

Proposed change of use of shops (A1) to living accommodation (C3) associated with a multi bedroomed self catering holiday let, alterations to the shop fronts, the conversion of existing attic space with the addition of two dormer windows and rear two storey extension to form a new stairwell.

Bumbles, Fore Street, Beer
Design and Access Statement
Incorporating Heritage Statement



Contents Amendment Record

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Introduction

This Design and Access Statement has been prepared by Bean Designed in support of a Full Application for the change of use of the two small shops (A1) collectively known as “Bumbles”, at the northern end of Fore Street Beer. The application also seeks the approval for changes to the existing frontage of the building, replacement of the existing upvc mock Georgian windows with traditional sash windows, the conversion of the existing attic space with the addition of two small dormer windows to the front elevation, changes to the rear of the building, to facilitate an improved access to the building, improved stairwell to access all three levels within the building.

This design statement has been prepared to document the design process undertaken. Within this document a series of drawings have been produced which identify key design elements and illustrate how they have been applied. This statement must be read in conjunction with the application drawings, to provide a background to the proposed conversion.

This Statement also includes a Heritage Statement as the building lies within the Beer Conservation Area, which is a designated Heritage Asset.

Aspirations

Our intention is to deliver a secure and sustainable future for this historic building on Fore Street. To ensure it can respond to both current and future needs, and as a result will contribute positively towards the local economy, enhance the conservation area and the special quality and character of Fore Street, Beer.

We will achieve this vision through a careful design process and communication with the local authority without preconception of the possibilities to achieve the optimum design for the Client, the Site and the Environment in which it sits.

Purpose

This Statement responds to the requirements of the Town and Country Planning Development Management Procedure Order (England) (Amendment) 2015 for applications of this type to be accompanied by a Design and Access Statement.

The aims of the statement are to ensure design is integral to the creation of this development

The content of the design element of the statement aims to demonstrate how the physical characteristics of the scheme have been influenced by a thorough process. The process undertaken includes:

- Assessment
- Involvement
- Evaluation
- Design

The statement also seeks to address the following factors:

Use - What the land and buildings will be used for

Amount - How much development can the site accommodate

Layout - How the buildings and public and private spaces can be positioned and the relationship between them and buildings and spaces around the site.

Scale - How big the buildings and spaces could be in terms of appropriate height, width and length.

Landscaping - how a landscape structure can be developed within both the residential area and the Public Open Spaces to enhance and protect the character of the local landscape

Appearance - What the building and spaces could look like

The access element of the statement also includes two aspects of access to the development:

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.



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Development Framework

This section of the Design and Access Statement reviews the National Planning policies in relation to the design aspects of the scheme.

NATIONAL PLANNING POLICY FRAMEWORK REVISED FEBRUARY 2019

The National Planning Policy Framework, (NPPF) is the Government's key reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

The overarching theme of the NPPF is sustainable development and this is outlined in paragraph 7, which states:

“The purpose of the planning system is to contribute to the achievement of sustainable development.”

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment,

with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

WELL-DESIGNED PLACES

Paragraph 124 states that “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 129 states that “Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life.”

PROPOSALS AFFECTING HERITAGE ASSETS

Paragraph 189 states that “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

Paragraph 190 states that “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.”

Paragraph 192 states that “In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development”

Paragraph 200 states that, “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

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2.0 Development Framework

This section of the Design and Access Statement reviews the East Devon District Council Local Plan - its strategies and policies in relation to the proposal, and the Beer Neighbourhood Plan.

EAST DEVON LOCAL PLAN ADOPTED JANUARY 2016

Strategy 6 - Development within Built-Up Area Boundaries

Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:

1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.
2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.
3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.
4. It would not involve the loss of land of local amenity importance or of recreational value;
5. It would not impair highway safety or traffic flows.
6. It would not prejudice the development potential of an adjacent site.

Strategy 27 - Development at the Small Towns and Larger Villages

The following settlements vary in size and character but all offer a range of accessible services and facilities to meet many of the everyday needs of local residents and they have reasonable public transport. They will have a Built-up Area Boundary that will be designated in the East Devon Villages DPD though they will not have land specifically allocated for development.

- Beer
- Broadclyst
- Clyst St Mary

- Colyton
- East Budleigh
- Feniton
- Kilmington
- Lymptone
- Musbury
- Newton Poppleford
- Sidbury
- Uplyme
- West Hill
- Whimble
- Woodbury

If communities wish to promote development other than that which is supported through this strategy and other strategies in the Plan (at the settlements listed above or any other settlement) they will need to produce a Neighbourhood Plan or promote community led development (for example Community Land Trusts) justifying how and why, in a local context, the development will promote the objectives of sustainable development

Strategy 32 - Resisting Loss of Employment, Retail and Community Sites and Buildings

In order to ensure that local communities remain vibrant and viable and are able to meet the needs of residents we will resist the loss of employment, retail and community uses. This will include facilities such as buildings and spaces used by or for job generating uses and community and social gathering purposes, such as pubs, shops and Post Offices.

Permission will not be granted for the change of use of current or allocated employment land and premises or social or community facilities, where it would harm social or community gathering and/or business and employment opportunities in the area, unless:

1. Continued use (or new use on a specifically allocated site) would significantly harm the quality of a locality whether through traffic, amenity, environmental or other associated problems; or
2. The new use would safeguard a listed building where current uses are detrimental to it and where it would otherwise not be afforded protection; or
3. Options for retention of the site or premises for

its current or similar use have been fully explored without success for at least 12 months (and up to 2 years depending on market conditions) and there is a clear demonstration of surplus supply of land or provision in a locality; or

4. The proposed use would result in the provision or restoration of retail (Class A1) facilities in a settlement otherwise bereft of shops. Such facilities should be commensurate with the needs of the settlement.

Strategy 46 - Landscape Conservation and Enhancement and AONBs

Development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon, in particular in Areas of Outstanding Natural Beauty.

Development will only be permitted where it:

1. conserves and enhances the landscape character of the area;
2. does not undermine landscape quality; and
3. is appropriate to the economic, social and well being of the area.

When considering development in or affecting AONBs, great weight will be given to conserving and enhancing their natural beauty and major development will only be permitted where it can be shown that it cannot be reasonably accommodated elsewhere outside of the AONB. The current Area of Outstanding Natural Beauty Management Plans, the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment & Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment should be used in design and management considerations.

Strategy 48

Local Distinctiveness in the Built Environment

Local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities. Where towns or villages are or have been despoiled we will seek to have qualities reinstated through good design. Use of local materials and local forms and styles will be essential to this distinctiveness.

We will work with our partners and local communities to produce Design Statements to guide new development and ensure its appropriateness.

Strategy 49

The Historic Environment

The physical and cultural heritage of the district, including archaeological assets and historic landscape character, will be conserved and enhanced and the contribution that historic places make to the economic and social well-being of the population will be recognised, evaluated and promoted. We will work with our partners and local communities to produce or update conservation area appraisals and conservation area management plans.

EAST DEVON LOCAL PLAN ADOPTED JANUARY 2016

Policy D1 - Design and Local Distinctiveness:

In order to ensure that new development, including the refurbishment of existing buildings to include renewable energy, is of a high quality design and locally distinctive, a formal Design and Access Statement should accompany applications setting out the design principles to be adopted should accompany proposals for new development. Proposals should have regard to Village and Design Statements and other local policy proposals, including Neighbourhood Plans, whether adopted as Supplementary Planning Guidance or promoted through other means.

Proposals will only be permitted where they:

1. Respect the key characteristics and special qualities of the area in which the development is proposed.
2. Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.
3. Do not adversely affect:
 - a) The distinctive historic or architectural character of the area.
 - b) The urban form, in terms of significant street patterns, groups of buildings and open spaces.
 - c) Important landscape characteristics, prominent topographical features and important ecological features.
 - d) Trees worthy of retention.
 - e) The amenity of occupiers of adjoining residential properties.
 - f) The amenity of occupants of proposed future residential properties, with respect to access to open space, storage space for bins and bicycles and prams and other uses; these considerations can be especially important in respect of proposals for conversions into flats.
4. Have due regard for important aspects of detail and quality and should incorporate:
 - a) Secure and attractive layouts with safe and convenient access for the whole community, including disabled users.
 - b) Measures to create a safe environment for the community and reduce the potential for crime.

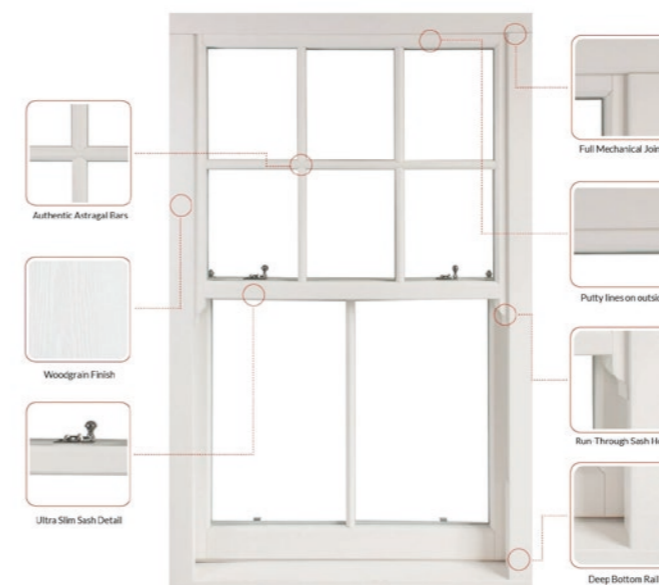
- c) Use of appropriate building materials and techniques respecting local tradition and vernacular styles as well as, where possible, contributing to low embodied energy and CO2 reduction.
 - d) Necessary and appropriate street lighting and furniture and, subject to negotiation with developers, public art integral to the design.
 - e) Features that maintain good levels of daylight and sunlight into and between buildings to minimise the need for powered lighting.
 - f) Appropriate 'greening' measures relating to landscaping and planting, open space provision and permeability of hard surfaces.
5. Incorporate measures to reduce carbon emissions and minimise the risks associated with climate change. Measures to secure management of waste in accordance with the waste hierarchy (reduce, reuse, recycle, recovery, disposal) should also feature in proposals during the construction and operational phases.
6. Green Infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users.
7. Mitigate potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction.

The current Area of Outstanding Natural Beauty Management Plans, the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment & Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment should be used in design and management considerations.

Design Response

Policy D1 lies at the heart of the design approach to finding a viable sustainable long term use for the existing building.

The proposed conversion seeks to enhance the overall aesthetic of the existing street frontage through a careful design intervention, comprising 4 aspects; firstly an improvement to the fabric through careful repair of the facade and replacement of the upvc windows with conservation quality sash windows. The exact construction of these windows is being explored however our Clients would like the windows to be traditional sash windows in a heritage colour (used on the frontage detailing to unify the building). There are several conservation approved which replicate through full mechanical joints as opposed to upvc welding, the detailing of a timber sash window. An example is shown below: elglaze.co.uk.



The second aspect is the subtle enhancements to the former shop 2 facade. The design proposal is for the reversion of the smaller shop window to one which reflects a residential use whilst retaining the character of this building. Other design solutions have been considered, including leaving the relatively recent shop front in place. However, given the small size of this shop which, as outlined in the supporting documents, is not viable in its own right, and

the other historic indicators of the buildings past, it is proposed to reflect the older form of the building, with unified detailing to ensure that the facade reads as a shop with adjacent associated dwelling, and this may better reflect the buildings original form more closely than its present appearance. Indeed, internally, the Victorian slate tiled floor connecting the smaller shop doorway to the staircase, the scarred floorway indicating the removed internal wall and domestic fire place and surround would support this pre-retail residential use. It is therefore believed that this change simply reverts this part of the building back to its former use.

The retained shop frontage, (shop1), and doorway will be refurbished and additional traditional timber detailing added to enhance the existing utilitarian frontage, further reinforcing the historic nature of the building and its location on Fore Street.

The third aspect is the repair and conversion of the existing roof space. Beer has a varied and interesting roofscape, and it is felt that the addition of two small traditional dormers would be a pleasing addition to the roofline, and with the surrounding variations in height and limited nearby vantage points, their presence would be readily assimilated into the townscape. Small traditionally constructed dormer windows, placed to align with the first floor windows, are felt to be aesthetically pleasing than rooflights on this front elevation.

The fourth aspect, is the rear extension, which incorporates the existing extension and replaces the tight staircase with one which enables improved access to each floor, and can be read as a more recent intervention. Externally, the rendered finish and diminishing windows, simple gabled form responds to similar morphologies to the rear of other frontage buildings, but remains concealed from the public realm.

The cumulative effect of all of these design qualities ensures that the proposed conversion complies both with the spirit and the detail of Policy D1

Policy EN8 - Significance of Heritage Assets and their Setting

When considering development proposals the significance of any heritage assets and their settings should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for 'Assessment of Significance' (and the English Heritage guidance "The Setting Of Heritage Assets"), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon local list.

Policy EN9 - Development Affecting a Designated Heritage Asset

The Council will not grant permission for developments involving substantial harm or total loss of significance of a designated heritage asset unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

Policy EN10 - Conservation Areas

Proposals for development, including alterations, extensions and changes of use, or the display of advertisements within a Conservation Area, or outside the area, but which would affect its setting or views in or out of the area, will only be permitted where it would preserve or enhance the appearance and character of the area. Favourable consideration will be given to proposals for new development within conservation areas that enhance or better reveal the significance of the asset, subject to compliance with other development plan policies and material considerations. Loss of a building or other structure that makes a positive contribution to the significance of a Conservation Area will be considered against the criteria set out in Policy EN9.

Design Response

The existing building sits at the northern end of Fore Street, and is within the Beer Conservation Area. The proposed work to Bumbles have been carefully considered with a view to any impacts upon the Conservation Area and any nearby Heritage Assets.

The conclusion of the Heritage Assessment is that overall, there will be a neutral to slight positive impact on the Conservation Area, and a neutral to slight positive impact upon the nearby Heritage Assets.

The cumulative effect of these design qualities, ensures that the proposals comply both with the spirit and the detail of Policy EN8, EN9 and EN10.

2.0 Development Framework

Beer Neighbourhood Plan Adopted January 2019

A Vision for Beer

In consultation with the parish the community looks to provide:

- A strong sense of identity; Beer is regarded as an historic fishing village around which the traditional buildings, the working beach and local heritage unites all residents
- Community spirit; set around village events in which local residents and businesses participate to encourage participation by young and old, locals and tourists
- Attractive and vibrant village centre that is accessible for all residents and visitors; regularly nominated for its beauty Beer provides a welcome haven that promotes a sense of pride
- Pedestrian friendly paths to enable easy access to the countryside and its walking routes
- Safe, convenient and sustainable transport links
- Support for the growing population with essential services such as the school, local businesses and affordable homes
- Community led development; to respect the unique village character and protect our high quality natural environment and wildlife
- Safe highways; resolving parking and highway issues to the benefit of residents and businesses
- Improved facilities for young people; providing areas of safety within the parish for our future generations

Policy HBE2 – High Quality Design

To ensure that new development is sympathetic to the traditional and historic built character and landscape of the parish, development proposals will be supported where they are of high quality design, enhance visual amenity of the setting and minimise any adverse visual impact on locally valued character, and on neighbouring properties to the proposed development site.

To be considered as high-quality design, development proposals should meet the requirements set out in the Beer Village Design Statement. Particular attention should be paid to:

- i) ensuring that the size, height, density, scale and location of the development is appropriate to the form, scale and setting of the surrounding built environment, respecting key characteristics such as (but not limited to) steeply pitched roofs with deep soffits and small paned windows;
- ii) ensuring that materials and design of the development are in-keeping with the character of the surrounding built environment, with a focus on the use of local materials such as Beer stone (where available), flint and chert and resisting block walls or render;
- iii) ensuring that it is designed in such a way as to minimise its impact on the skyline, on the visual amenity of the surrounding landscape, on views of the proposed development and on the natural environment;
- iv) ensuring the use of traditional design in the Beer Conservation Area and preserving or enhancing the essential character of the Conservation Area; and,
- v) ensuring the support of development which shows a high degree of sustainability.

Policy H4 – Change of Use from Commercial to Residential Use in the Village Centre

The village centre in Beer is defined on Figure 12. Within the village centre, to ensure that the mix of retail and commercial premises and uses is retained, development proposals for the conversion of retail, commercial and business premises to residential dwellings (which require planning permission) which will not contribute to the vitality of the village centre will only be supported where:

- i) it is demonstrated that the premises are surplus to local economic need and demand and commercial use is no longer viable. Evidence will be required to show that the building and / or site has been actively marketed for at least 12 months (ideally over two summer seasons) at a sound, realistic and viable price for the existing or similar uses. A vigorous economic assessment will be undertaken to establish the potential and viability of any specific concern and marketing of any property or business will need to include an offer to the local community for their acquisition or operation; and,
- ii) the proposal does not adversely change the character of the building and its setting in the built environment and meets the requirements of the Beer Design Statement.

Proposers of development should engage with the local community and Parish Council to help ensure that proposals take into account both this plan's aims and objectives and the views of the local community.

Policy B2 – Development of New and Converted Employment and Retail Premises in Beer Village Centre

Development proposals within the village centre (as defined in Figure 12) for new employment and retail premises, including the conversion of existing premises (which require planning permission) will be supported where they:

- i) do not lead to a net loss of retail units (shops) or retail floor-space;
- ii) do not lead to the loss of community facilities;
- iii) have no adverse effect on residential and village centre amenity in nearby areas (through noise, trading hours, light pollution, anti-social behaviour and so on);
- iv) have no adverse impact on the built character of the village centre;
- v) do not adversely impact upon road safety;
- vi) maintain or enhance the character and diversity of village centre uses; and,
- vii) conform to the requirements of the Beer Design Statement.

Proposers of development for new employment and retail premises should engage with the local community and Parish Council to help ensure that the proposals take into account the current views of the local community.

Policy B4 – Shopfronts Development proposals for new or renovated shop fronts will be supported where they:

- i) are of high quality design and preserve the traditional appearance as set out in the Beer Design Statement; and,
 - ii) comply with Policy HBE2.
- Any associated signage should be of a suitable scale, meet the requirements of the Beer Design Statement and comply with the safety requirement of Policy HBE3.

Design Response

The proposed works at Bumbles complies with the principle and detail of Policy HBE2 in that it replaces poor quality recent additions with higher quality traditional materials and detailing, augmenting and strengthening the historic character of the building. The entire design approach has been focused on a conservation of character, whilst enabling the building to respond to a new chapter in its life.

The change of use of the two ground floor elements from retail to residential holiday accommodation has been carefully undertaken, with a demonstration that the current use is not economically viable.

The proposed shop front facade changes both strengthen the character of the retained facade with the addition of more traditional detailing and sympathetic use of heritage colour to shop 1 and the reinstated front doorway, but also through the retention of the former retail space, (shop 1), so that it can be reverted back to this use in the future with minimal works. This design solution also complies with Policies B2, B4 and H4.

The proposed facade change to the smaller retail space, shop 2, reinstates a traditional shop and house entranceway, as observed on several buildings along Fore Street and shown in Photo view 9, (extracts below).



As proposed it is believed that the proposed changes to the shop frontages respect and enhance the character of Fore Street in accordance with Policy B2, B4 and the Beer Village Design Statement (2006).

The proposed addition of two small roof dormer windows, traditionally constructed with a timber casement window with lead cheeks, slate roof and painted timber facia have been designed following the guidance contained in the Beer Village Design Statement. The dormers have pitched roof, are in scale with and subordinate to the main roof.

The rear extension again follows this guidance, with the proposed works consolidating parts of three rear extensions with a simple structure, which respects the scale and morphology of the building and the group to which it belongs, and has a roof set lower than the main roof ridge to retain its subordinate nature.

Overall, it is believed that the proposals comply with the policies of the Neighbourhood Plan and Village Design Statement, and will provide a new role for the building providing flexible, accessible year round tourist accommodation of a type and scale not presently found within the historic village of Beer.

BEER VILLAGE DESIGN STATEMENT



Beer, Devon, 2006



03

Site Area and Analysis

3.0 Site Area and Analysis

Site Location and Context of the application

The application site is located at the northern end of Fore Street within the centre of Beer. The building is a mid-terrace, and comprises of two shops at ground floor; shop1 having a total retail and ancillary floor area of 33.5m2 and shop2 having a total retail and ancillary floor area of 15m2. Both shops have a simple singular paned glass paned windows set on a low stallriser, each having an inset door with fanlight over. The first floor is currently divided into 3 bedrooms and a bathroom, with a WC accessed part way off the winding staircase. To the rear of the building is a courtyard and linear single storey offshot extension comprising hallway, kitchen and living room which opens onto a rear garden. The adjacent former "Meeting Room", is also within the same ownership and is subject to a separate planning application to form a 1 bedroomed holiday cottage.



The attractive views of the northern end of Fore Street



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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 1: The frontage of Bumbles (shop 1)



View 2: The existing frontage of both shops to Fore Street, with St Michael's Church in the back of view



View 3: The existing frontage to shop 2



View 4: The existing frontages to both shops (shop 1 lhs and shop 2 rhs)



View 5: The existing upvc mock georgian top hung windows, and Victorian Gas lamp styled street light

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 6: View north along Fore Street



View 8: View east adjacent to Mariners Hall



View 7: Plain shop frontage



View 9: Southerly view along Fore Street

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 10: Central Cottage on the western side of Fore Street



View 12: Steam Gallery on Fore Street



View 11: Central Cottage and Steam Gallery



View 13: Western side of Fore Street - Residential use and Pharmacy

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 14: Western side of Fore Street looking north from Bumbles - residential and tourist accomodation and a single retail space (pharmacy)



View 16: The eastern side of fore street looking north - residencyal lettings of- fice, hair salon and residential/tourist accommodation



View 15: Fore Street looking north



View 17: Former Gospel Hall and Bumbles (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 18: Hair salon, Bumbles shop 1 and shop 2



View 20: Fore Street looking north - Bumbles is not visible



View 19: The adjacent terraced homes separating bumbles from Osbournes



View 21: Fore street looking south towards St Michael's Church (Heritage Asset)

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 22: The rear access lane off Fore Street



View 24: The Former Meeting Room and access to Courtyard



View 23: The converted former Gospel Hall



View 25: The existing parking spaces

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 26: The existing parking spaces and adjacent property, (south of garden area)



View 28: The former Meeting Room and Former Gospel Hall



View 27: The rear of the former Meeting Room



View 29: The rear of Bumbles, with existing rooflights and rear offshot extensions