



25th October 2023

The Woodhouse
Longmeadow Road
Lympstone
Devon
EX8 5LT

Design & Access Statement



Derek Saunders BSc MRICS
Chartered Building Surveyor

CONTENTS

1.0 INTRODUCTION

2.0 CONSULTATIONS

3.0 DESIGN AND ACCESS STATEMENT

4.0 SCALE

5.0 LANDSCAPING

6.0 APPEARANCE

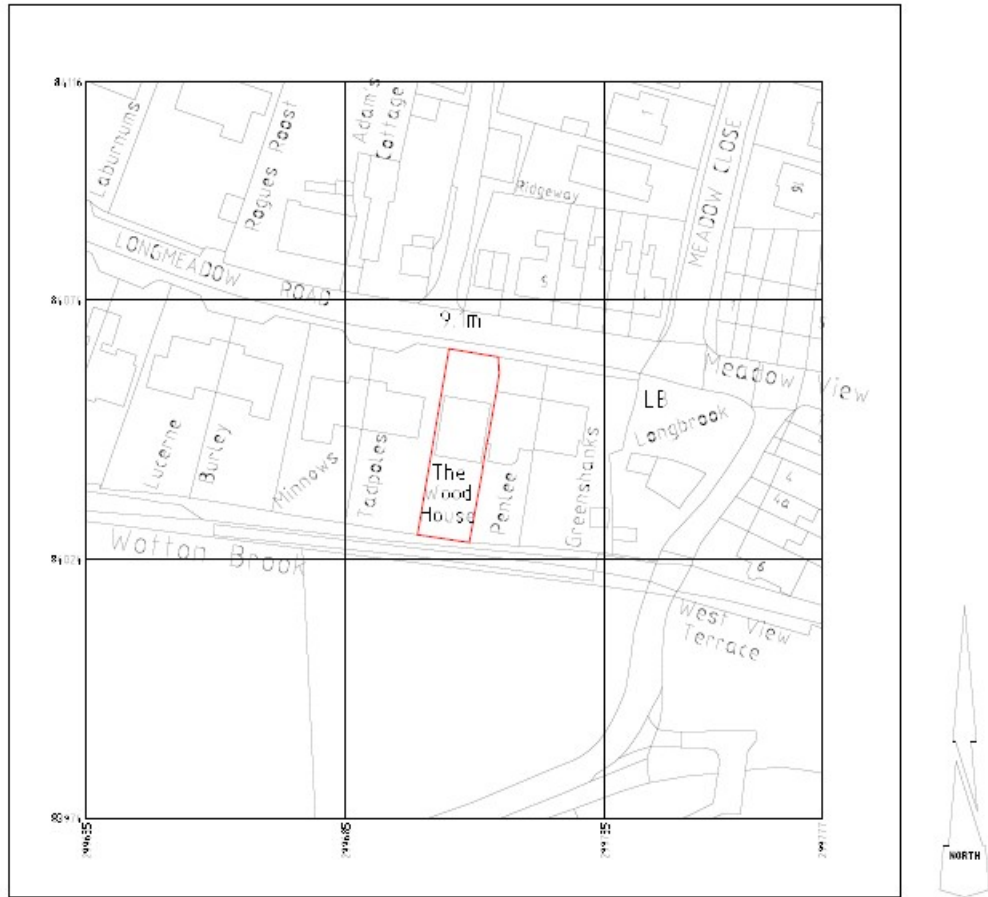
1.00 INTRODUCTION

1.1 EXISTING SITE

The site is located on Longmeadow Road, in the residential area of Lymestone.

Longmeadow Road is characterised by the predominate residential properties, where there is a mixture of terraced / semi detached and detached properties..

The property is a detached new build property built in 2015.



Produced on 13 September 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 54°25' 28.94" N, 0° 14' 29.14" W to 54°25' 28.16" N, 0° 14' 28.94" W.
Ordnance Survey copyright and database right: 2023. OS 100054335. Supplied by epla Ltd trading as 14 Planning Systems a Licensed Ordnance Survey partner 100054335.
Data Licence expires 13 September 2024. Unique plan reference: 100054335/1858



2.00 CONSULTATIONS

There has been no consultation with the local authority due to the minor nature of the development.

3.0 DESIGN AND ACCESS STATEMENT

The Design and Access Statement has been prepared to accommodate best practice guidance to the "Guidance on change to the development central system" and CABE's (Commission for Architecture and the Built Environment published in 2006) interpretations of government policy.

3.01 THE SITE

The site is located within the Longmeadow Road, which vehicular access to the adoptable highway.

The property is a recent new build with permission being granted in 2015, under 14/2517.

The existing dwelling is 150m² in floor area, (1615ft²) and has 4No bedrooms

3.02 SITE HISTORY

Where planning permission was granted in 2015, the original permission provided the benefit of front external storage and canopy area, which has not been constructed as part of the development.

3.03 CAR PARKING AND ACCESS - VEHICULAR

The existing frontage has been provided with full gravel driveway with level access approach to the principal entrance.

The siting of the proposed porch does not affect either the existing parking allowances, or the pedestrian access to the dwelling.

3.4 PEDESTRIAN ACCESS

The principal entrance to the dwelling is achieved from the level access to the front elevation.

3.05 USE

3.05.1 BUILDINGS AND SPACES

The proposals include for a single storey front entrance to create more formal entrance and storage area.

Internal alterations are also proposed to relocate the existing toilet provision to enable access from the main Hallway, where this has been constructed from the Utility area, and is not deemed to be a useable provision by visitors to the property.

3.06 LAYOUT

3.06.1 ORIENTATION

The extension to the frontage is provided to have minimal impact on the surrounding dwellings, noting that the proposal is considerably smaller than the original planning approval provided, and will have significant less impact on the adjoining property.

3.06.2 BUILDINGS ON ADJOINING SITES

The surrounding buildings are all residential properties.

3.06.3 SITE INFLUENCES

Where the property is of a modern design the materials have been provided to match the existing.

4.00 SCALE

The scale of the extension has been provided to match the existing window, and material choice of the original design.

The proposals is significantly smaller than the original storage and covered area proposed under the approved design.

5.00 LANDSCAPING

The proposals do not intend to alter the existing soft landscaping to the site

6.00 APPEARANCE

The building appearance shall be complementary to the surrounding buildings, where the following materials area intended:

External Walls	- Render Walls / Horizontal Cladding to match the existing
Windows	- Aluminum – Grey
Flat Roof	- Single Ply System
Guttering	- Grey to match existing
Fascia	- Grey to match existing

Samples are to be provided to the Local Authority of all materials to be used.

7.00 FLOOD RISK ASSESSMENT

The site is located in Flood Risk Zone 3 – refer to attached Flood Risk Assessment

8.00 REFUSE COLLECTION / STORAGE

There is no change in the refuse waste containers and will remain to be sited by the front door, to the left hand elevation and masked by the existing planting containers