



Tower House Old Priory Plympton Plymouth PL7 1QS

Erection of a summerhouse and the demolition of a concrete block wall

Design and Access Statement on behalf of Mr P Edwards

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DESIGN AND ACCESS STATEMENT

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Site	Tower House Old Priory Plympton Plymouth PL7 1QS			
Report for	Mr P Edwards			
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DESIGN & ACCESS STATEMENT

1. INTRODUCTION

Acting upon the instructions of Mr Edwards, EJFP Planning Limited has prepared the following Design & Access Statement to accompany a planning application submitted Plymouth City Council for the removal of a concrete block wall and the erection of a summerhouse in the curtilage of Tower House Old Priory Plympton Plymouth PL7 1QS.

The development will comprise the demolition of a concrete block wall and the erection of a summerhouse.

The application will be supported with plans including – site location plan, block plan proposed elevations and proposed floor plans.

This Design and Access Statement is prepared using guidance and advice in Circular 01/2006, issued June 2006 with headings and criteria broadly following the format as set out therein with additional information as applicable.



2. EXISTING SITE & LOCATION

The site is located in the Plympton area of the city of Plymouth. Plympton is on the eastern side of the city.

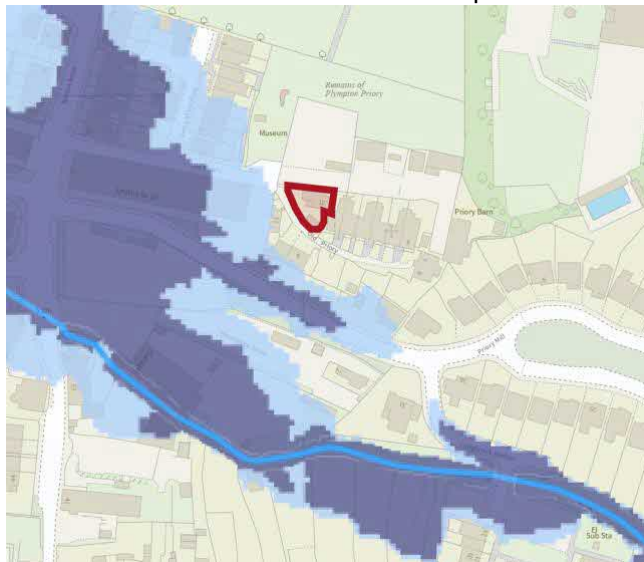
The site comprises the building and garden area of Tower House. The house fronts onto Old Priory Lane. The building is a substantial two-storey building. The garden area for the property lies to the south of the host dwelling.

To the east lies a linear pattern of dwellings that are accessed off Old Priory Lane. The proposed development therefore sits within a group of residential properties as part of the settlement. To the west lies a range of commercial buildings, with a new housing development just to the north of the commercial buildings. Further to the north is the Plympton St Mary's Church to the east of which is the Old Prior Junior School. To the northeast of the site lies the commercial heart of Plympton.

Access to the site is taken from Old Priory Lane, which runs from the west and runs around to the south of the site. The existing point of access is sufficiently wide for one large vehicle.

The site does not lie within a conservation area. However, the Plympton Conservation Area does lie to the east of the site, approximately 500m from the application site. The host dwelling is grade II listed. To the north of the site, on the opposite side of Tower House from the application site, lies the Scheduled Monument of the Plympton Priory.

The site lies in flood zone 1. The map is attached below.





3. PROPOSAL

The proposal is for the erection of a summerhouse in the curtilage of Tower House and the demolition of a concrete block wall. The works have been undertaken and applications have been made to regularise the demolition of the concrete wall and the erection of the summerhouse.

4. DESIGN CONCEPT

Proposed Site Layout

- Layout and Arrangement

The development area of the site is 0.02 of a hectare.

The concrete wall has been removed to make space for the summerhouse and to open up the rear garden.

The summerhouse has been positioned so as to reduce the impact on the adjoining neighbours. Furthermore, it is set away from the main house to give a greater sense of space around the house. The changes are considered to have a positive impact on the setting of the house as well as providing a far more pleasant environment for the applicant and his family.

The layout of the site has taken due consideration of the site topography.

- Sectional Treatment

The proposed development has maintained as much of the existing topography of the site as is possible; this is a straightforward task given the fact that the site is level.

The relative ridge height and massing of the proposed summerhouse have been designed to have minimal impact upon the adjacent dwellings, whilst providing a new building that will have a positive contribution to the building form of the area. The built form should comprise a pitched roof with hipped end details and a central ridge.

- Access Road Materials

The access road within the wider has not changed as a result of the proposed development.

- Considerations

The following considerations have been taken into account while compiling the proposed site layout:

Maintain existing privacy of site/adjoining dwellings.

Maintain existing boundary treatments and vegetation as far as possible; providing obscured views across/into the site.

Maintain existing topography.

Minimise the impact of the scheme on host dwelling.

Proposed Summerhouse

- Architectural style and details

The building's form and proportions are based upon a reflection of the local vernacular style of a garden pavilion, which is generally a lightweight structure with lots of glass. The summerhouse also has a hipped end roof which softens the impact of the building and ensures that it is a subservient building to the dwelling that it serves. It is worth noting that the garage/carport which serves the adjacent housing also has a hipped roof denoting the subservient nature/character of that building. Thus, the summerhouse shares this architectural feature.

The exterior materials are timber cladding for the walls, timber windows and doors. It has a slate roof with decorative ridge tiles which match the main house. The materials ensure that the summerhouse is seen as being subservient to the main house. Furthermore, the materials reflect the main dwelling.

It is believed that a building of this style will not detract from the architectural language of the surrounding built forms.

- Considerations

The works of demolishing the concrete block wall and the erection of the summerhouse result in a better-quality garden area and amenity space for the host dwelling.

Utilise quality materials to provide low-maintenance building and quality finishes.

Amenity

- Garden

The scheme will provide a much-improved external amenity space for the existing house, primarily through the demolition of the concrete block wall. The building will promote the use of the garden area, and this will be beneficial to the occupiers of the host dwelling. Accordingly, the proposed development is considered beneficial for the applicants. Additionally, the summerhouse and works will not have an adverse impact on the residential amenities of the neighbouring occupiers.

It is worth noting that the summerhouse will improve the privacy of the applicants when using their garden area.

The development will be designed to achieve compliance with the design criteria for Devon & Cornwall Constabulary 'Secured by Design'.



Boundary Treatments

The proposals include the retention of the existing perimeter hedgerows on the southwest boundary of the garden area. The existing hedge currently screens the majority of the summerhouse from wider views. The element of the summerhouse that will be visible is the slate roof.

Impact Upon Surrounding Environment

- Sectional Treatment

The summerhouse has level access and is a single-storey structure. This has allowed for the height of the ridgeline to be at a lower level, and this combined with the hip-ends ensures that the building is subservient and such that it does not have an overbearing/dominant impact on the neighbours.

- Proximity to Surrounding Buildings

The built form has been located in order to maximise the distance between dwellings surrounding the site.

It will be noted that there is limited space available, the buildings in this location can be best described as being cheek-by-jowl. The siting of the summerhouse is consistent with this local pattern of development.

- Sustainability

The requirements and aspiration to reduce carbon emissions is incumbent on all, and the summerhouse is an outbuilding and needs to be judged in this context.

With regards the impact of the development on the wider area – it is considered that the proposal will not have an adverse impact on the wider townscape. The proposed development must reasonably be considered to be an infill development. As such, the summerhouse will be seen in the context of the existing dwellings and will not intrude into the wider townscape.

5. HERITAGE IMPACT

A Heritage Impact Assessment has been prepared in support of the application. This statement concludes that the removal of the concrete block wall and erection of the summerhouse does not harm the setting or character of the host building which is a grade II listed building. Furthermore, the nearby scheduled monument, the Plympton conservation area and the nearby identified listed buildings will not be affected by the erection of the summerhouse.

6. ACCESS STATEMENT

The layout of the summerhouse has been designed to be fully compliant with Part M of the building regulations there is a hard-surfaced parking area and footpaths to the principal entrances. This will allow for wheelchair accessibility to the front door of the summerhouse.

The location of the proposed building, with suitable vehicular and pedestrian access, will allow flat and reasonable access for all users of the summerhouse.

7. **CONCLUSION**

The proposal aims to adhere to the determining factors both on and around the site and enhance the existing features in order to blend into the mixed architectural identity of the surrounding area. The proposal aims to be subtle enough to blend in, and clear enough to ensure that the works and building are respectful to the essence and individual qualities of the area.