

3.0 Site Area and Analysis

The following photographs provide images of the existing buildings and attached and adjacent buildings landscape that surround the site



View 30: The former Meeting Room (south elevation)



View 32: The existing stone section of the existing rear extension



View 31: Access to the rear garden from the courtyard looking east



View 33: The existing rendered rear extensions looking south

3.0 Site Area and Analysis

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View 34: The existing rear of Bumbles



View 36: The adjacent dwelling overlooking the rear garden



View 35: The existing terrace behind the parking area looking north-east



View 37: The relationship between Bumbles and the former Gospel Hall

3.0 Site Area and Analysis

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View 38: The rear of shop 1 and single storey extension



View 39: The rear courtyard viewed from first floor rear bedroom, with the Meeting Room and southern wall of the former Gospel Hall visible



View 40: Existing roofline of rear offshot extension abutting neighbouring property



View 41: Internal view of shop 2 - exposed stonework and chimney breast



View 42: Internal view of shop 2 - exposed stonework and chimney breast



View 43: Internal view of shop 2 - modern shop window



View 44: Internal view of shop 2 - modern shop window and door



View 45: Internal view shop 2 - showing historic tiled walkway to staircase,

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View 46: Internal view of Shop 1 showing exposed stonework and internal window framework



View 47: Internal view of Shop 1 showing exposed stonework and fireplace scarring



View 48: Internal view of Shop 1 showing access to non-retail kitchenette area



View 49: Internal view of Shop 1 showing access to non-retail kitchenette area and WC



View 50: Internal view of Shop 1 - steel column supporting first floor chimney hearth



View 51: Internal view of rear extension, central space.



View 52: Internal view of rear extension, showing step up into eastern most living space



View 53: Step up into eastern living space



View 54: Existing kitchen space



View 55: Existing low ceiling over WC accessed off the kitchen.

3.0 Site Area and Analysis

The following photographs provide images of the existing buildings and attached and adjacent buildings landscape that surround the site



View 56: The existing staircase - 2 steps up from shop 1



View 57: Side view of staircase with irregular quarter landing



View 58: Access to upper shower room off winder staircase



View 59: Landing view showing complex stepped access to showerroom



View 60 Existing understairs cupboard



View 61: First floor blocked up doorway



View 62: Existing original fireplace in bedroom over shop 2



View 63: Built in cupboard in front bedroom over shop 1



View 64: Deep built in cupboard in rear bedroom over shop 1



View 65: Pine window seat in rear bedroom over shop 1

3.0 Site Area and Analysis

The following photographs provide images of the existing buildings and attached and adjacent buildings landscape that surround the site



View 66: Attic looking north showing existing chimney, party wall and rear roof slope



View 67: Attic looking north showing existing chimney, party wall and front roof slope



View 68: Existing charred timbers



View 69: View down over built in cupboards over rear bedroom over shop 1



View 70: Rear roof slope with modern membrane and rooflight



View 71: Rear roof slope, southern party wall, purlins and trusses



View 72: Front roof slope, southern party wall, purlins and trusses



View 73: View down over built in cupboards in front bedroom over shop 1

04

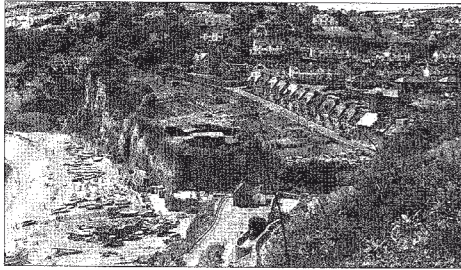
Heritage Statement

4.0 Heritage Statement

BEER CONSERVATION AREA

The Beer Conservation Area Appraisal was published in 1999, with the conservation area being designated in 1973 and extended in 1990.

BEER



General view from the east showing the dramatic setting

1 HISTORIC AND TOPOGRAPHIC BACKGROUND

1.1 A much altered and expanded village but still with a centre that retains the feel of a pleasant fishing village in a deep cove 100 feet above the sea where it forms a small bay. Before its rapid expansion from the later 19th century onwards it was clearly a very attractive place with picturesque groups of ancient cottages. A stream still rushes down the main street in a narrow open channel.

1.2 Beer has a surprisingly rich history founded on its industries of fishing, stone quarrying and lace-making as well as being at the centre of a stretch of coasts once favoured by smugglers and also by artists. The most famous smuggler was Jack Karambary who was born in Beer, the son of a shoemaker, in 1778 and became particularly notorious, as an acknowledged master of the art. After many adventures he published his own life story in 1837, and having once been imprisoned for failing to pay a fine of £4,500, his reminiscences are appended with the following note reflecting his later casualness into conformity: "The smuggler gratefully acknowledges the kindness of the Rt. Hon. Lord Rolle, who now allows him one shilling a week for life".

1.3 Another interesting piece of local history is that there is said to have been a foreign appearance about some of the old fishing families occasioned by the manning of some Spanish galleons following a shipwreck in the 17th century. Some stayed and married not long after the village had been decimated by the plague.

1.4 Better documented is that much lace-making took place in the village up to the early part of the 20th century. It was in Beer that the lace for Queen Victoria's bridal dress was made, as was the lace worn when Queen Alexandra and the Princess Alice were married.

1.5 Significant changes to the character of Beer occurred later in the 19th century, when the village started to expand rapidly. An insight is provided by an early 20th century topographical writer C.G. Harper¹. He clearly regrets the growing artificiality he sees being imposed on "this sometime unconventional and simple village - that was so inspiring for the artist (that) has become an impossibility for him". The present parish church dates from 1877 and Harper comments



The steep valley setting showing mostly stone or plaster white walls

¹ C.G. Harper "The South Devon Coast", Chapman and Hall, 1907

Of particular note is section 10 of the CAA:

10.1 *The main elements in the conservation area which are noted as resulting in loss of character or intrusion are as follows:*

- loss of traditional detail, particularly from shop frontages, disfigured by contemporary commercial activity.

The development site sits on the eastern side of Fore Street and is within the Conservation Area Boundary.

Impact upon the Conservation Area and Heritage Assets

The proposed changes to the building are considered below:

The enhancements to the retained shop1 frontage, with addition and re-instatement of traditional detailing will have a positive impact on the Conservation Area and surrounding Heritage Assets.

The replacement of the existing upvc windows with high quality sash windows will have a positive impact on the Conservation Area and surrounding Heritage Assets.

The proposed change to the smaller shop2 frontage would echo the buildings former form and add to the quality of Fore Street and the Conservation Area. As such it is felt that this change will have a neutral to slight positive impact on the surrounding Heritage Assets.

The proposed addition of two small traditional dormer windows, with diminished scale, subservient windows would add to the subtle complexity of the Conservation Area's roofscape, and it is felt that this change will have a neutral to slight positive impact on the Conservation Area and surrounding Heritage Assets.

The proposed addition of the rear extension, being smaller in scale than the main building, reflective of the form of adjacent rear offshot elements and through the use of appropriate materials and detailing, such as render, slate roof, diminishing scale windows up the building, subservient windows style and size would add to the subtle complexity of the Conservation Area's built form, whilst improving the internal arrangement of the building, allowing the retention of the vast majority of internal rooms unaltered. As such it is felt that this change will have a neutral impact on the Conservation Area and surrounding Heritage Assets.

Overall, it is felt that the changes would have a neutral to slight positive impact on the Conservation Area and the surrounding Heritage Assets.

Nearby Heritage Assets

The proposed development site is not listed nor does it adjoin any listed building.

Within the Conservation Area there are several listed buildings and structures nearby. These are listed below:

Name: CHURCH OF ST MICHAEL

Heritage Category: Listed Building
Grade: II
List Entry Number: 1306427
Date first listed: 19-Oct-1984
Listing NGR: SY2295189368

Name: CONDUIT HEAD OPPOSITE AND WEST OF CHURCH OF ST MICHAEL

Heritage Category: Listed Building
Grade: II
List Entry Number: 1098608
Date first listed: 08-May-1967
Listing NGR: SY2291389359

Name: CONDUIT HEAD IMMEDIATELY NORTH EAST OF SHEPHERD'S COTTAGE

Heritage Category: Listed Building
Grade: II
List Entry Number: 1098610
Date first listed: 19-Oct-1984
Listing NGR: SY2283389437

The development site sits on the eastern side of Fore Street and is within the Conservation Area Boundary.

Fore Street is described in the CAA as:

3.2 *This is the earliest part of the settlement and has an intricacy of scale, compactness and a rich mixture of cottages of different styles and ages including some additions made by the Rolle Estate during the 19th century. Fore Street is quite urban in appearance with many buildings are three-storey and several finished in ashlar. The curving street although barely 300metres in length has great visual interest derived from the rich variety of building materials and of historic styles from 17th to early 20th century. The parish Church is a dominant and somewhat incongruous 19th century addition.*

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Existing Buildings

5.0 Existing Building

The Existing Building

The existing building is mid terraced on the eastern side of Fore Street. The public facade comprises two semi-traditional shop fronts, with three irregularly spaced upvc mock-sash window set within a rendered external wall over. The building is roofed in natural slate and is bookended with a chimney stack on each party wall.

The ground floor of the building comprises three distinct elements, firstly a shop comprising 27m² of retail and 6.5m² of non-retail space. This unit (shop 1), has a simple modern shop front with less traditional detail - either through loss during refurbishment in previous years or the facade being installed without it. The shop front is of timber construction with a single plain glazed window without transom, set off a low stallriser, on either side of a central inset doorway with fan light over. The wider facade is flanked by with a simple pillaster and plain cornice under a plain fascia.

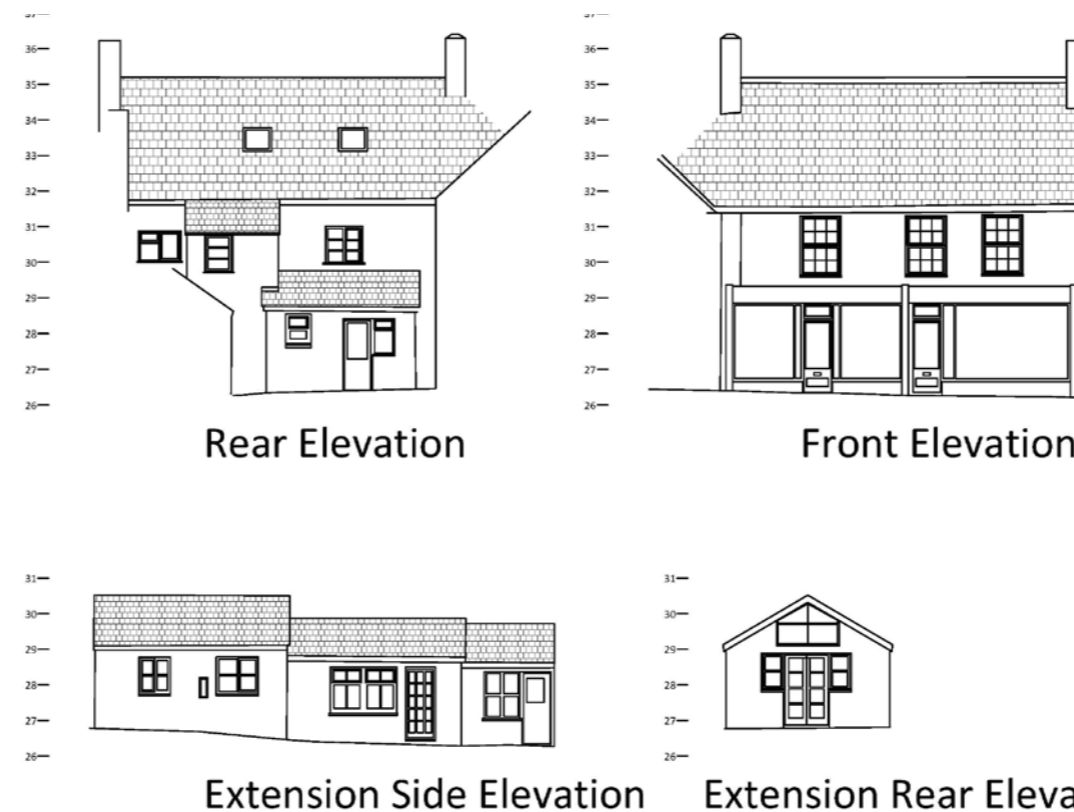
Internally, the window has a sub frame divided with transom lights, possibly reflecting a previously removed external frame. The single room has had its chimney breast removed, with the scars visible within the wall. A steel post supports the first floor chimney hearth. The rear non-retail space comprises of a kitchenette and WC, contained within a single storey lean to extension.

The second ground floor element is the smaller retail space (shop 2), of 15m². This single room, measuring 3.8m x 4.2m max has two areas of exposed stonework on either side of the fireplace. The shop frontage echoes the adjacent shop but with simpler more frugal detail. Unlike shop 1 there is no internal framework, and overall the room has the appearance of a front room rather than a shop, which may reflect its original use.

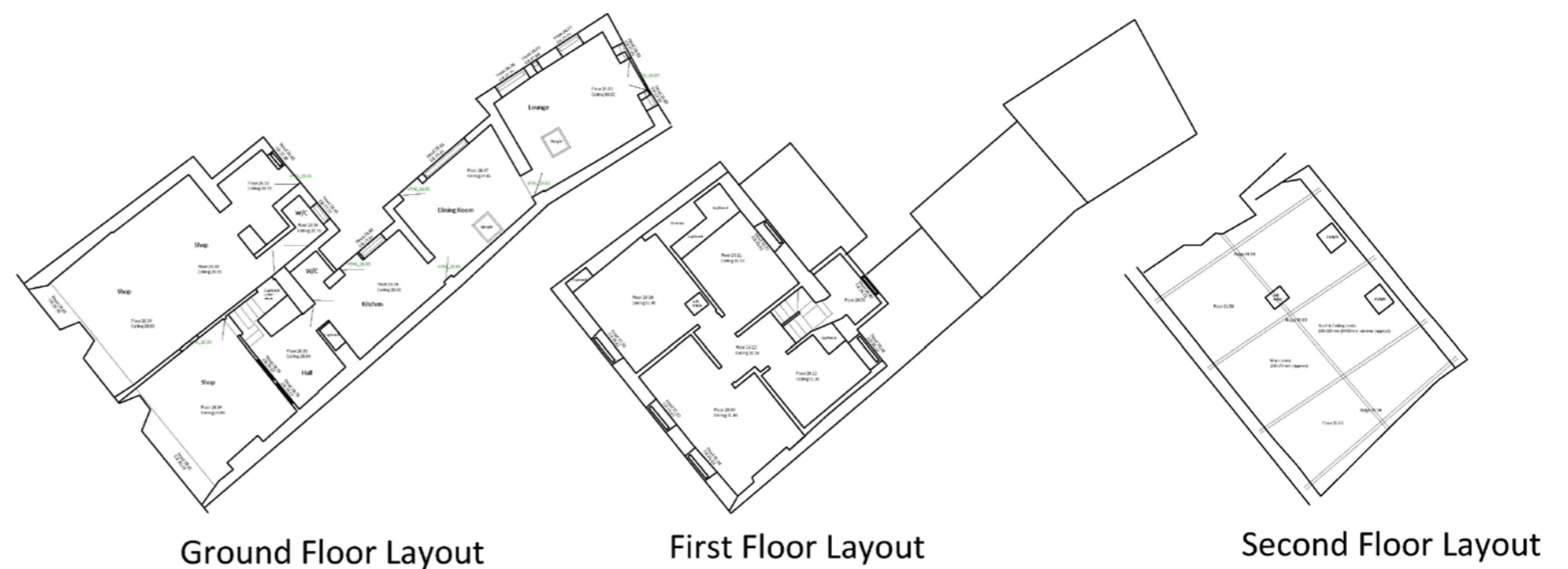
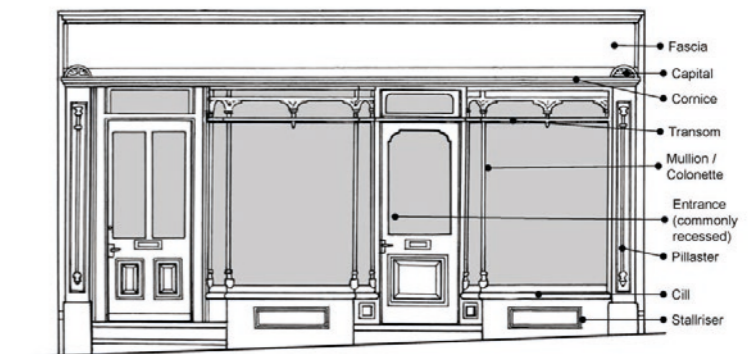
This space is subdivided from the rear and third element of the ground floor by a timber and plasterboard partition with glazed panels at a high level to allow some light into this central section of the ground floor.

The winding staircase leaves this room with two irregular height steps up to a very small quarter landing from where the staircase winds upward to the first floor and 2 steps lead down the remainder of the ground floor.

The remaining ground floor area comprises 5 spaces, the first room is the lobby at the bottom of the staircase, the second is a small low headroomed wc underneath the upper shower room, (accessed off the winding staircase). The third area is the kitchen space and entrance hall allowing access to the lobby, wc and to fourth area of the dining room, which is a vaulted space with rooflight and windows and doors out onto the rear courtyard. Stepping up from the dining room the final space is a vaulted living space with rooflight and french doors out onto the rear garden.



A measured building and topographical survey has been undertaken, and is included with the application submission.



The Existing Buildings

The first floor comprises a shower room, contained within a rear two storey extension and accessed off the winding staircase. Once on the first floor landing, the floor is divided to form, three bedrooms and a bathroom

Within the rear bedroom space, there is evidence of a boarded up fireplace and large recessed timber cupboard, the top of which can be seen from the attic space, (Photo view 69). The rear bedroom has a simple timber single glazed casement window with pine window seat.

The front bedroom over shop 1 has a single mock Georgian upvc window and a small recessed cupboard adjacent to the now removed fireplace and hearth.

The other bedroom over shop 2, has two upvc windows and an original fireplace and hearth. There is evidence of a boarded up doorway off the landing suggesting that this larger room may not be its original shape, (Photo view 61).

The rear bathroom has small window overlooking the roof of the single storey ground floor offshot and beyond to the rear garden.

The existing attic space is partially boarded and accessed via a ladder. The attic is large, some 3.5m internally to the ridge, is of purlined construction with diagonal bracings, and has two large rooflights on the rear elevation. The roof covering is slate, with the rear face having modern roofing membrane, whilst the front face has bituminous felt. Many of the timbers appear to have insect damage and some have evidence of burning, (Photo view 68). There are areas of the first floor where there are no ceiling joists, allowing views down to areas around and on to of the built in cupboards in the two bedrooms over the top of shop 1, (Photo views 69 & 73).

Externally, there are two entrances off fore street, both accessing shop 1 and shop 2 respectively. Both doorways are inset and have flood boards.

To the rear of the building, access is gained via the lane on the northern side of the now converted Gospel Hall. This lane also allows access to the parking area for the property, (Photo view 24). From this lane, a pathway runs between the Gospel Hall and the former Meeting Room, (now within the same ownership as Bumbles), and passes through a locked gated to the rear courtyard and garden area.

The rear of the building is predominantly of random rubble stone construction, with areas of the rear extension and offshot building being rendered. The rear bedroom window has an exposed slim timber lintol, whilst the rear bathroom window has a more modern looking cement rendered surround.

A coarsely slate topped parapet separates the property from the adjacent building, (to the south), with the edge of the building being somewhat defined with what appears to be larger quoin stones, (Photo views, 34 & 36).

The main rear offshot comprises three sections which follow the ownership boundary, and step up away from the main building in small increments. The abutment with the adjacent building does not appear to be resilient in its waterproofing detailing.

The two smaller lower elements are rendered, as is the adjacent rear offshot from shop 1, with the largest element, containing the living area being of stone construction with smooth quoining to the window surrounds. From the use of the stonework on the existing corner, (Photo view 32), it appears that this was an older building that has been converted, and modified to residential use.

Overall, the building is in quite poor condition, requiring a considerable degree of modernisation.

Design Evolution

The Client Brief is to create one large multi-bedroomed Holiday Cottage, that encapsulate the charm of the existing building and its setting and retains and enhances its original features wherever possible

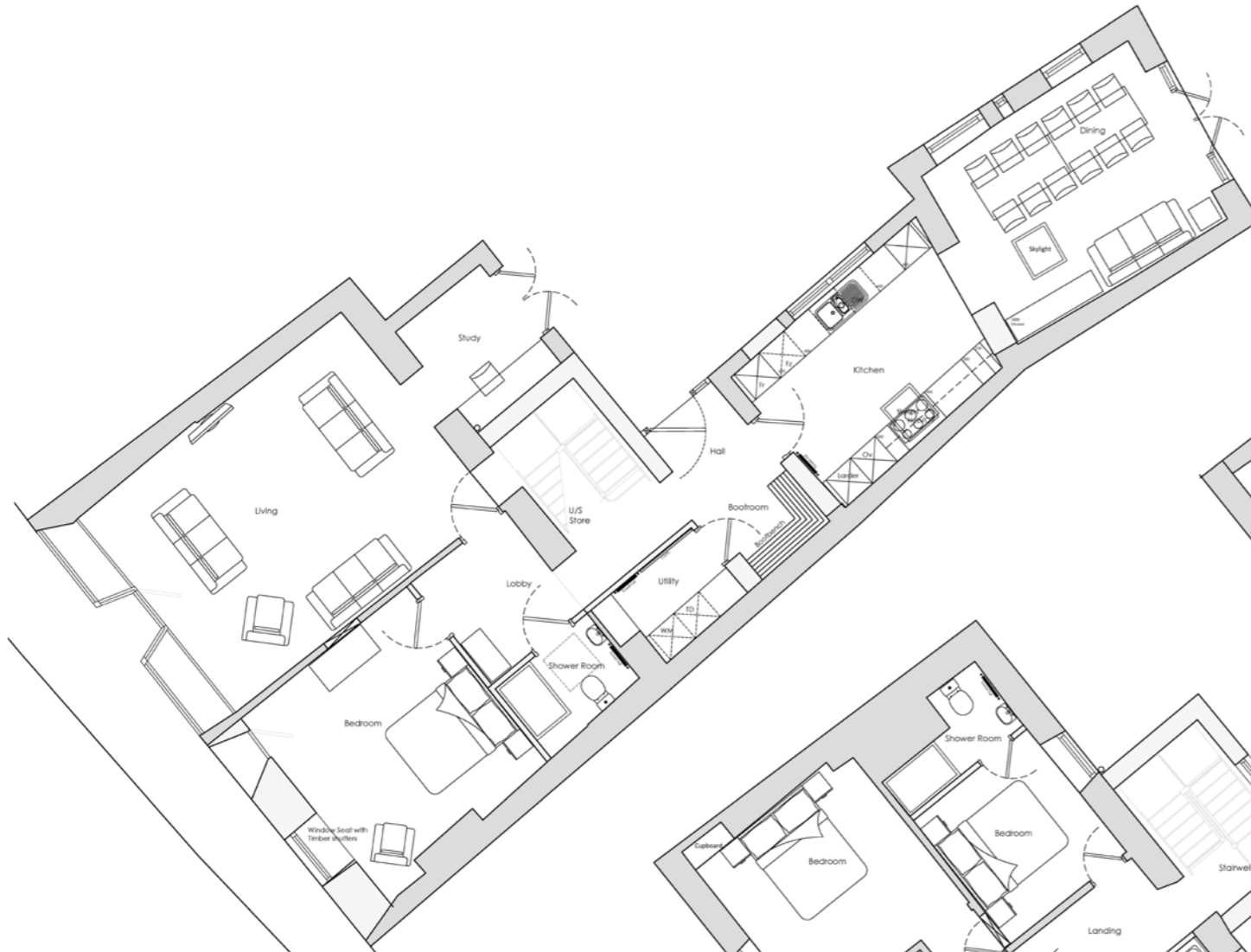
The accommodation to be provided is of a scale that is lacking from the wide portfolio of tourist accommodation within Beer, and through dialogue with the various Managing Agents, the brief has been refined to create a flexible form of holiday accommodation that can be adapted to cater for extended family groups. Part of the brief is to provide a ground floor bedroom and accessible bathroom space to broaden the range of accessible accommodation within the village.

The design approach has been to consider all of the distinct elements of the building within the Neighbourhood Plan and Local Plan Policy context, as well as the buildings form, character, assets and its role within the public realm, conservation area as well as reflecting the changing socio-economic environment.

06

Proposed Design

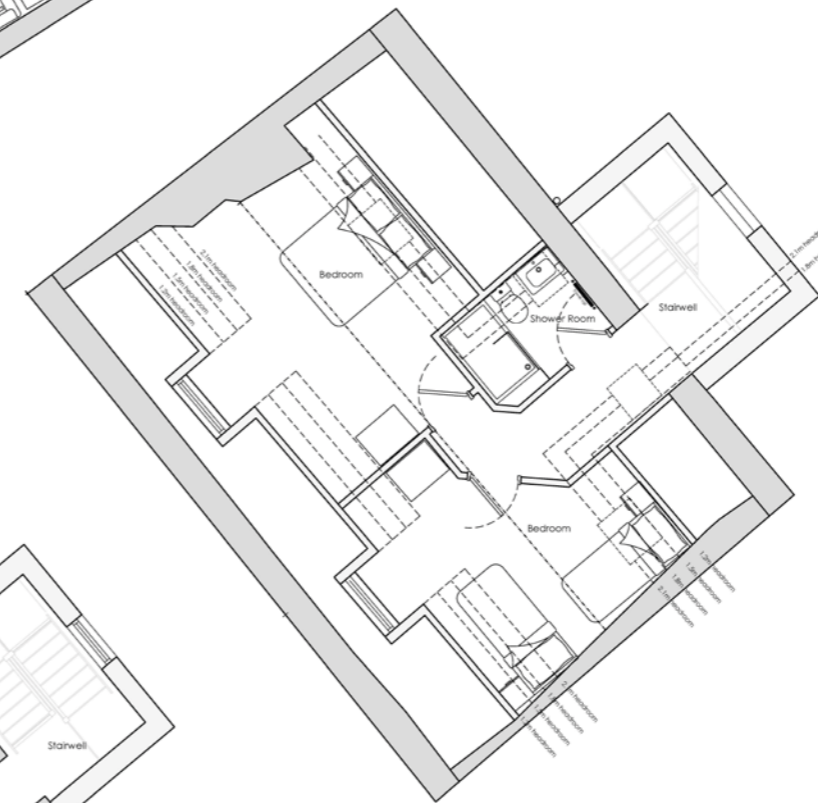
Bumbles, Fore Street, Beer



Ground Floor Layout



First Floor Layout



Second Floor Layout

Proposed Floor Plans



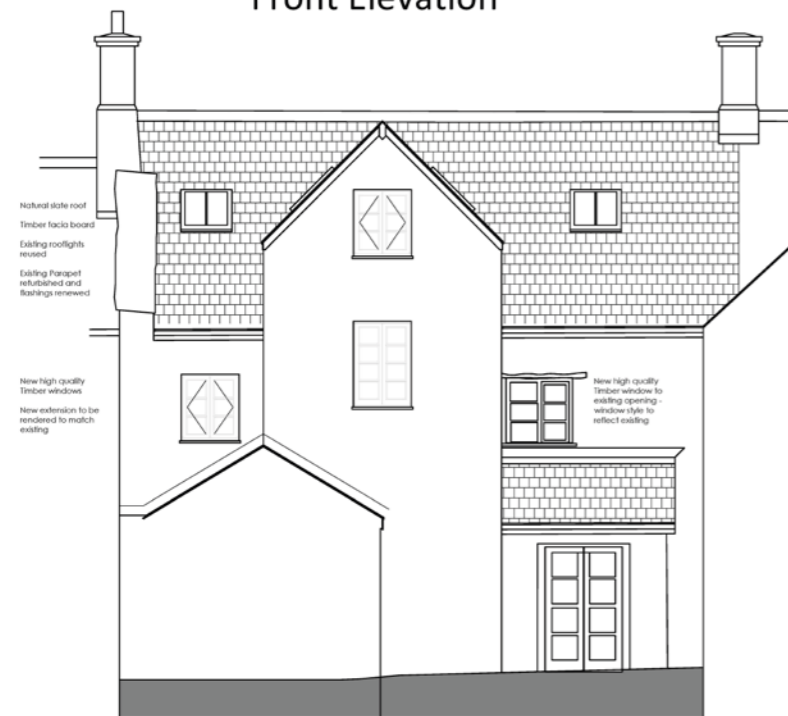
 5 High Bank, West Hill, Ottery St Mary, EX11 1XX info@beandesign.co.uk			
Client: Mr & Mrs Reid			
Project: Bumbles Fore Street, Beer			
Title: Proposed Plans			
Date: 29/01/21	By: CLP	Eng. No.	Rev.
Scale: 1:50@A1	CHK: ALP	P2015:04	-



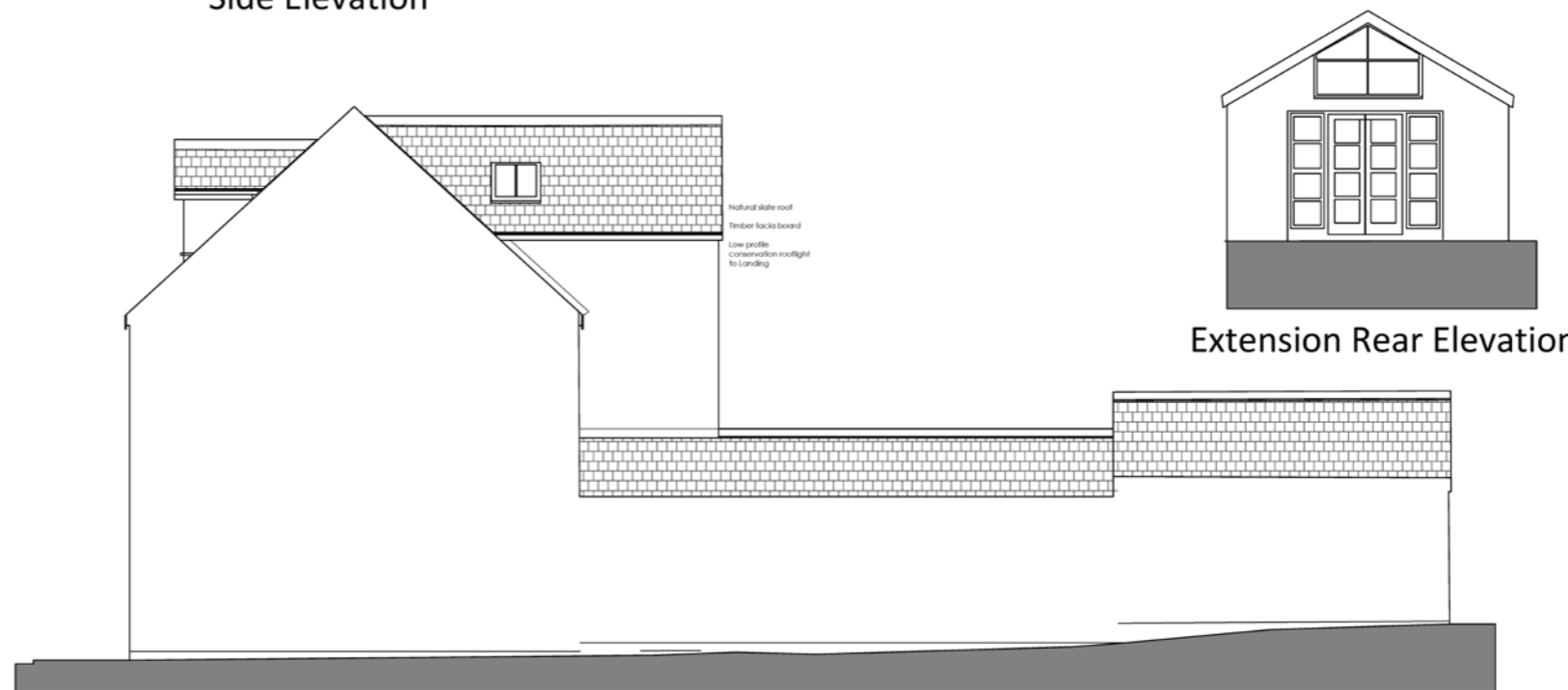
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Extension Rear Elevation

Proposed Elevations



 <p>5 High Barn, West Hill, Ottery St Mary, EX11 1XX info@beandesign.co.uk</p>			
Client: Mr & Mrs Reid			
Project: Bumbles Fore Street, Beer			
Title: Proposed Elevations			
Date: 29/01/21	By: CLP	Eng. No.	Rev.
Scale: 1:50@A1	CHK: ALP	P2015:05	-

Proposed Design Solution

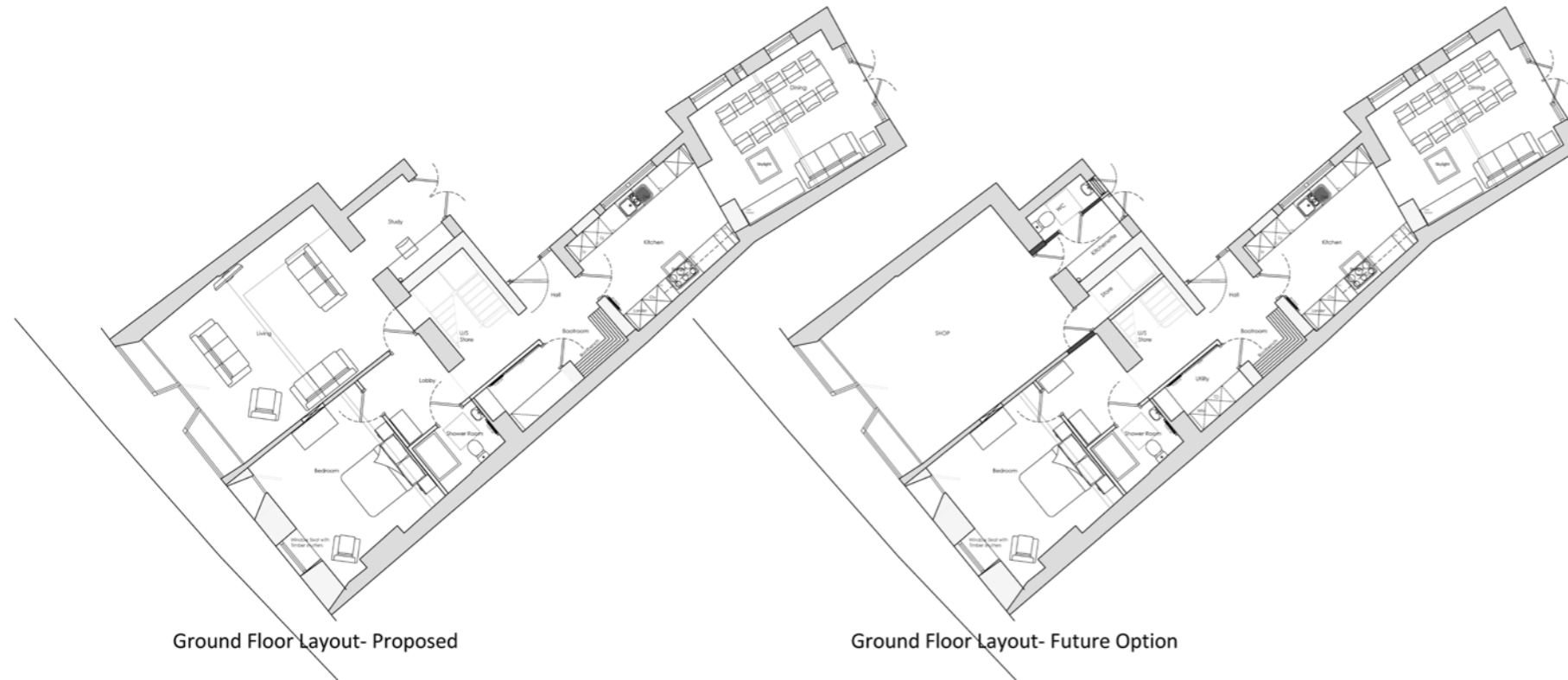
The current ground floor of Bumbles contains two retail spaces. The justification for the change from retail (A1) to residential (C3) has been provided within a separate document which accompanies this application. In essence, both retail spaces have proven to be uneconomical ventures over many years, testament to which is the number of uses that have occupied the spaces without any longevity or permanence.

Considering the first of these retail spaces, deemed shop 1, is the larger of the two with approx 27m² of retail space. The proposal for this aspect of the ground floor is a simple refurbishment of the interior space which retains future flexibility should the need or desire arise to use this space for retail or other commercial use.

This potential reversion is illustrated below.

The second of these retail spaces, deemed shop 2, is the smaller space with some 15m² of retail space is felt to be too small to be commercially viable in its own right. The current stepped access arrangement to the residential part of the building is quite contrived and intrinsically links the use of the space with the dwelling. This arrangement of retail and residential reduces the range of potential owners.

On closer examination, the layout of the external windows at first floor, the presence of a domestic fireplace, hearth and surround, the internal layout of the staircase, its quite obvious "adaptations" and the tiled walkway directly connecting the front door echoes the probable use of this building before it became adapted to retail use.



The non-retail space is also retained with plumbing retained should the need arise to re-fit a WC or kitchenette. Externally, of significance to the appearance of Fore Street and the Conservation Area, the public face of this space will benefit from an enhanced period frontage, with the current utilitarian frontage being augmented with more traditional timber detailing and a heritage colour scheme. Privacy for the new residential use will be obtained by fitting louvred plantation shutters to the existing internal framework. The retained window display space can be presented with appropriate artwork befitting this historic coastal village.

The proposal is a simple reversion to change the more modern shop window to a traditional sliding sash window set in reveal within a reinstated front rendered wall. To retain a connection to the adjacent shop 1 frontage, the retained doorway, with period 6 panelled timber door, (as seen opposite). The door framing is to receive the similar detailing with augmented timber work as the shop frontage.

This is a change from the current street frontage, and as such this change is recognised. Change in itself does not indicate harm, indeed the reversion of this section to its probable original form, and the augmentation of the retained shop frontage with traditional detail will arguably enhance the streetscene, especially when seen in the context that this area of Fore Street has fewer retail frontages than the southern end of the street, and they are interspersed with simple cottages.



Existing Front Elevation



Proposed Front Elevation

Proposed Design Solution

The remainder of the front facade will be repaired where necessary and receive three conservation area sash windows, (as described earlier Page 8), and the roof will be repaired with new membrane under the refurbished existing natural slates.

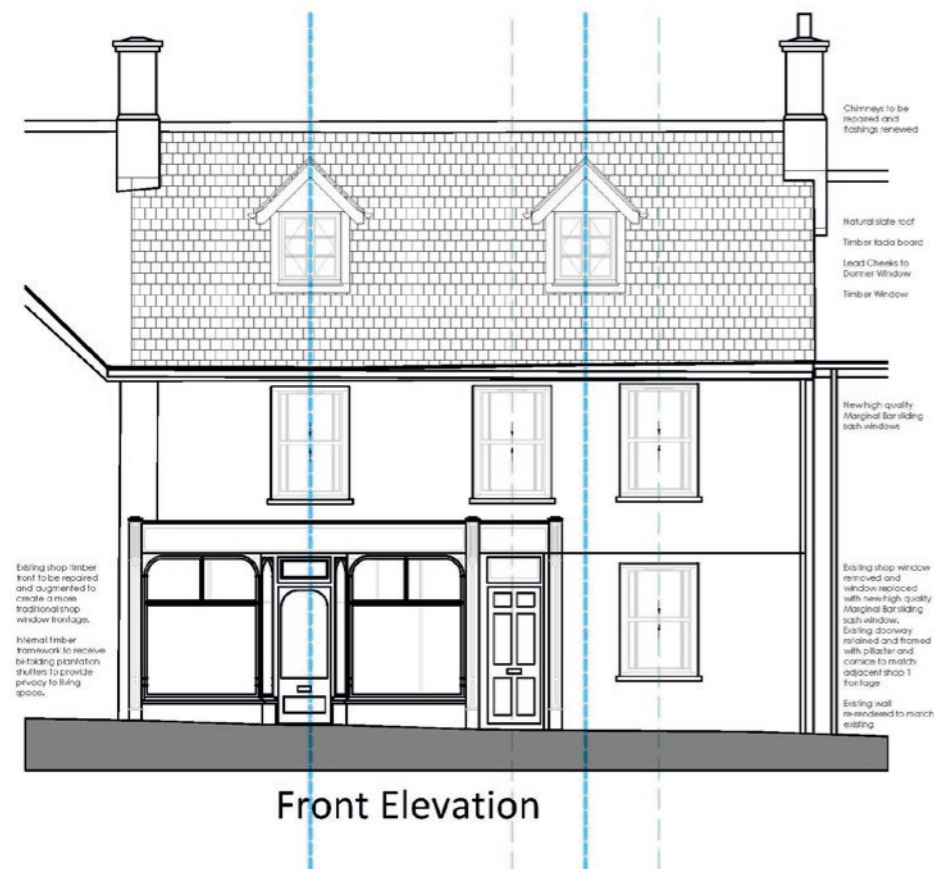
The design for the conversion of the large attic space, considered various solutions to providing natural light and ventilation to these rooms. Dormer windows were chosen as the preferred solution, and following the design advice within then Beer Village Design Statement, they were kept small, traditional in form with lead cheeks under a pitched slate covered roof. These windows were aligned with the first floor windows below to generate a sense of rhythm, as illustrated below.

Their location and scale means that they will not dominate the roofspace, and will not be unduly prominent given possible view points are limited in the immediate vicinity through the narrowness of Fore Street. The views of these dormer windows will be masked by the larger adjacent front gable of the former Gospel Hall from views south from the top of Fore Street, and this same larger gable will serve as a larger backdrop from views northwards from outside St Michael's Church.

To the rear of the building, several options were considered to provide an improved stepped access to each of the floors. The proposed solution replaces the current altered winding irregular treaded staircase, removes the haphazard access to the shower room and seeks to provide a new stair tower extension providing a safe access to each level without any significant intervention to the current floor joists and openings. The siting of this new stair will create a safe means of egress in the event of a fire, New stairwell windows will allow light into the centre of the building.

The new internal arrangement creates an accessible shower room, enabling limited mobility guests to stay, whilst the creation of a ground floor boot room and utility space aids the function of this holiday home. The entrance then leads through an enhanced kitchen space up to a larger dining area with access out to the private rear garden.

Overall it is believed that through these series of changes and enhancements, "Bumbles" can become a high quality holiday let, catering for larger family groups, whilst making a positive contribution to the character and composition of Fore Street and to the village of Beer.



07

Access

Access

This section of the Statement will address access issues to the site, including the following aspects:

Policy – justification of the relevant national planning policies.

Site Circumstances – how any specific issues, which might affect access to the development, have been addressed.

Vehicular and transport links - why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

Inclusive access - how everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

Policy

At a national level, National Planning Policy Framework (February 2019) provides guidance on how transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

It is felt that the proposed extension to this consented dwelling would not generate a significant increase in traffic volumes.

Paragraph 32 requires that “all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.” Paragraph 39 states that a key tool will be a Travel Plan.

It directs that development should be located and designed (where practicable) to:

- Exploit opportunities for the use of sustainable transport modes
- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;

- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
- incorporate facilities for charging plug-in and other ultra-low emission vehicles; and
- consider the needs of people with disabilities by all modes of transport.

Site Circumstances

The site is located within the existing settlement, of Beer, and has an existing vehicular access onto the adopted highway. This access is felt to be sufficient in its size and visibility to serve the proposed extended dwelling. Within Beer, there are numerous car parks offering overspill capacity for visitors to this dwelling.

External Access

People are very different in their needs, and in the way they use the built environment. An inclusive environment recognises and accommodates these differences in a way that is universal. An inclusive design provides a single solution for everyone.

The principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality

The proposed extension would provide a level access to the front of the building, and to the rear of the building.

Internal Access

Inclusive access within the building provides for ease of movement by all social groupings and the designs will be compliant with Part M of Building Regulations.

This ensures that certain minimum standards for disabled access for such items as steps, ramps, door widths, accessible toilets etc, are adhered to. Access for disabled people to services, employment and the built environment is playing an increasingly important role in the development of new and the refurbishment of existing buildings. New legislation, regulation and planning requirements are currently being introduced and an increasing range of design guidance being published.

In response to this evolving ideal, the design team has adopted an approach, which incorporates measures to facilitate access and use by all people using the building including disabled people who may be wheelchair users or have a mobility, sensory or cognitive impairment. By following good practice guidance on accessibility it has been recognised that there is a benefit to all users of the environment, not only those with recognised disabilities.

The design considers access and use of the environment and the dwellings by residents and visitors. Accessibility has been incorporated while being mindful of the overall aesthetic and design aims of the scheme and with due consideration given to the constraints of the site.

Approach to Building

The approach to the building is the area of land within the curtilage of the property, from the boundary of the site up to the building itself. Consideration has been given to the construction of the pathways and use of various surface materials, and parking and drop off points.

Entrances

The proposed conversion would create a large flexible holiday let, with accesses off Fore Street and the rear courtyard.

The new internal arrangements with a ground floor bedroom and accessible shower room, and two access points combined with a new level internal floor would make the historic building accessible to all.

Flood Risk

The accompanying Flood Risk Assessment identifies aspects of the site which may be at risk from future flooding. Consequently, there are several measures proposed as part of the works to this building.

Ground floor areas will have flood resilience built in, through plaster work detailing, electrical and plumbing routing and the use of hard surfacing and external, flood boards at both front entrances, (as are seen at present).

The re-siting of the stairwell, and the raising of the internal floor in this rear hallway area, adds further resilience in terms of providing a dry safe alternative egress route in a flood event.

Overall, it is believed that the proposed design solution meets the Client brief and provides a sustainable secure future for this under used building.

The carefully designed conversion meets the key Policy Objectives of East Devon District Council, the beer neighbourhood Plan and the Village Design Statement, whilst retaining the key characteristics and qualities of the building.

The proposals will have a neutral to slight positive impact on the Heritage Asset.

This Design and Access Statement has demonstrated how the scheme accords with relevant national planning policy and design best practice.

Bean Designed January 2021

