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## Statement of Heritage Significance

### **Demolition of existing conservatory and construction of new garden room, Beer, Long Hill EX12 3HU**

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## 01 Introduction

- 1.01 This Statement of Historic Significance has been prepared in support of a Householder planning application for the demolition of a uPVC conservatory and construction of a garden room at Shanghai, which is positioned within the Beer conservation area.
- 1.02 This statement is accompanied by the following plans and information that together form the planning application:
- E100 – Site Location Plan and Existing Site Plan
  - P100 – Proposed Site Plan
  - E200 – Existing Floor Plan and Elevations
  - P200 – Proposed Floor Plans
  - P300 – Proposed Elevations

## 02 Site and Surrounding Area

- 2.01 SITE AND SURROUNDING AREA: The proposal is situated within the historic seaside town of Beer on the Jurassic coast. Beer is situated between Seaton, which is just over a mile to the east and Branscombe, which is just under two miles to the west.

The East Devon Area of Outstanding Natural Beauty (AONB) incorporates parts of Beer, with the boundary running through the west of the village. Whilst Shanghai is positioned outside of the AONB it is located within the conservation area which encompasses the majority of central Beer.

Beer conservation area constitutes the town centre and immediate residential areas which are characterised by the steeply sloping topography and tightly packed dwellings. The predominant materials include stonework, render and pitched slate or tiled roofs.

- 2.02 Shanghai is a two-storey semidetached house constructed with render to the south east and north east elevation and natural flint stone with stone quoins to the south west elevation. The windows are uPVC and timber with “arts and crafts” detailing.



Above: Existing southwest elevation



Above: Existing Southeast elevation

## 03 Proposal

- 3.01 PROPOSAL: The proposal seeks approval for the demolition of existing uPVC conservatory and construction of replacement garden room with a solid roof. The proposal will use the existing conservatory footprint to form the new garden room.

The following palette of materials are proposed.

- Walls – White painted render and natural stone
  - Roof – Plain tiles to match existing roof covering
  - Doors and Windows – Powder coated aluminium with natural stone surrounds
- 3.02 We also note that the adjoining property benefits from a garden room with a solid roof (and balcony) As such the replacement garden room has sought to reintroduce some of the symmetry of the semidetached dwellings.

## 04 Impact

- 4.01 The existing uPVC conservatory is an unsympathetic addition with limited architectural merit and could be considered detrimental to the conservation area. The elevated position of Shanghai (and neighbouring property) provides significant sea views from the rear, as such both properties have sought to provide single storey extensions to maximise this view. Whilst any rear extension is not visible from close proximity, it can be seen from a greater distance as part of the hillside which forms the conservation area. We would suggest the proposal represents a significant betterment in terms of aesthetic appearance, scale and materiality.

## 05 Conclusion

- 5.01 The proposal is considered appropriate to the character, appearance and setting of the Conservation Area, providing a significant betterment. It will not harm any views into and out of the Conservation Area and as such the applicant therefore respectfully requests East Devon District council's support.