

# Philip Renouf Architectural Design

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## Design and Access Statement

Prepared for: Mr & Mrs Pratt  
Address: Site @ Bowling Green, Plymtree, Devon, EX15 2LF.  
Description of Proposed Works: New Dwelling with relocation of garage for host dwelling.

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### Existing Property Description:

The existing property 'Bowling Green' is the eastern half of a grade II pair of semi-detached cottages at the end of a lane serving numerous properties, near to the Plymtree Parish Hall to the east of the main village centre of Plymtree. The relatively modest host dwelling has a very lengthy garden running to the side of the property in an easterly direction, with the bulk of the garden set beyond a double garage that serves the property. For a large residential plot, Bowling Green presently constitutes a property of a scale suitable for no more than a single-child family and by nature of the property being a listed building it is unsuitable for further extension, as any further options would be to the detriment of the listed building.

Bowling Green is a 3 bedroom cottage, and has the following English Heritage Listed Buildings entry;

*PLYMTREE ST 00 SE 3/118 Bowling Green and Bowling Green - cottage - II  
2 cottages made from a former farmhouse. Mid - late C17, modernised when subdivided circa 1980.  
Plastered cob on stone rubble footings; stone rubble or cob stack topped with C19 and C20 brick;  
corrugated asbestos roof, formerly thatch. Plan: the building faces south. Bowling Green Cottage occupies  
the left (west) end and has a 1-room plan. Bowling Green occupies the rest and has a 2-room plan. The  
cottages were made by subdividing a 3-room lobby entrance plan house. An axial stack between the centre  
and left end rooms serves back-to-back fireplaces and the lobby entrance is in front. (It has now been  
adapted to take the 2 cottage doorways). It would seem that originally the left end room (Bowling Green  
Cottage) was the parlour, the centre room was the kitchen and the small unheated right end room was a  
service room, probably a buttery or dairy. 2 storeys with secondary lean-to outshoots to rear (now brought  
into domestic use) and a circa 1980 single storey extension on the left end. Exterior: the main block has an  
irregular 4-window front of C19 and C20 casements with glazing bars. The cottage front doorways stand  
side by side left of centre. Both contain C20 plank doors and share a contemporary porch. The roof is half-  
hipped both ends. Interior: only Bowling Green was available for inspection at the time of this survey and all  
the features here appear to be mid - late C17. The former kitchen crossbeam is chamfered with runout  
stops. The fireplace here has been lined with C19 brick and the oven is contemporary but the chamfered  
oak lintel is original. The partition between the 2 rooms is oak-framed; close-studded and contains a  
chamfered doorframe. The former dairy/buttery has a roughly-chamfered axial beam. The roof is carried on*

*A-frame trusses with pegged and spiked lap-jointed collars and X-apexes.*  
*Listing NGR: ST0608903133*

#### Planning History:

There are a few relevant bits of planning history, as follows;

14/0540/LBC – Construction of single storey side extension. Bowling Green

This extension was approved and built in accordance with the approved plans. It connects on the eastern end of the host dwelling, between the listed building and the proposed development site.

11/2321/FUL – Conversion of existing outbuilding to annexe and siting of solar panels on roof. Bowling Green Cottage

This conversion was approved and completed.

#### Planning Policy:

The site is not within any designated zones or areas. This application has carefully considered the proposal against the Revised National Planning Policy Framework (NPPF) and the East Devon District Council Local Plan.

The NPPF sets out a presumption in favour of sustainable development, and this focus is at the centre of many policies. Chapter 12 of the revised NPPF, para 127, states that new 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 wellbeing, 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”.

Plymtree is a village in close proximity to the larger Mid Devon town of Cullompton with its sizeable doctors surgery, supermarkets and wider facilities. Regardless of this, it is also a village with a local shop, church, pub, community hall, recreation facilities and school. In consideration of Plymtree’s viability for development in the local plan, it was noted that the primary school would benefit from local development, but that the lack of surgery in the village meant that it was unsuitable for development. At the time of consultation, Plymtree was

being considered for up to 15 new houses, however we feel that more modest developments such as this proposal are vastly more suitable and accord better with the national policies, which take precedent, above. Our view is that a development of a single new dwelling in a setting associated with numerous local facilities is therefore suitable as an exception site.

#### Proposal:

This application seeks permission for a single new dwelling, set to following the building line formed by Bowling Green Cottage and Bowling Green. It makes use of a presently unwieldy large span of residential curtilage that extends eastwards beyond the garage of Bowling Green. As noted above, the existing dwelling is of very modest stature, and with the property being unsuitable for further extension, the applicant seeks to instead make use of the large garden to create a more suitable family home that would enable them to maintain living in the village. The nature of the site is such that our proposed new dwelling can be situated to neither overbear the host dwelling, nor be completely detached from the residential line of properties. There is more than sufficient site that the host dwelling can retain a more appropriate size of garden, and by repositioning the existing double garage, increased turning space can be created whilst at the same time creating a solid break between the existing and proposed dwellings, further lessening the impact of the proposal upon the listed dwelling.

#### Design and Layout:

The layout is set to create clearly defined parking/turning and amenity spaces for both properties, as well as enabling turning provisions for emergency service vehicles (which has historically been an issue). The proposed dwelling is situated on a west-east alignment, as per the host dwelling and its attached neighbour, and separating the site into parking and more formal garden area to the west, and a natural wilderness garden to the east, including formation of a new wildlife pond, wildflower planting, vegetation habitats and the planting of a number of new native trees on the site.

External materials and form have been designed with the local rural setting in mind, but also to be more mindful of the host dwelling. The gable end and vertical timber cladding are designed to aid the new dwelling blend with the backdrop of trees around the site, with the soft silvered cladding aiding the proposal to almost disappear when viewed from the existing house (along with the repositioning of the existing garage). Exposed timber frame elements are also designed to reflect tree trunks, give definition to the contemporary house design, and give echo of framed barns found within the rural environment. The dwelling had to also work with the sloping site, and in order to avoid the proposal from being overtly dominant it is set dug into the slope, presenting as single storey to the eastern end, and with the longer north and south elevations being well screened by existing trees and hedgerows.

The brief from the client was to create a 3 bedroom upside-down living arrangement with good-sized utility provisions. Internal design has been based upon reflecting the rural and agricultural origins of the site, using a vaulted roof framework.

#### Access:

The proposal is for a continuation of the existing vehicular entry to the site from the road. The road is narrow, but development of the site enables significantly improved vehicular turning and access for both existing and

new properties. The proposal does necessitate the removal of some portion of existing hedgebank, however this is only to enable fire engine turning capacity. It is our hope and preference that provision of internal whole-house sprinkler system could enable either less hedge removed, or even none at all, however this would come through negotiation with the local fire service.

The parking gives clear space and turning for minimum of two vehicles for each dwelling, and routes to the entrances of the dwelling will be Part M building regs compliant. A minimum of one entry to the property will have a level-threshold for ease of access.

The proposed dwelling ensures Part M compliant circulation at ground floor level for all users.