

Planning Application for
Proposed Alterations

at
Lympstone Cottage, Strawberry Hill, Lympstone,
Exmouth, EX8 5JZ

19061 DESIGN & ACCESS STATEMENT

March 2021 v.1.0.



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1.0 INTRODUCTION

This document has been prepared by The Bazeley Partnership Chartered Architects and forms part of the supporting information with respect to a planning application for alterations to the existing dwelling - Lymestone Cottage.

1.1 PROPOSAL SITE

Lymestone Cottage is located on the western side of Strawberry Hill, Lymestone, just to the north of *Lymestone House*. The dwelling site covers approximately 440m² in total, which includes the access lane leading to the property, car parking, and the amenity space to the west of the dwelling.

1.2 SITE CONTEXT

Lymestone Cottage lies on the very north of the *Lymestone Conservation Area*.

Located some 110m directly South of the proposal site can be found three listed buildings:

- 1) Hares Cottage - List Entry:1104231 - Grade II
- 2) Laureldale - List Entry:1333264 - Grade II
- 3) Dairy Cottage - List Entry:1317431 - Grade II

Located some 140m to the South West of the proposal site can be found St Marys Church - List Entry:1165089 - Grade II*

The dwelling was originally built in approximately the 1880's, and was used as a Gardeners Cottage serving Lymptone House to the direct south. The current house has since been directly linked to the built form of Lymestone House via the erection of single storey extensions (approved 11/0191/FUL).

1.3 DESIGN

This planning application proposes an the raising of the ridge line, via the slight steepening of the roof pitch, to the main dwelling roof. The proposed rise in ridge line is approximately 740mm.

The increase in pitch is to facilitate the better use of the already converted roof space for use as much needed additional accommodation space.

As part of the increased space in the room-in-the-roof space, the proposals include for a new rolled-lead dormer on the western face of the roof. The western side of the dormer is proposed to be glazed in order to obtain additional natural light into the roof space, and to afford views across to the estuary to the west.

Appendix 1. identifies the current aspect from the first floor bedroom looking to the west. The proposed dormer will afford a similar aspect as this image, which mainly comprises the parking area of the neighbouring property at 4 Strawberry Hill. It is therefore considered

that the proposed dormer will not present any overlooking opportunities which do not already exist.

The proposals also comprise some further minor alterations to the dwelling including:

- the creation of sliding doors to the western wall of the ground floor back sitting room, where a window already exists. The doors will open out onto a new patio area.
- turning the existing patio doors on the northern wall of the ground floor back sitting room into a window.
- the creation of a small, glass-roofed, single storey infill between the existing kitchen and existing single storey bedroom extension to the south.
- a new timber semi-enclosed, white painted, trellis-style porch with a lead rolled roof.
- the removal of the existing rectangular windows in the gable ends of the room-in-the-roof space, and their replacement with circular gable windows with matching glazing bars.

The materials used for the proposals, including rolled lead for the dormer, and white painted timber for the semi-enclosed porch above have been chosen to work sympathetically and enhance the vernacular aesthetic of Lymestone Cottage.

1.4 VISUAL IMPACT ASSESSMENT

Lymestone Cottage is located to the west of Strawberry Hill. It is separated from the road by a tall stone boundary wall and the grounds of the amenity space of the neighbouring property, which includes a tall screen of trees and hedges. Views of Lymestone Cottage from the public domain in the immediate vicinity are therefore limited to the area of Strawberry Hill directly opposite the entrance to Lymestone House; after which is becomes concealed again by tall boundary walls and vegetation as you travel south along Strawebrry Hill.

Given the use of vernacular materials, and the minimal rise in ridge line to the dwelling, it is considered that the proposal has a negligible impact on the conservation area.

1.5 ACCESS

Access to the site is via a private access lane which serves Lymestone Cottage and three other dwellings, the access lane is served from Strawberry Hill. There is also an additional pedestrian access afforded further to the east of the vehicular access which is level with the upper ground floor level.

Pedestrian and Vehicular access to the site will not be altered.

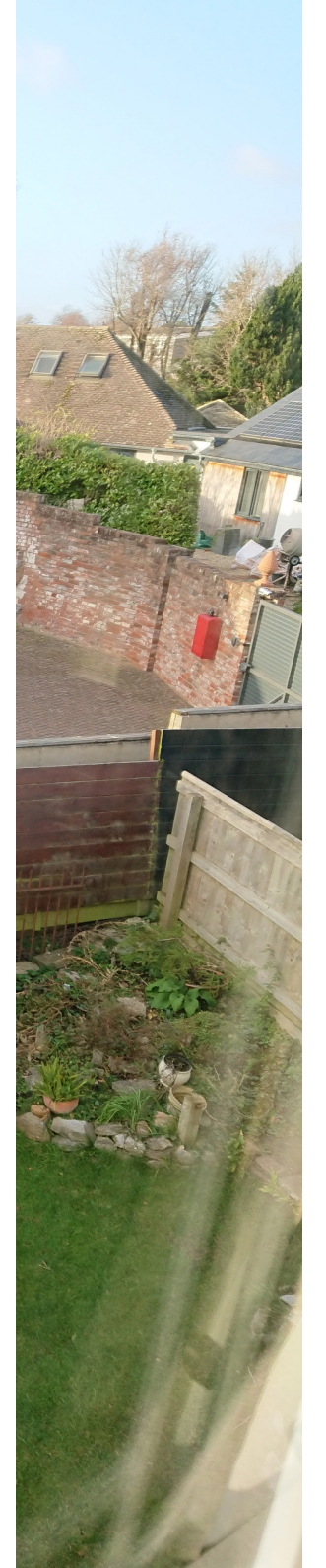
1.6 CONCLUSION

The proposals provide the existing dwelling with needed additional accommodation space so that it can continue to operate and function as efficiently and effectively for the applicant. The proposals are designed to be sympathetic and vernacular in materiality to enhance the aesthetic of the dwelling, and to have the minimum impact on the conservation area.

NEAREST WINDOW TO LYMPSTONE HOUSE
APPROX. 16M AWAY



WINDOWS TO 4 STRAWBERRY HILL
APPROX. 21M AWAY



19061 - Lympstone Cottage
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APPENDIX 1.
IMAGES SHOWING ASPECT FROM EXISTING FIRST FLOOR BEDROOM TO THE WEST