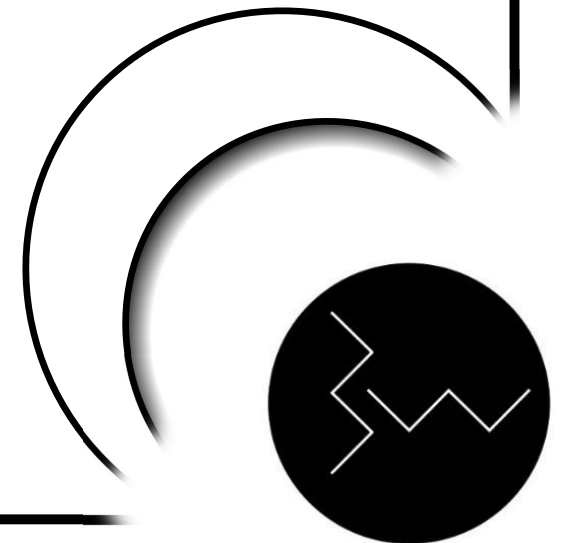


Design, Access and Heritage Statement

12 Harefield Cottages, Lympstone





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1.0 Introduction

- 1.1 This Design, Access and Heritage Statement supports a householder application for planning permission to alter and extend the property known as 12 Harefield Cottages, Lympstone. The proposed alterations and extensions are part of the much-needed refurbishment of the property, intended to improve living conditions for occupiers and therefore function better as a residential dwelling.
- 1.2 The planning application has been prepared in collaboration with Michael Rotchell MCIAT for Mrs Ingrid Hindle. This Statement should be read in conjunction with the submitted plans and drawings.

2.0 Site Description

- 2.1 The location of 12 Harefield Cottages is indicated in *Figure 1* on page 2. Photographs of the exterior of the property are provided in Appendix 1. The property is located at the southern end of a terrace of cottages that runs south from the harbour and The Strand. The property is small, consisting of living accommodation in small rooms on three floors. The first and second floors are accessed via a spiral staircase.
- Ground floor: kitchen / dining room and WC
 - First floor: living room
 - Second floor: bedroom and bathroom
- 2.2 The principal elevations of nos. 4 to 9 Harefield Cottages look west towards the estuary, whereas nos. 10, 11 and 12 are turned 90 degrees and face south, all abutting no. 9. The external appearance of the property consists of white painted render walls at ground floor level and red brick walls above. A hipped roof with a slate covering contains rooflights above the north and south elevations. A brick chimney rises above the hipped roof on the west elevation. There is painted timber fenestration, with the majority of openings in the north and south elevations.

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- 2.3 The property is adjacent to Peters Tower which is a grade II listed building; a local landmark and a dominant feature in the street scene. Harefield Cottages are within the Lympstone Conservation Area and within Flood Zone 3. Typical of many older properties in the historic core of Lympstone, there is no on-site car parking, but the village's services, facilities and public transport connections are within walking distance.



Figure 1: Aerial images indicating the location of 12 Harefield Cottages (Google Maps 2023)



3.0 Proposed Development

- 3.1 The proposed development consists of the alteration and extension of the existing residential dwelling. It is intended that these works will form part of a comprehensive refurbishment, much of which does not require planning permission because it is internal work, but will enhance the usability of the property, its living conditions and its energy efficiency.
- 3.2 The proposed extensions comprise flat roof dormers above the north and south elevations, creating much needed additional headroom at second floor level. A new window will be inserted in the west elevation at first floor level. New and replacement windows will be double glazed with wood effect uPVC frames, intended to improve air tightness and energy efficiency. A new rooflight will be installed above the staircase.

4.0 Planning History

- 4.1 A search of East Devon District Council's online planning register identifies the following planning history for 12 Harefield Cottages:
- 76/C1189 – Alterations and repairs to meet minimum public health requirements – Refused in March 1977. *The proposed plans showed a higher ridge and a steeper roof pitch, determined by the local planning authority to be damaging to the appearance of the terrace and detracting from the character of the Lympstone Conservation Area.*

5.0 Planning Policy

Development Plan

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the National Planning Policy Framework require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Material planning considerations can include other policy documents such as local planning guidance and national planning policy. Material

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considerations can also include planning history, planning constraints and local circumstances, for example the specific benefits of bringing forward a development proposal.

5.2 In East Devon the development plan consists of the East Devon Local Plan and adopted neighbourhood development plans.

East Devon Local Plan

5.3 The strategies and policies in the East Devon Local Plan (EDLP) considered to be relevant to the proposed development are:

- Strategy 1 (Spatial Strategy for Development in East Devon)
- Strategy 3 (Sustainable Development)
- Strategy 5 (Environment)
- Strategy 6 (Development within Built-Up Area Boundaries)
- Strategy 27 (Development at the Small Towns and Larger Villages)
- Strategy 38 (Sustainable Design and Construction)
- Strategy 48 (Local Distinctiveness in the Built Environment)
- Strategy 49 (The Historic Environment)
- Policy D1 (Design and Local Distinctiveness)
- Policy EN8 (Significance of Heritage Assets and their Setting)
- Policy EN10 (Conservation Areas)
- Policy EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment Systems)
- Policy EN21 (River and Coastal Flooding)
- Policy TC7 (Adequacy of Road Network and Site Access)



Neighbourhood Planning

5.4 The parish of Lympstone has produced a neighbourhood plan which has been adopted by East Devon District Council. The policies in the Lympstone Neighbourhood Plan considered to be relevant to the planning application are:

- Policy 7 – Design and design guidance
- Policy 8 – Sustainability and energy efficiency standard
- Policy 13 – Renewable and low carbon energy sources
- Policy 14 – Flood risk

National Planning Policy Framework

5.5 The Framework, updated in July 2021, sets out the Government's planning policies for England and places a strong emphasis on achieving sustainable development. The following sections of the Framework are considered relevant:

- Section 1. Introduction
- Section 2. Achieving sustainable development
- Section 4. Decision-making
- Section 9. Promoting sustainable transport
- Section 11. Making effective use of land
- Section 12. Achieving well-designed places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Section 16. Conserving and enhancing the historic environment



6.0 Development Justification

The principle of development

- 6.1 No. 12 Harefield Cottages has a long-established lawful use as a residential dwelling; as such the proposed works to alter and extend the existing dwelling are considered to be acceptable in principle. Harefield Cottages are within the Built Up Area Boundary shown on Map 2 in the Lympstone Neighbourhood Plan.
- 6.2 The proposed development is the alteration and extension of the existing residential dwelling. It is intended that these works will form part of a comprehensive refurbishment; much of which does not require planning permission but will enhance the usability of the property, its living conditions and environmental sustainability.

Amount

- 6.3 No increase in the amount of residential development insofar as the proposed works are to an existing single dwelling.

Layout, scale and external appearance

- 6.4 The layout of the refurbished property will be much the same as the existing, consisting of:
- Ground floor: kitchen / dining room and WC
 - First floor: living room
 - Second floor: bedroom and shower room
- 6.5 The scale of the proposed development is broadly consistent with the scale existing property which has living accommodation at ground, first and second floor levels. The proposed dormers increase the mass of the upper portion of the building, but it is considered that this is a



compromise necessary to improve occupiers' living conditions, addressing the need to improve the layout and ceiling height in the cramped bedroom. Other properties in the Harefield Cottages terrace already have dormers; some are estuary-facing and some are street-facing.

6.6 With regard to how the proposed works will affect the external the appearance of the property, the most significant change is the construction of dormers above the north and south elevations. The cheeks of the proposed dormers will be clad in fibre cement slates to match the existing roof covering.

6.7 With regard to the East Devon Local Plan (EDLP), Policy D1 states *"proposals will only be permitted where they: 1. Respect the key characteristics and special qualities of the area in which the development is proposed. 2. Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context"*. It is noteworthy that other properties in the Harefield Cottages terrace have slate-clad dormers with casement windows; as such the dormers proposed for 12 Harefield Cottages would not be inconsistent with the local context. Policy 7 of the Lympstone Neighbourhood Plan states *"new development should follow the guidance set out in the Village Design Statement"* and that *"natural traditional building materials should be used for alterations and extensions to old buildings and preferably for new buildings."*

6.8 It is evident that uPVC windows have also been fitted to other properties in the terrace. The proposed elevations submitted as part of this planning application show double hung sash windows, intended to resemble the sash windows that they will replace. Elsewhere, the red brick and painted render will be retained, thus helping to retain the character of the existing building.

Highways and access

6.9 No changes are proposed.

Residential amenity and privacy

6.10 The area of Lympstone to which this planning application relates is quite densely developed; it is not uncommon for windows to overlook other properties and private amenity spaces, nor for pedestrians to pass close to the windows of habitable rooms as they navigate narrow streets



and alleys. The proposed dormers and the new window in the west elevation are not considered to result in any detriment to the living conditions of neighbouring occupiers

Flood risk

6.11 The proposed works are to an existing property and will not result in any greater risk from tidal or fluvial flooding. Living accommodation at first and second floor levels ensures that there is a place of safe refuge should a flood event occur.

7.0 Heritage Statement

7.1 Harefield Cottages are situated within the Lympstone Conservation Area. The property to which this application relates is not listed, but is adjacent to the grade II listed Peter's Tower. The list entry on the National Heritage List for England states:

- List entry no. 1165550, first listed 19th June 1981
- 5/48 Peter's Tower 19.6.81
- GV II Clock tower. 1885; built by W H Peters, Esq. as a memorial to his wife's "kindness and sympathy for the poor of Lympstone". Red brick, with yellow brick decorative quoins, bands, cogged cornices and crenellated parapet with machicolations. 4- stages, each of diminishing size; pyramidal slate cap, with gabled and louvred belfry openings. Clocks to east and west, the latter facing the estuary to tell the fishermen when the tide was due to turn. Windows under segmental arches. East door with steep gable and Beerstone capitals, chamfered jambs and lintel. Peter's Tower occupies a prominent position above Lympstone beach.
- Listing NGR: SX9884584080

7.2 Features of special importance listed in section 10 of the Lympstone Conservation Area Character Appraisal:

- A settlement of great individuality derived from its origins as an important and long established fishing village

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- Many individual buildings of character, often in unusual juxtaposition, small-scale and intimate
- A wide variety of building materials, mainly rendered stone or cob, and roofs predominantly of slate, but occasionally of thatch or Bridgwater tiles. There are good examples of early brick which is also used in the grander houses
- Individual features of interest (e.g. the lime kilns and Peter's Tower)

7.3 The “Estuaryside” section of the Lympstone Village Design Statement explains: *“Peters’ Memorial Tower and the adjacent Victorian Harefield Cottages are of warm brick, and feature superb chimney stacks and pots, forming a significant homogeneous feature, balanced at the south by the fishing cottages and larger properties crowded round Quay Lane, which are mainly rendered and painted white”*. It goes on to say *“Building materials vary, but slate roofs predominate, and dormer windows of traditional scale are an attractive feature, although there is some use of velux. Window openings are still mainly of traditional scale for what is a very exposed elevation in winter, but with more modern and less appropriate intrusions”*.

7.4 The dormers above the north and south elevations are similar in proportion to those elsewhere along the Harefield Cottages terrace and therefore within the Conservation Area. Issues raised in other similar planning applications include the necessity to increase the bedroom ceiling height and to have window openings that accord with the Building Regulations; the same applies at 12 Harefield Cottages and it is considered that there is a good opportunity to address this as part of a comprehensive refurbishment of the property.

7.5 The design of the development proposals is considered to be appropriate for its context; acknowledging the Conservation Area designation and the setting of a grade II listed building, but also broadly consistent with the modification of other properties in the Harefield Cottages terrace.

8.0 Conclusion

8.1 This application is for planning permission to alter and extend the property known as 12 Harefield Cottages, Lympstone. The proposed alterations and extensions are part of the much-needed refurbishment of the property, intended to improve living conditions for occupiers and to enable the property to function better as a residential dwelling.

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- 8.2 The use of external materials, as proposed, is considered to be in keeping with the character of the area and the individuality of the properties in the Harefield Cottages terrace. As such it is considered that the proposals do not conflict with the Local Plan or Neighbourhood Plan; appropriate design and local distinctiveness is achieved in the context of the necessity for the much-needed refurbishment of the property to remain feasible and financially viable.
- 8.3 In light of the above the local planning authority is encouraged to grant planning permission.

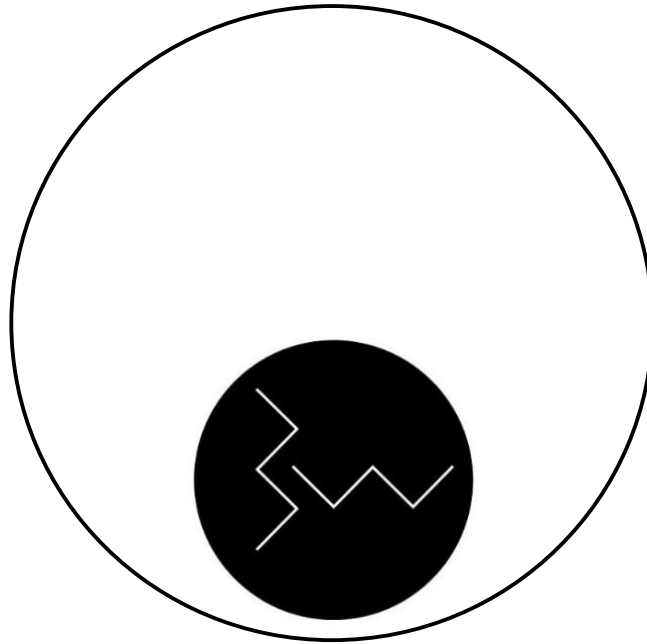
Appendix 1: Site Photographs



Figure 1 and Figure 2: views of the east and north elevations (white painted render at first floor and red brick above)



Figure 3: the west (left side of the photograph) and south (right side of the photograph) elevations



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