



Design and Access Statement for Higher Claw Farm - 2122
July 2022

Location and Position within Landscape

Existing Setting and Landscape

The existing house is set into a steep hillside that shelters the dwelling behind the undulating landscape.

The map to the left shows the dwelling with its distant neighbour properties, along with the large amount of green space that surrounds it offering peace and tranquility along with views of mature and extensive planting and vegetation.

The amenity space to the south of the dwelling is terraced and presents itself with a multitude of different layers and interesting features that are currently underused due to lack of access.

Although there are methods of access to all spaces to the east, south and west of the dwelling, they are disconnected and distinctly separate. There is little to no connection from the existing house to the garden space, where the small storm porch offers a vestibule for access both in and out but is too small to provide an area for seating or enjoying garden under cover.



View of house from East



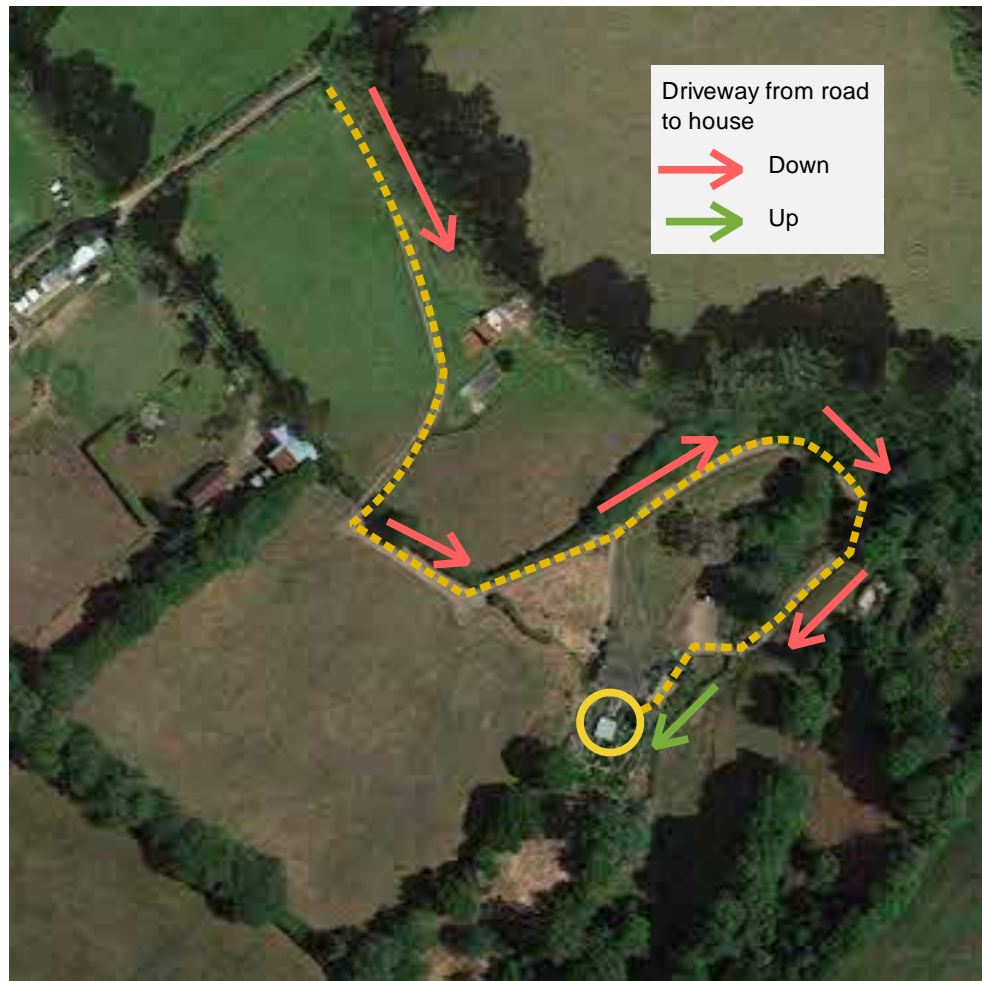
View of house from South (Garden)



Aerial view of house and



View of garden and existing seating area from elevated garden



The final stage: the path below the house before turning right and up to the front elevation

Landscape Context 1 - Location

The setting of a house in landscape can be described in many ways: access; sun path; trees; neighbours and so on.

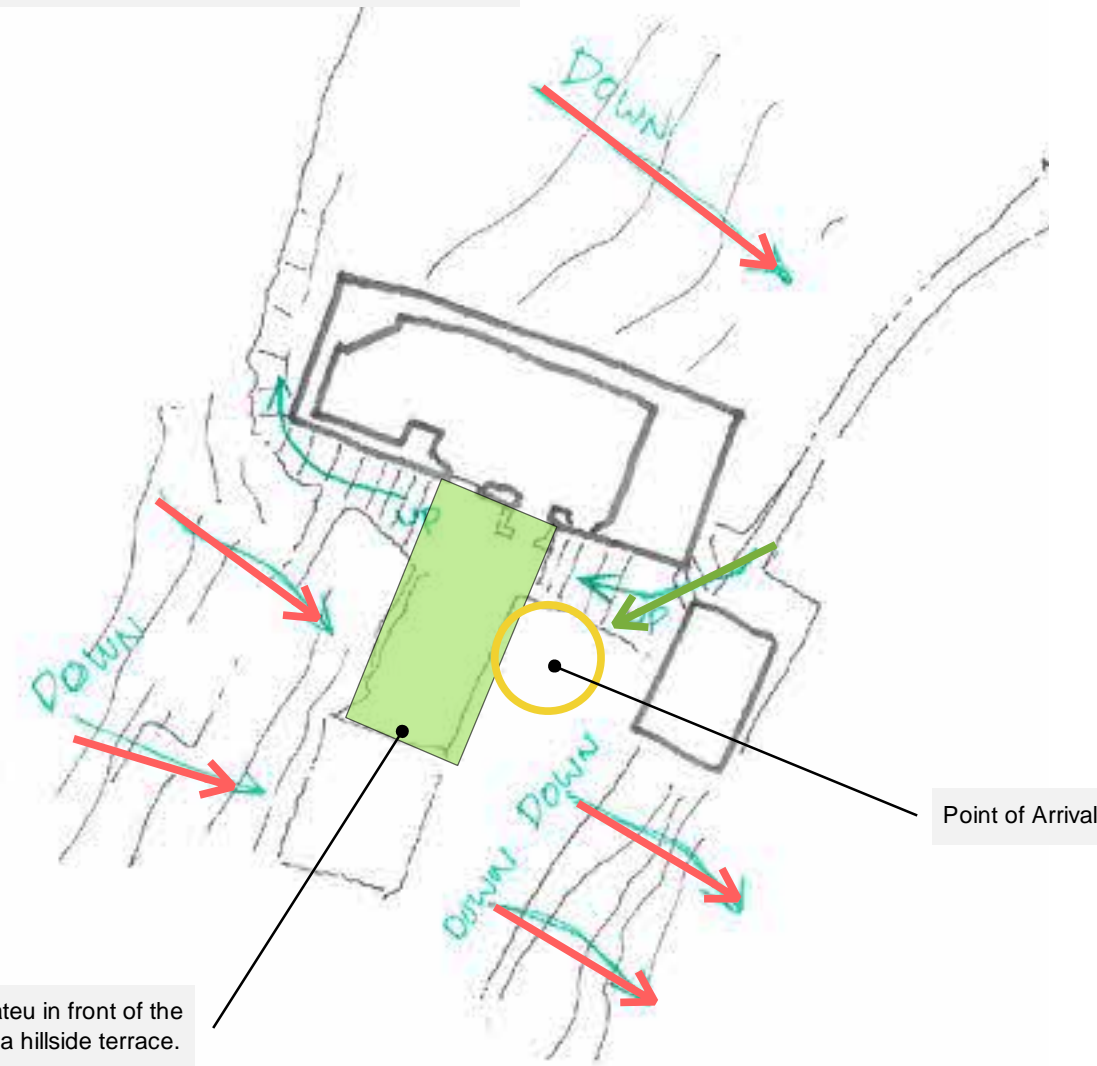
In the case of High Claw Farm, the most significant aspect is the focus on the south aspect of the house due to **topography, garden and views**.

The house is set into a steep hillside. Grounds to the south are terraced, in the garden and access is solely from this side. **There are no entrances to the north elevation.**

This scheme responds to this singular aspect of the house, as it must do. The precise site of the proposals is the central terrace of the garden, forming a new connection between house and garden, standing as does outside the house and very firmly in the landscape.



The Plateau in front of the house, a hillside terrace.



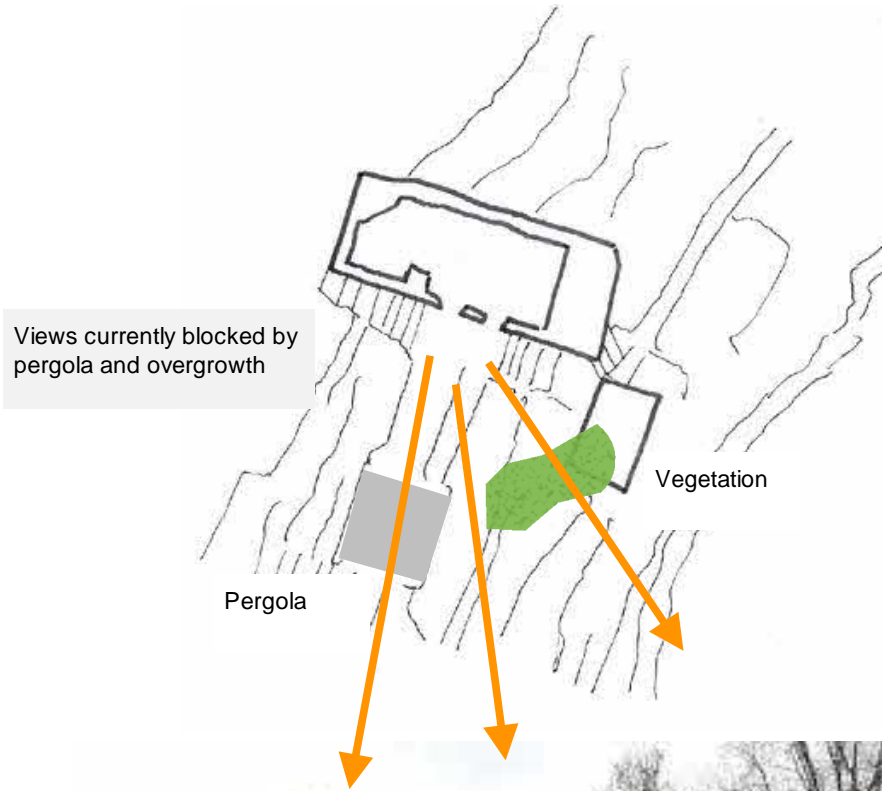
Point of Arrival

Landscape Context 2

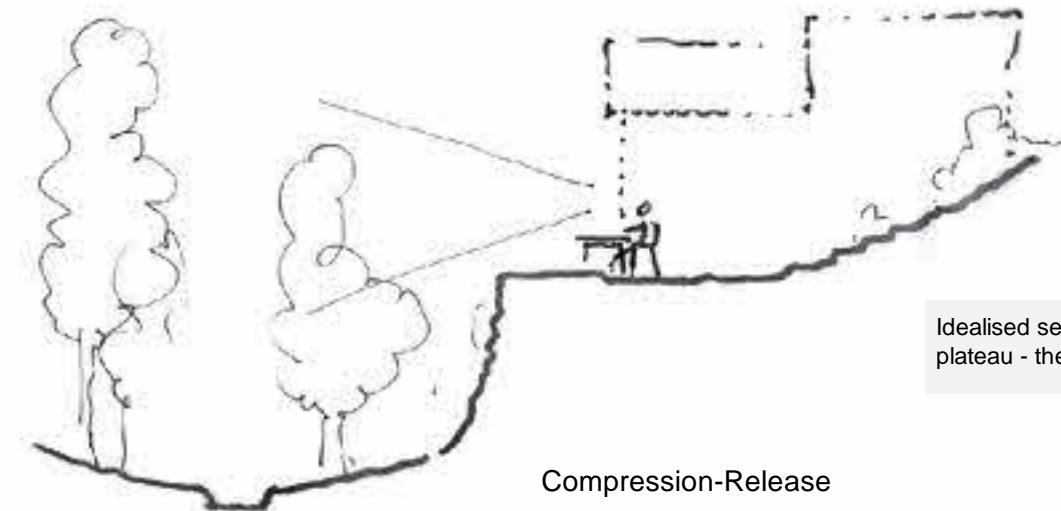
Views from the house are key to making the most of the project, working with the site, rather than against it. With such a delightful position, doing so would be inexplicable.

The existing pergola, although no doubt an excellent sun-shade, blocks views of the valley to the south and the overgrown dead tree should be removed to open the view.

Views from the **proposals** should also be to the landscape, but also back into the house, and to see visitors approaching - we must ensure whatever is built serves the home and its functions as much as a garden.



Enticing views to the south and south east -



Idealised section showing viewing plateau - the great RELEASE

Compression-Release

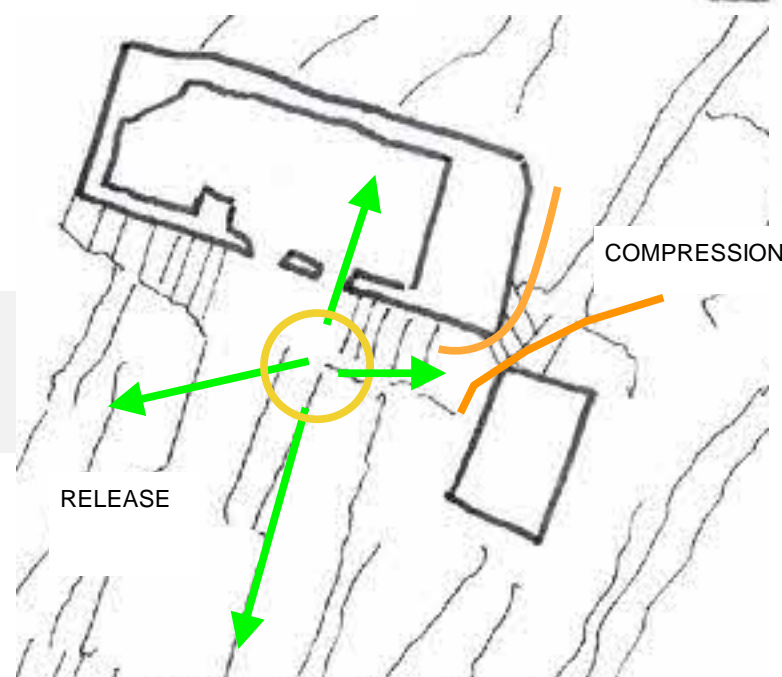
Referred to above, arrival at the house is via short set of steps up from the path. A further important spatial characteristic is the compression between the house and the stone shed to the east.

This squeeze effect is another powerful landscape characteristic that reinforces the arrival at the house, leading naturally to a release in space and aspect.

In Conclusion

The proposed extension must relate to the garden and its setting; these are the defining characteristics of the house and home. The entrance to the house is non-negotiable, but the character of the house's response to the landscape can be improved hugely.

Views in green from the proposed focal point: to the landscape, house and approach



Existing Fabric and Development of Proposals

Form and height parameters

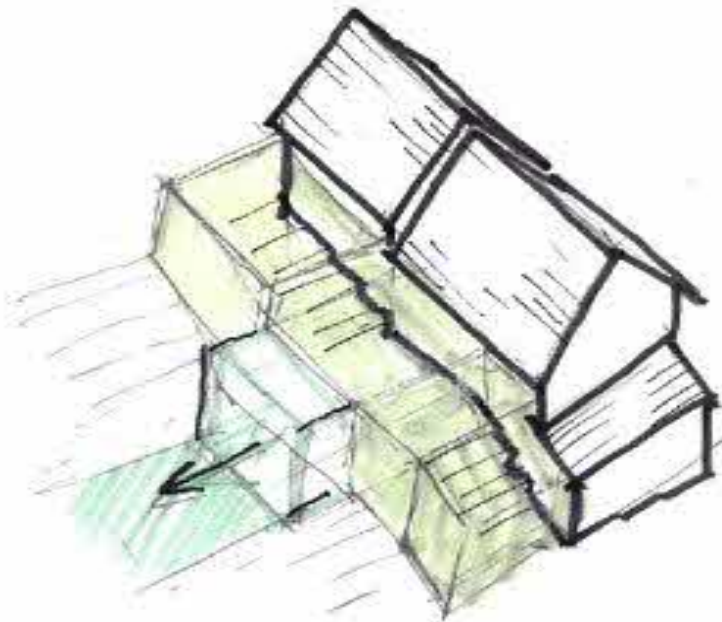
The brief and landscape point firmly to extension or development on the south, garden side elevation of the house.

Theoretically, the entire elevation could be available to build out from, but in terms of access to the house, straightforward connector garden, topography and views, as discussed above, the central z adjacent the front door is the best candidate for an extension.

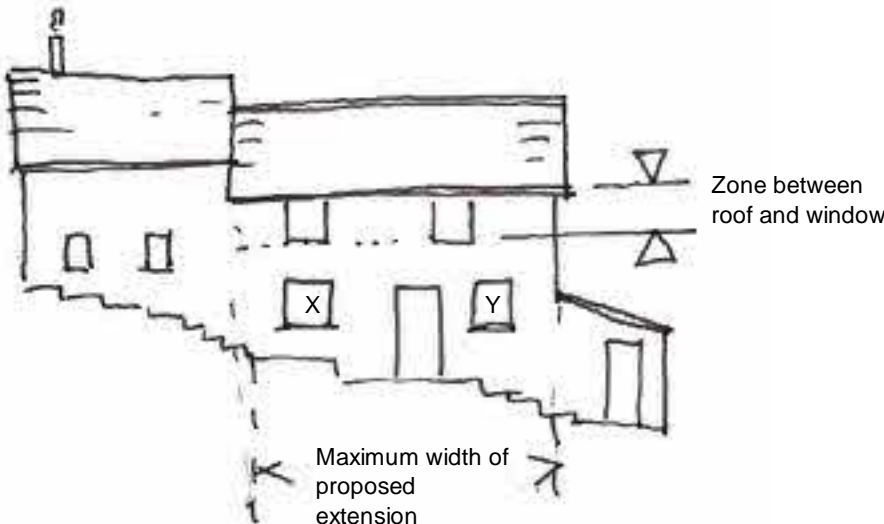
Assuming an extension here, physical elements to be observed close are the windows, in particular the first floor cill heights. Any new structure built up to this height will either block light and views. There are three principle options:

1. Build only below cill height of first floor windows, treat this height limit.
2. Build up to roof height and internalise all windows.
3. Treat the cills as a partial limit - if building above them, do so far away enough to not interfere with the elevation and ensure any restriction to views and light is acceptable.

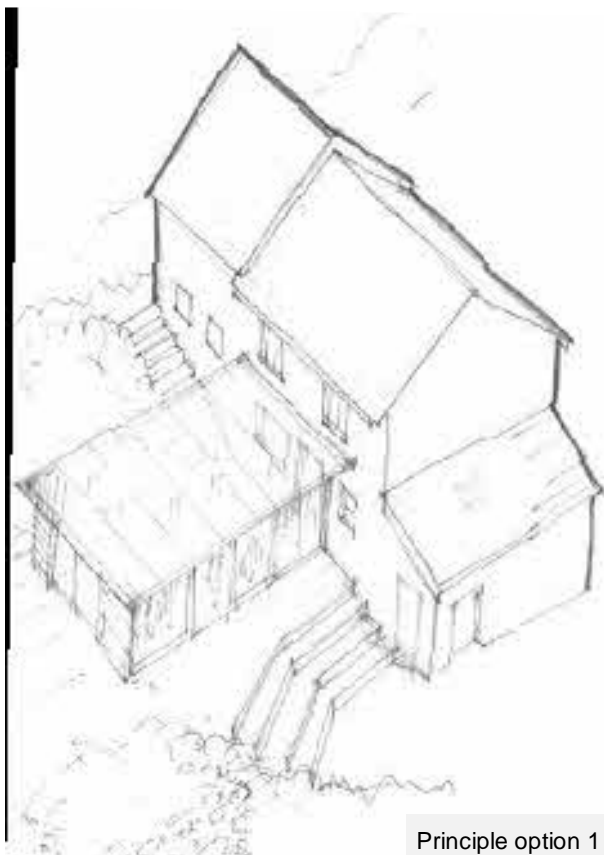
Of these, option 2 seems unfavourable, as the first floor windows would not only be inside, but would be close to the join with the new roof, unlikely to get any natural direct light. It would also force the enclosure of window Y on the ground floor, which is undesirable for rear ventilation and direct light.



Overhead sketch. The green zone indicates a theoretical expansion areas, with the favoured central area stepping out.



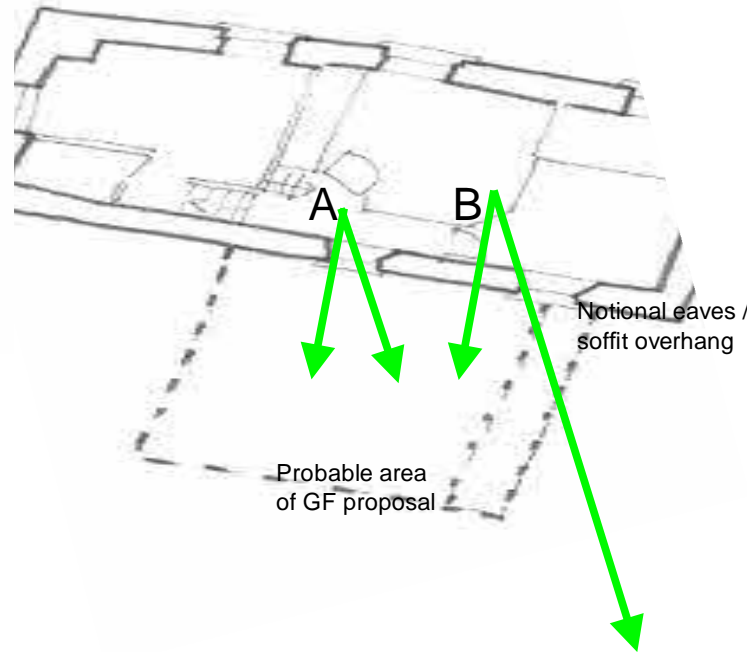
Elements to be considered in proposals - elevation heights and overall width



Principle option 1 - build below First floor window cills



Principle option 2 - build to eaves height



Views from first floor. **A** is dominated by the proposal below, whereas the view from **B** is partially so. **A** is perhaps of less importance, as it is on a stair landing.

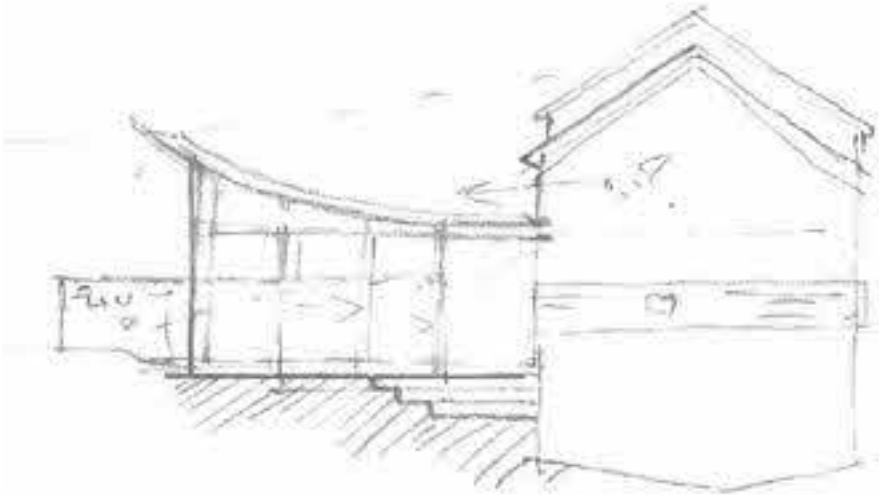
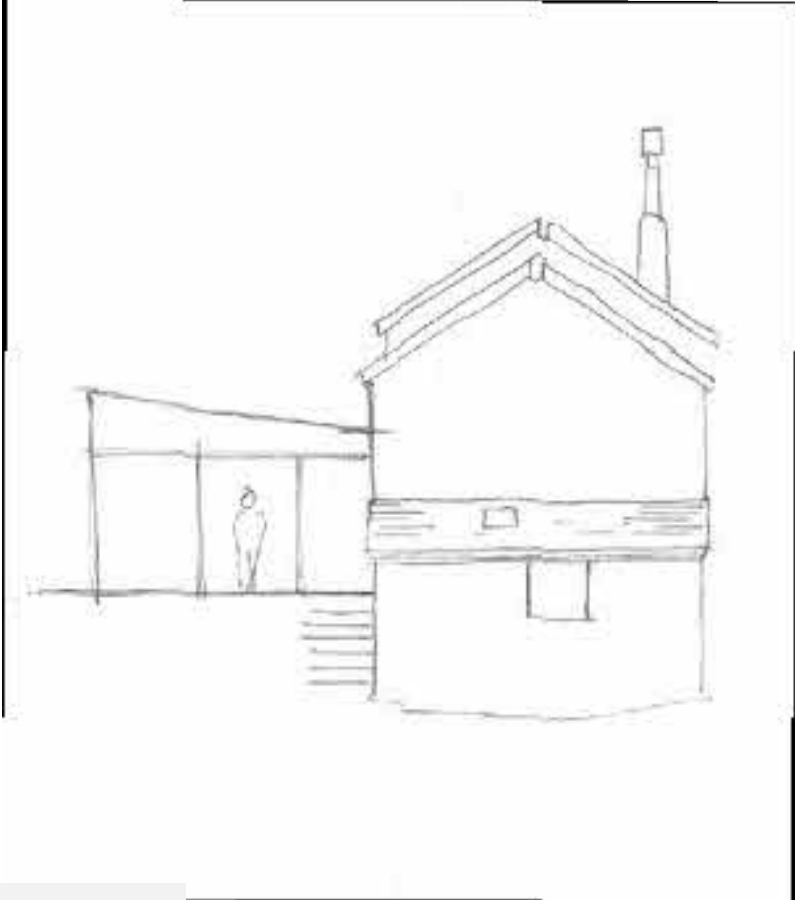
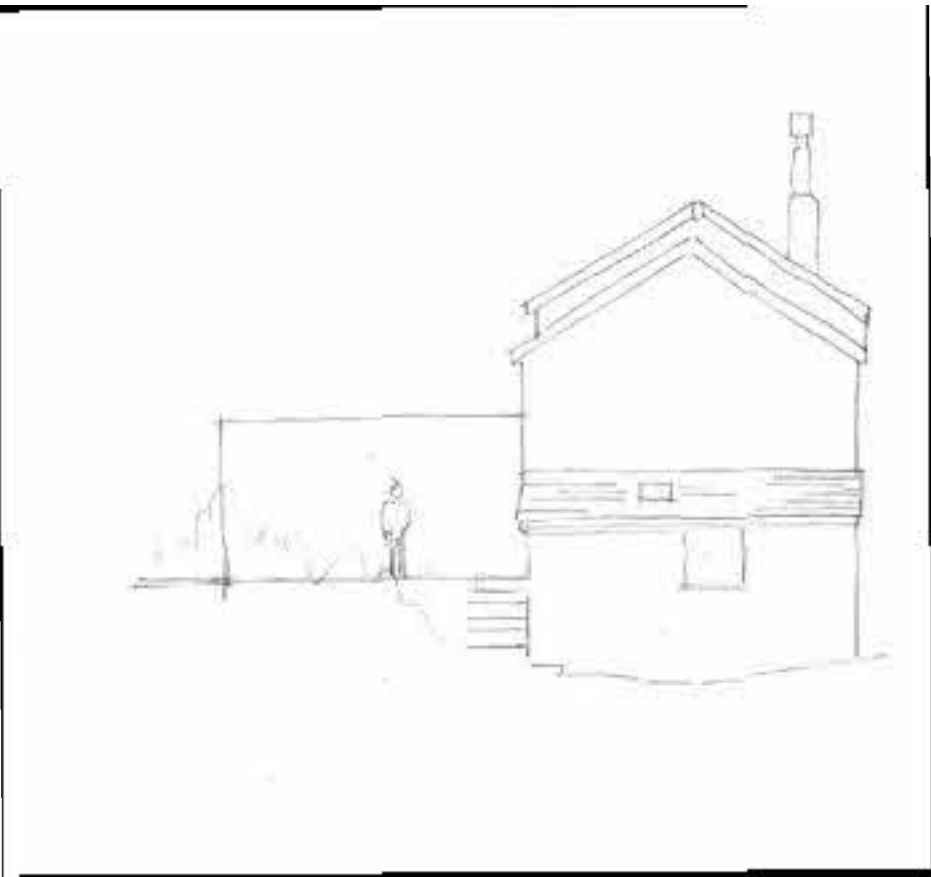
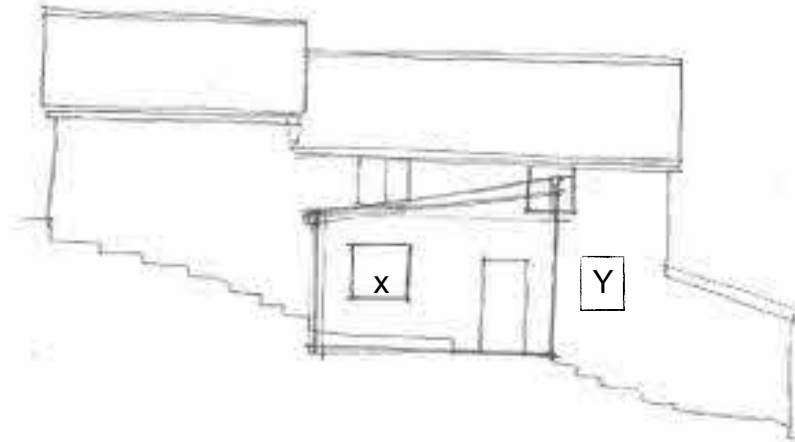
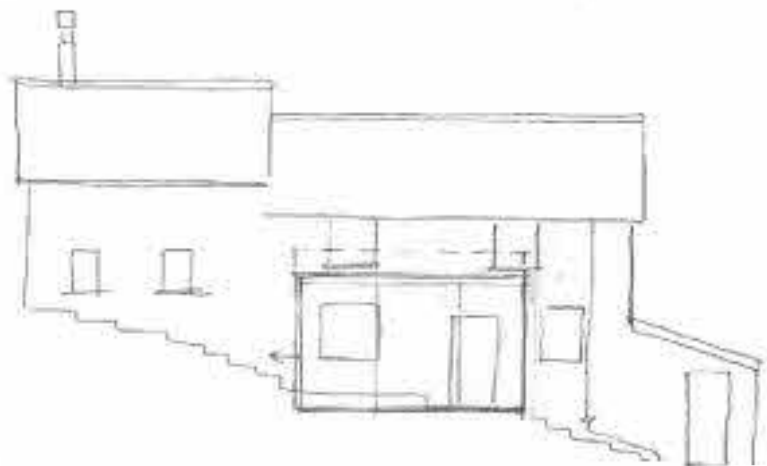
Nonetheless, views of the garden and countryside are not be blocked from either window without good reason.

Existing Fabric and Development of Proposals

Form from Restrictions

Developing principle option 1 above, an idea emerges limitations imposed by first floor windows - a design that plays with sight lines, bring interest to them with a dynamic roof form and still all extensive views of the landscape beyond.

For windows on the Ground Floor, as mentioned above, it inevitable and acceptable to include window X, shown adjacent, with the extension, but, owing to the limitations of the building line c extension, and the desire to maximise space for steps u entrance, window Y will stay outside. This is better for the kitchen on the GF as it will maintain ventilation and direct daylight on that side of room.



Principle Option 3 - necessity as the mother of invention - can the design express the **release** discussed in the landscape response, while observing the restrictions of the first floor windows?

Existing Fabric and Development of Proposals

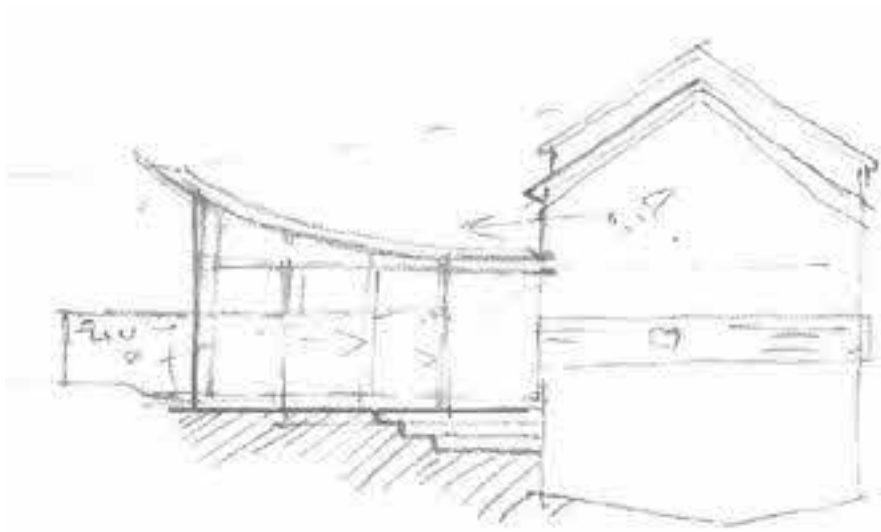
A simple Curve

A simple curved roof, swooping up away from the first floor window. Solar shading would be advisable on the south elevation, which create beautiful dappled shade within.

There is a gracefulness to this form and a “buildability” - although it is curved, it is on a single arc, which could be formed by repeated curved timbers that could be readily manufactured. A curved ceiling and internal finishes could be constructed in a relatively straightforward fashion.

Certain items are proposed for aesthetic reasons and to maximise the practical use of the proposal

- A small woodstove for ad-hoc heating on colder days.
- Cloakroom area introduced behind woodstove, to store boots and coats and reduce clutter.
- SW corner adjusted to retain character, window maintained.
- Back door moved 200mm west to allow for door to cloakroom
- Rationalisation of steps to the east and west.



A virtual 3D model has been built, which forms the basis of sketches herein and construction drawings and inform Renderings of the model are shown where indicated to illustrate principles of the design.

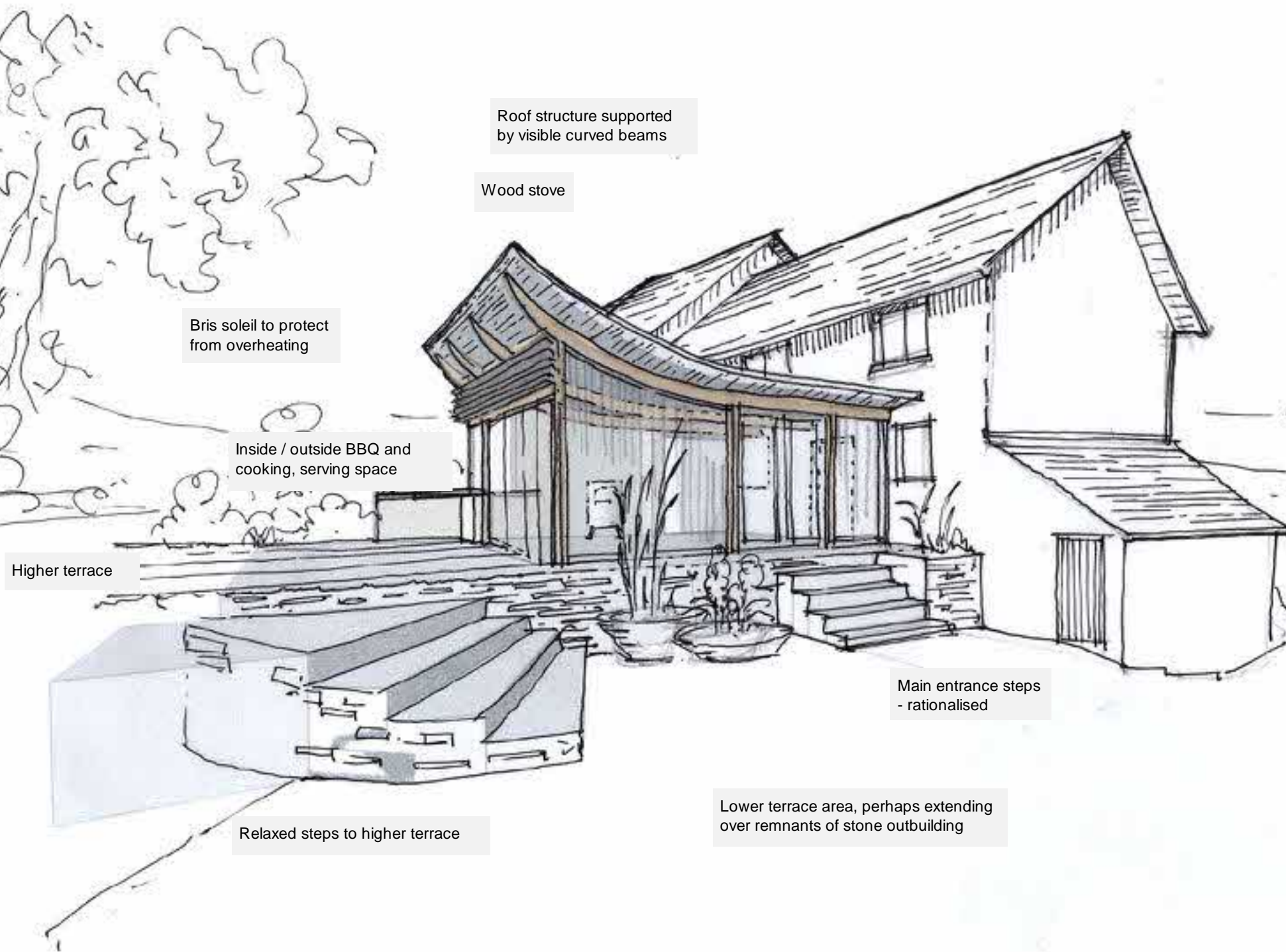


Figure 4:
Key perspective

Landscape, Context and Form

In the above sketches and notes we have explored principles and options for the basic form of an extension.

We have worked on the assumption that the proposals are therefore separated from the house, that the front door will remain in place, as the proposals are therefore a porch for the sake of regulatory definition. It will require thermal separation from the house.

This is an unusual proposal. It seeks solely to respond to the site around it, as a garden room - a place for reading, bird meditation.

As the proposals are hundreds of metres from a highway and provide amenity for a private home, we hope they will be supported by the Local Planning Authority.

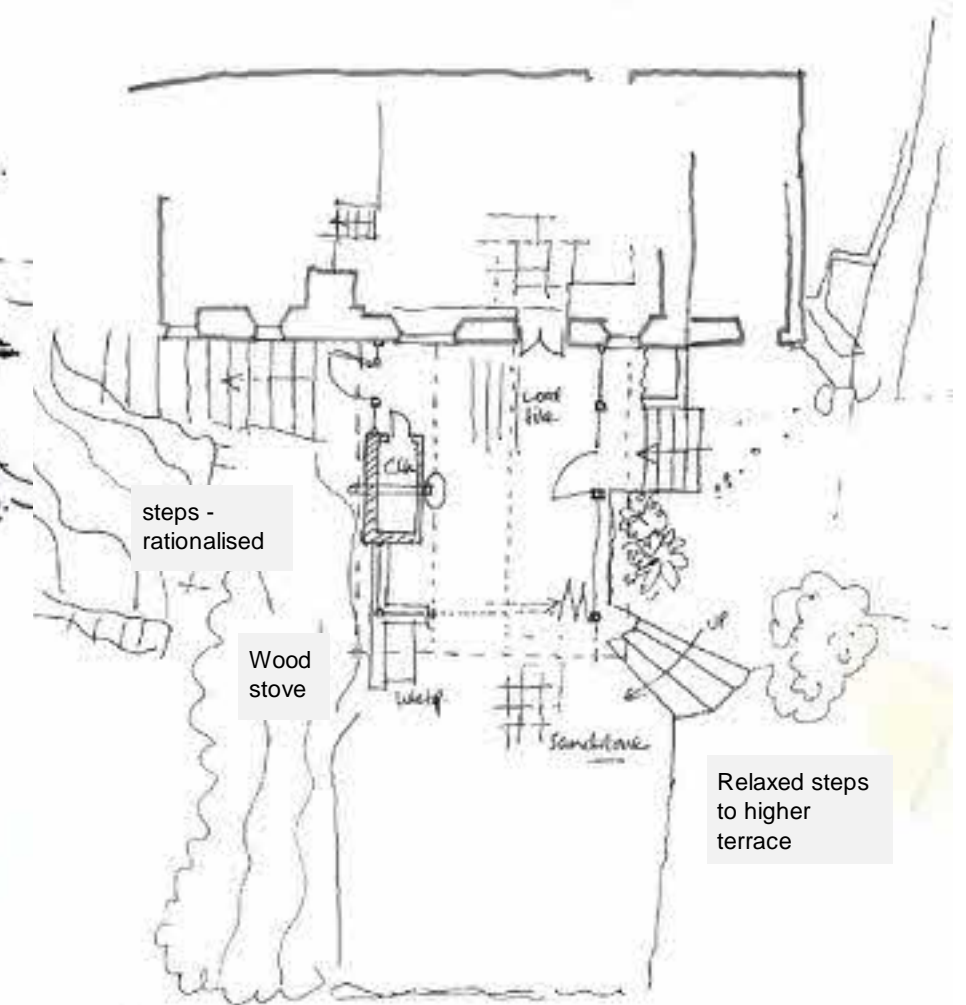


Figure 5:
Revised Plan

Existing Photographs and Biodiversity



VIEW SOUTH-EAST



VIEW OF LANDSCAPE TO SOUTH-EAST



REAR OF DWELLING



SINGULAR ACCESS POINT FROM SOUTH



EXISTING EAVES PORCH ROOF



EXISTING PORCH ROOF



EXISTING PORCH BARGE BOARD



EXISTING OIL TANK AND SLOPING FIELD



REAR OF HOUSE AND SLOPING FIELD



MATURE DOMESTIC GARDEN



MATURE DOMESTIC GARDEN



VIEW FROM PARKING AREA



MATURE DOMESTIC GARDEN



EXISTING BRICK PORCH



VIEW OF STREAM RUNNING PAST THE DWELLING (TO BOTTOM OF GARDEN)

BIO-DIVERSITY AND EXISTING STRUCTURE

Images of Existing Structure

As guided by the Mid-Devon Criteria and Indicative Thresholds (Trigger List) exceptions list, it is clear that the development proposal will not affect protected species present as the existing porch roof is not deemed suitable for roosting or temporary shelter. There are no entry points and no roof void that will permit bats or birds and therefore the likelihood of any protected species being present is very low. The removal of the porch roof and painted brick walls will not have a significant effect on any protected species present and there is an overall acknowledgment that it is a criminal offence to disturb or harm protected species should subsequently be found or disturbed.

The building does not contain any evidence of roosting bats or nesting birds and it is therefore considered that a Preliminary Roost Assessment and/or a Nesting Bird Survey will not be required.



Figure 1:
SE perspective

Figure 2:
Perspective plan

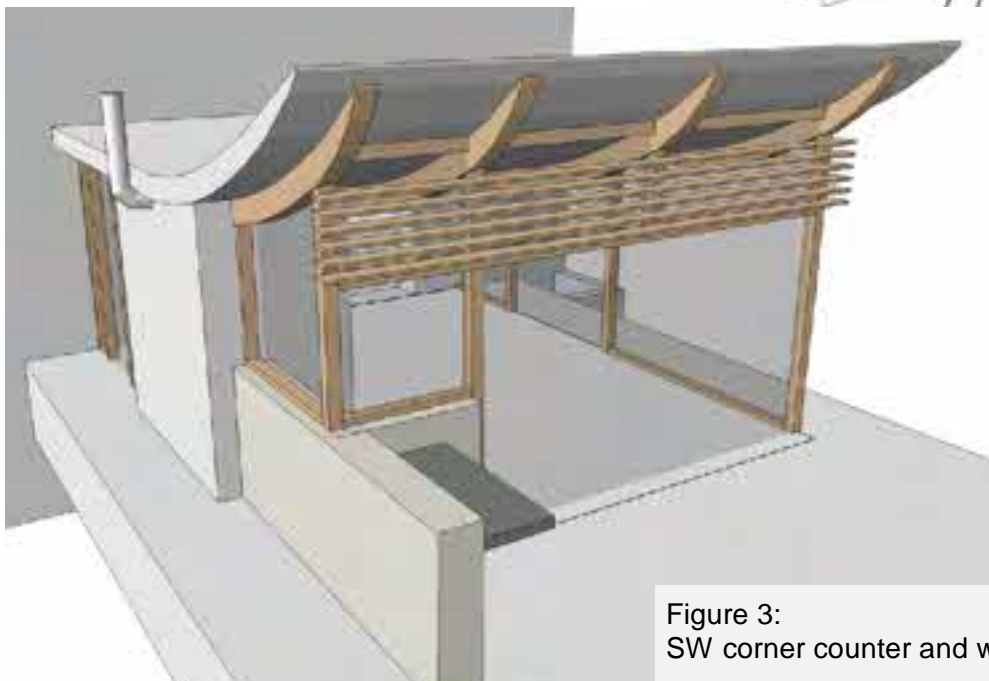
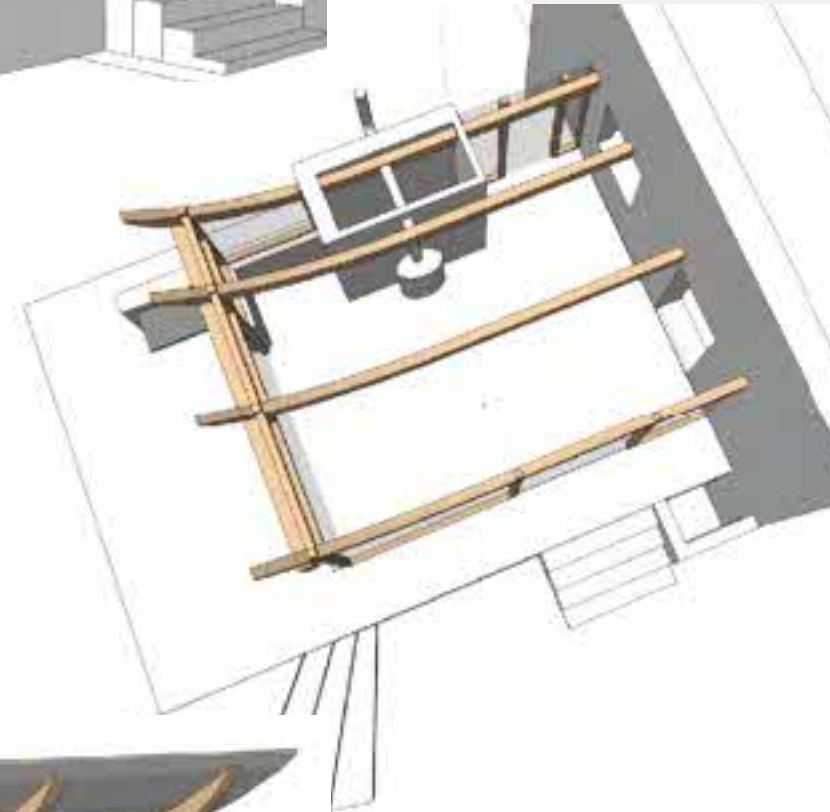


Figure 3:
SW corner counter and window

Design & Access Statement

The proposal is for the removal of the existing storm porch to the South Elevation that currently provides the singular access to the house. The porch will be replaced with a new single storey extension that seeks to improve the access to the dwelling, offering a sense of arrival and celebration, and also to create an area that can be used within the garden spaces that are currently cut off from use. The house as it stands disconnected from its landscape, where the new extension will form a bond between the dwelling and its setting. These amendments have been considered for improved mobility both internally and externally, as well as for future process accommodation.

The following CABE principles have been used to evaluate the scheme:

Use: The use of the site will remain as a single residential dwelling.

Amount: The existing canopy, currently used to provide shading for an external seating area will be removed as part of the application along with the existing porch that is to be replaced with the single storey garden room. The amalgamation of these structures into the single garden room will be more suitable in terms of proportion relative to the existing dwelling, where the proposal offers a balance between extension, use and composition.

Layout: The restrictive nature of the sloping site limits the opportunities for layout changes to the layout, where it is considered that the proposed extension offers a release of the existing, revitalising the existing spaces by bringing the landscape into the internal spaces that currently sit isolated. All areas have considered principles of 'Category 2 - Accessible and Adaptable Dwellings' (Building Regulations Approved Document Part M).

Scale: The design has optimised use of the existing plateau to the centre of the southern garden space, limiting the amount and scale of the groundworks required. The scale of the extension is well balanced and considered against the existing dwelling, where the single storey and curved roof form of the proposed, allows for the existing to retain its dominance and character. The roof of the proposal has been carefully considered to blend with the windows within the first floor spaces of the dwelling, allowing for the extension without modifications to the openings. The curved profile is reflective of the surrounding hillsides and the notion of 'opening-up'.

Landscaping: Please see separate page on Landscaping above.

The main entrance to the house on the south will be improved from the current situation by landscaping and the creation of the journey: through restriction, release, compression and expansion, for an arrival at the new garden room extension that celebrates both the dwelling and the landscape.

The garden areas that are not directly affected by the proposal will be retained.

Appearance: The property will remain as existing, where the object is to improve the limited architectural merit of the dwelling through the addition of a modern, timber and glazed extension that reflects the undulating landscape through its form and curved profile, thereby being of greater benefit to the character of the area.

Pre-Application Advice Response dated 14th June 2022, reference: [22/00885/PREAPP](#):



Planning Services
Development Management
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

Tel: 07816362512
Fax: 01884 234235
e-mail: dsims@middevon.gov.uk

Date: 14th June 2022

Contact: Mr Daniel Sims
Planning Officer

My Ref: 22/00885/PREAPP

Dear Mr Ivan Jordan,

Proposal: PROTECT - Proposed extension
Location: Higher Claw, Pennymoor, Tiverton, Devon, EX16 8LX

Please see below summary of advice provided in relation to the above proposal, following our site meeting on the 30/05/2022.

The site is a two storey detached dwelling located at Higher Claw, Pennymoor. The dwelling is not listed and is located outside of the Conservation Area. I could not find any relevant planning history for the site.

You have sought advice as to the proposal of a single storey extension to the property to provide a garden room, with varying different design options proposed within the provided sketchbook. Along with the sketchbook, existing plans/elevations and a topographic survey have also been provided. The sketchbook identifies that the aim of the proposal is to make use of this level area of the site, to make the most of the views out into the site. The form of the extension is likely to have a similar depth to that of the existing dwelling, based on the provided sketches, and the extension will lead to the removal of the small porch and incorporate one of the ground floor windows.

I will first discuss the provision of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). In this case it was my view that the extension would front the principle elevation of the property, and therefore I do not consider that the proposed extension could be permitted development given the conflict with A.1(e)(i) of class A, part 1, schedule 2. On this basis, an application for planning permission would be required. S.38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Mid Devon Local Plan 2013 - 2033 has now been formally adopted by the Council and is therefore considered to carry full weight and takes primacy for decision making.

Policy DM11 is likely to be the most relevant to this proposal;

Residential extensions and ancillary development

Extensions to existing dwellings and other ancillary development will be permitted provided that they:

- a) Respect the character, scale, setting and design of existing dwellings;
- b) Will not result in over-development of the dwelling curtilage; and
- c) Will not have a significantly adverse impact on the living conditions of occupants of neighbouring properties.

As we discussed on site, the flat terrace area to the South of the property is the only viable area for the extension, due to the topography of the site. Using this area of the land, 3 proposals have been presented within the sketchbook. In this case whilst the proposed extension would be to the front elevation, given the characteristics of the site I would consider that subject to an appropriate design, a single storey extension similar to one of the 3 proposals outlined would likely be acceptable.

In my opinion, taking into account the uniqueness of the site with no immediate neighbours and that the property is not visible from public vantages on the highway, the proposed extension does provide an opportunity for something unique and of high quality design as shown with proposal 3. While the use of timber may not match the main exterior materials of the existing dwelling, I feel it will be in keeping within the buildings rural setting. It is my view that the proposal is likely to be supportable in accordance with criteria a) subject to final appropriate design and materials.

The property has a large curtilage with land surrounding the property. I would not consider that the proposal raises any concerns in respect of over-development and would comply with part b) of DM11.

The site is very unique, and due to the topography and large distances involved to the nearest properties in this rural landscape, I would not consider that a single storey extension would cause any significant adverse impacts to their amenity and in my view is not likely to conflict with part c) of DM11.

Records show some of the land may sit within flood zone 2 or 3, although it is not clear as to whether the building itself falls within these. This would mean that there is a higher probability of flooding. As such, a flood risk assessment would be required. More information regarding flood risk assessments can be found here: [Flood risk assessments if you're applying for planning permission - GOV.UK \(www.gov.uk\)](#). If the proposed development is under 250 square metres, then this would be classified as minor development and as such the standing advice would apply. More information on this can be found here: [Preparing a flood risk assessment: standing advice - GOV.UK \(www.gov.uk\)](#).

Summary

It is my view based on the information available at this time, that a proposed ground floor extension to the area proposed following the principles set out within the sketchbook is likely to be supportable in accordance with policy DM11, subject to appropriate final design.

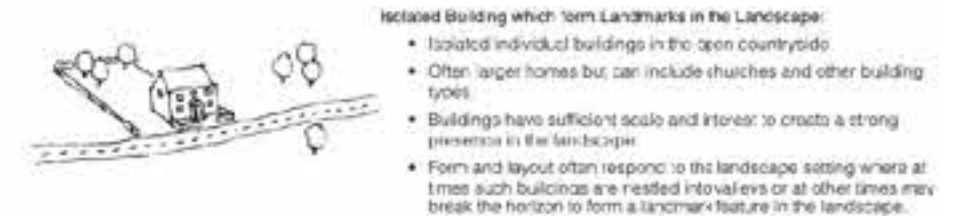
Please note that the above information is given without prejudice to the outcome of any planning application submitted which would be subject to public consultation and consideration by statutory consultees. You will of course be aware that the consultation may influence the final decision.

I trust the above information is of assistance but if you require any further information please do not hesitate to contact me.

Kind Regards,

Daniel Sims
Planning Officer

Mid Devon Design Guide - 'Designing for Landscape & Settlement Form' Volume 2, dated 29 October 2020: provides descriptions for particular housing and landscape types that have been considered within the design and use of the proposed intervention:



Mid Devon Design Guide - 'Designing for Landscape & Settlement Form' Volume 2 - pg. 76



Mid Devon Design Guide - 'Designing for Landscape & Settlement Form' Volume 2 - pg. 30

PLANNING POLICY DM 11

Policy DM11, discussed during the Pre-Application meeting Daniel Sims and included to the left, has been addressed within the proposal by way of acknowledging the character, scale and setting of the existing dwelling and its special properties with the proposal for a sensitive and modest intervention that can unlock the potential of the existing spaces and dwelling.

It is suggested that the careful design and implementation of a small extension and associated domestic landscaping will allow the construction to be built with minimal disturbance to the surrounding and to be visually disguised behind existing topography and planting that will be maintained.

The proposal will not form an overdevelopment for the site and along with the special uniqueness of the undulating site and isolation from neighbouring properties, there is an opportunity for high quality design that fixes the dwelling and the proposal within the landscape while exploring the delicate and varying forms created by the undulating landscape.

The following validation requirements have been identified from the Mid Devon District Council Development Management Local List:

Air Quality Statement

Not required

Archaeological Assessment

Not required

Affordable Housing Statement

Not required

Biodiversity Survey and Report

There is not a reasonable likelihood that any important biodiversity or geological conservation features present or nearby will be affected by the proposal. As such no further assessment is required.

Community Infrastructure Levy

The relevant CIL forms have been submitted as part of this application.

Daylight/Sunlight Assessment

Not required

Economic Impact Assessment

Not required

Flood Risk Assessment

The site is located within Flood Zone 1, as set out within the gov.uk Flood Map for Planning. As such no further assessment is required.

Foul Sewerage And Utilities Assessment

The property will remain connected to all main services. Surface water drainage will be connected to existing or new soakaways as required and subject to percolation tests on site.

Foul Drainage Assessment

Not required

Green Infrastructure Plan

Not required

Heads of Terms

Not required

Health Impact Assessment

Not required

Heritage Statement

The property is not listed or within a conservation area. Therefore no further assessment required.

Land Contamination Assessment

No contamination is known or suspected. As such no further assessment required.

Landscape and Visual Impact Assessment

The proposal is deemed not to have a significant visual impact, due to the retention of the existing scale and mass of the dwelling, along with the modifications being contained to the rear of the dwelling it is considered that no further assessments are required.

Lighting Report

The application will not involve floodlighting or significant levels of external lighting. All external lighting will be controlled via PIRs with manual overrides.

Marketing Strategy Statement

Not required

Noise Assessment

Not required

Open Space Assessment

Not required

Planning Statement

Please refer to relevant section within the document.

Rural Workers Dwelling Justification

Not required

Structural Survey

Not required

Site Waste Management Plan

Not required

Statement of Community Involvement

Not required

Sustainability Statement

Not required

Sustainable Drainage Strategy (SUDS)

Not required

Retail Impact Assessment

Not required

Transport Statement / Assessment

Not required

Travel Plan

Not required

Tree Survey / Arboricultural Impact Assessment & Method Statements

Not required - The proposal will retain the existing trees and will encourage increased planting within the existing and modified planting beds.

Undertakings

Not required

Ventilation and Extraction Statement

Not required



www.lcarchitects.co.uk
design@lcarchitects.co.uk

RIBA Chartered Practice

THE POTATO STORE	QUEENSGATE HOUSE
WITHYCOMBE	48 QUEEN STREET
MINEHEAD	EXETER
SOMERSET	DEVON
TA24 6QB	EX4 3SR

