central mullion and four panes high appears to be something to work with, this feels more authentic than the current window design / configuration. We have therefore shown a central mullion at both ground floor and first floor, with flush casements, fixed shut generally apart from the fanlights (outward opening) at the top of the ground floor windows and the inward opening half round fanlights at first floor.

5.8.0 None of the existing windows have glass which would be considered to have heritage value, we therefore propose that all replacement glazing should be conservation double glazed sealed units. If the half round inward opening fanlights prove difficult to glaze with double glazed sealed units, we propose 6.4mm thick laminated glass should be used as an alternative.

6.0.0 Conclusion

6.1.0 With the exception of window W.1. none of the windows are original, with only small areas of frame thought might be original.

6.2.0 We can be sure window W.1. is an original window, although added later in the late C19. This window is in a non prominent location and does not carry the importance of the remaining windows. An accurate copy is proposed as a replacement, with proposed slim-profile double glazing, thought to be in step with ‘HETW’ guidance.

6.3.0 Repairing and maintaining the main windows is not considered to be in line with the advice given within ‘HETW’, because the windows are not original, the multi-pane configuration is not accurate, and the windows generally and not sympathetic to the heritage asset. The proposals reinstate flush casements, with central mullion as fig 17, with all windows following the same design, with putty finish to glazing externally and moulded frames and beading internally to match window W.1, thought to be more appropriate than the simple splay mould.

6.4.0 We are more than happy to discuss the approach taken.

Appendix A - Listing Description

Listed Building

Grade: II

List Entry Number: 1097882

Date first listed: 12-Nov-1973

Statutory Address: YMCA, MILL STREET

National Grid Reference: SY 12697 87556

Details

MILL STREET 1. 1633 YMCA SY 1287 1/106 II 2. Formerly known as Wesleyan Chapel. 1837. Plain rectangular rough cast building. Originally had flanking pilasters now obscured by rough cast. Low pitch hipped slate roof, moulded eaves cornice. 3 tall round headed windows to side 2 at end, glazing bars intact to upper part but 2 light casements inserted lower down.

Appendix B - Photograph Survey

Fig 1 - Two Main External Elevations.

W.7.

W.2.

W.1.

Fig 2 - Windows W.1, W.2 and W.7 (East Elevation).

Appendix B - Photograph Survey

Fig 3 - Window W.1 - Inside View.

Fig 4 - Window W.2. - Inside View.

Appendix B - Photograph Survey

Fig 5 - Window W.7. - Inside View.

Fig 6 - Window W.3 - Inside View.

Appendix B - Photograph Survey

Fig 7 - Windows W.4. and W.9. (South Elevation).
Windows W.5. / W.10. and W.6. / W.11. are the same.

Appendix B - Photograph Survey

Fig 8 - Window W.9. Inside View.

Fig 9 - Window W.4. Inside View.

Appendix B - Photograph Survey

Fig 10 - Window W.1. - Moulding.

Fig 11 - Window W.2. - Moulding.

Appendix B - Photograph Survey

Fig 12 - Window W.3. - Inward Opening Casements.

Fig 13 - Window W.7. - RH Side (Inside).

Appendix B - Photograph Survey

Fig 14 - Window W.7. - LH side (Inside).

Fig 15 - Window W.9. - RH Side (Inside).

Appendix B - Photograph Survey

Fig 16 - Window W.9. - RH Side (Inside).

Appendix B - Photograph Survey

Fig 17 - Photograph taken in 1993, showing Internal View of Window W.5.
Prior to Replacement with Current Windows.