

Design and Access Statement

(including Heritage Impact Assessment)



Proposed extension and alterations

Highmeadow
Week St Mary
Devon
EX22 6XA

For

Mr G & Mrs S Heywood

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Winsford Lodge
Stanhope Gardens
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1.0 Introduction

This document accompanies the householder planning application for the proposed extension and alterations to Highmeadow, Week St Mary.

The document looks to explain the design process and assesses, the use, amount, layout, scale, appearance, landscaping and access of and to the site. The impacts on the heritage buildings within Week St Mary are also assessed.

2.0 Site Assessment

The existing property is a modest 2-bedroom bungalow with detached single garage which sits on a large plot on the northern outskirts of the village.

The property sits just outside of the Week St Mary Conservation Area and is accessed via a country lane off Lower Square / Stewart's Road.

Week St Mary consists of an historic core which is characterised by rendered cottages with slate and thatched roofs. To the periphery of the historic core 20th century dwellings are encountered such as the row along Stewarts Road including Highmeadow and Merry Acres to the north.

To the south of the site on higher ground is a run of traditional cottages directly on the roadside with Highmeadow tucked behind and below these cottages. Merry Acres to the north sits on lower ground and is also more discreetly located off the small back lane leading out of the village.

To the east of the site are more modern two storey properties which front onto Stewarts Road with their blank side gables facing the rear of Highmeadow. The gardens to the cottages to the south, changes in level and natural boundaries provide good separation between the dwellings with the change in level between Highmeadow and Merry Acres also providing good separation. To the west of the site is open countryside.

Heritage buildings

In addition to the Conservation Area to the south of the site there are 6 listed buildings within 200m of the site. These include:

Grade I

Church of the Nativity of the Blessed Virgin Mary to the southwest of the site.

Grade II*

Burdenwell Manor and Cottage to the southeast of the site

The Old College to the south of the site

Grade II

New College

Hayescott

Church Cottage (all to the south of the site).

Owing to the surrounding topography, built environment, distance and trees the site is not visible from any of the listed properties or their surroundings. The secluded nature of the site will ensure any proposal will have minimal impact on the conservation area and listed buildings in the area.

Site characteristics

The existing bungalow is set back from the road with a large front garden and smaller rear garden. Levels fall from south to north with a total fall across the site of approximately 2m.

The bungalow itself has an L-shaped footprint with separate garage. Walls are rendered with a concrete tile roof.

3.0 Proposals

The proposals include:

- Extension to the north to create a new lounge and utility at ground floor level
- 2 extensions to the west to create a car port and workshop / hobbies store, covered entrance and sunroom
- Raising of the roof height to allow for room-in-roof type accommodation at first floor level including 3 bedrooms, two bathrooms, a small office and fitness room.
- Balcony within the northern gable
- Rationalisation of garden retaining wall to create patio area to the south of the building

Use

The building and property will stay entirely as a private residential dwelling

Amount

The existing footprint is to be retained with an additional 88.4m² on the ground floor (including the car port) 39m² and additional 85m² at first floor level.

The property will go from a small 2-bedroom bungalow to a 3-bedroom family home.

Scale

The size of the dwelling will increase significantly both in footprint and elevation. The existing plot is large, and the current dwelling underutilises the plot size. The ratio between building footprint and plot size becomes more proportionate with the proposals and ties in with the pattern of built environment of the area.

The rise in roof level increases both the eaves and ridge height but this remains in keeping with the full two storey dwellings to the rear (east) of the plot and two storey cottages on higher ground to the south.

Layout

The existing footprint will be utilised with the building remaining towards the rear (east) of the site. This retains the large front garden and a smaller private amenity space to the rear. Access, parking and turning remains at the front of the property with a new single storey car port structure providing on the building frontage.

Internally the building has a contemporary layout with open plan living area and separate lounge on the ground floor with sleeping accommodation within the room-in-roof first floor.

Use of retaining walls provides pockets of patio area around the building to take advantage of morning, afternoon and evening sun.

Appearance

The building adopts a traditional form with traditional and vernacular finishing materials including timber, render, slate and stone. The materials are used in a contemporary manner with joinery grade vertical timber boarding and feature glazing on the west facing main entrance.

Although detached from the historic core of Week-St-Mary the form, design and materials selected look to preserve and enhance the character of the area.

Landscaping & Access

The existing driveway is to be widened to allow for side-by-side car port parking and provide additional visitor parking. A permeable (loose stone) finish will be retained to this area.

The existing low retaining walls within the site are to be re-aligned with new stone-faced walling to create break-out patio spaces.

The existing established boundaries are to be retained with tree / hedge lines and fencing retained to maintain privacy between the dwellings.

4.0 Impact on neighbouring dwellings

The impact the proposals will have on surrounding dwellings and associated amenity spaces has been assessed.

Properties to the south

The increase in scale of the property is unlikely to detrimentally impact these properties due to distance between and the change in levels between the properties. The proposal lies to the north of the gardens and no over shadowing or overbearing is anticipated.

First floor windows are set within the southern gable of the proposal. The change in levels and existing boundary treatments (fencing and vegetation) reduces any risk of overlooking.

Properties to the East

'Over Vale' sits in close proximity to the existing and proposed dwelling. The property sits at right angles to the proposal with a blank end gable wall facing the rear of High Meadow. No first-floor windows are proposed on the rear elevation with use of rooflights instead. Over Vale is a full two storey property and Highmeadow aligns with the property reducing impact on amenity space.

Property to the north

Merry Acres sits on lower ground to the north of the proposal with a large amenity space predominantly to the north of the bungalow. The new gable of Highmeadow will site relatively close to the boundary and on higher ground. This gable includes doors out onto a balcony from the main bedroom. The change in levels will result in the view out from the proposed balcony looking out over the top of Merry Acres to the fields beyond with the roofline of Merry Acres and existing boundary vegetation providing privacy to the amenity space to the north. The changes in level also prevent any direct overlooking of windows between the two properties.

Some overlooking of the amenity space to the east of Merry Acres is likely although this forms only a small proportion of the large and private amenity space of the property.

5.0 Conclusion

The proposals will create a modern, energy efficient family home on the edge of the village. The existing walls, foundations and floor slab will be retained and thermally upgraded. The proposals reflect the built pattern in the area and increase the level of accommodation on the large plot which is currently underutilised.

The location, form, design and materials respect, preserves and enhances the setting and the adjacent conservation area. The design looks to avoid excessive overlooking into neighbouring properties whilst also taking advantage of the pleasant countryside views to the north.