



# DESIGN AND ACCESS STATEMENT

REPLACEMENT DWELLING AT SEAVIEW

KENWOOD, WOODHOUSE HILL, UPLYME, EAST DEVON, DEVON, DT7 3SL



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## 1.0 INTRODUCTION

1.01 This supporting Design and Access Statement has been prepared by Dandelion Seeds Architects, a RIBA Chartered Practice, to accompany a full planning application at Kenwood, Uplyme, (refer to figure 1 site plan).

1.02 The proposal relates to the demolition and replacement of the existing dwelling and an extension to the existing garage to provide additional space for storage and bicycles.

1.03 In addition to the information provided within this document, the planning application is to be read in conjunction with the following reports:

- Ecologist report by HT Ecology
- Planning Statement by APW Planning



Figure 1. – Site Plan with boundary indicated in red

## 2.0 THE SITE

Kenwood is a detached, one and a half-storey house residing in Seaview Road, situated on the south east side of Seaview Lane, Woodhouse Hill, approximately 1.5km north west of the village of Uplyme.

The property was constructed to a traditional specification with Powder coated aluminium windows, externally-rendered cavity walls and timber cladding, beneath a slate-tiled roof. Given the construction, it is assumed that the property was built between 1930 and 1949.

The property is positioned at the end of the west side of Seaview Road and is set back at a lower level from the road. The site and surrounding area fall within the East Devon Area of Outstanding Natural Beauty. There are residential properties sited to the south, west and north east of the site. A woodland area adjoins the site to the south and east.

The land to the south and east falls away sharply and there are extensive distant sea views across the bay of Lyme Regis. To the north, the application site adjoins Seaview Road.

Seaview is predominantly residential in character with a mixture of local vernacular both modern and traditions. The dwellings are in spacious grounds, in a wooded setting, containing a number of mature trees.

Kenwood, in its existing form, has an approximate gross internal floor area of 160m<sup>2</sup>.

## 3.0 SUMMARY

In accordance with the requirements of local plan policy, the following sections 4-10 assess how the replacement dwelling will comply in terms of access, character, landscape, scale, setting and materials. For details of policy and other legislative compliance refer to APW's planning statement, which is to be read in conjunction with this statement.



Figure 2. – Aerial photo of Site Plan (indicated in red)

## 4.0 EXISTING HOUSE

Consideration has been given to the idea of retaining the existing building. However, given the following factors, there are significant limitations to this idea:

- The existing house has poor insulation
- the kitchen utilities (including plumbing and electrics) are outdated
- the kitchen, utility room and living areas are inadequate for the needs of a large, modern family
- the current house has limited access and to the spacious, rear garden due to the placement and height of the living and kitchen rooms in relation to the landscape.
- In order to provide the thermal benefits required by the client, it would be necessary to proceed in one of the following ways.

Either:

apply insulation externally - which would alter the relationship of the roof profile to the external walls, resulting in an overall unattractive appearance that negatively impacts the setting

or

introduce insulation internally - which would result in a loss of floor space from an already cramped living area.

Therefore, this has precipitated our client's decision to replace the existing dwelling (whilst retaining the existing foundations), thus providing significant benefits, which are explained in more detail within sections 6.1 – 6.5



Figure 3. – View of existing house from Seaview Road



Figure 4. – View of existing house from rear garden (illustrating screening between existing and neighbouring property (Hillcrest))



Figure 5. – View of existing vegetation screening between Kenwood and Hillcrest house from rear garden (side elevation)

## 5.0 ACCESS

The scheme proposes a replacement dwelling with similar parking requirements. Given that there is sufficient parking already within the grounds of the existing site, road safety will not be compromised. Therefore, the proposal is acceptable from a Highways Agency point of view.

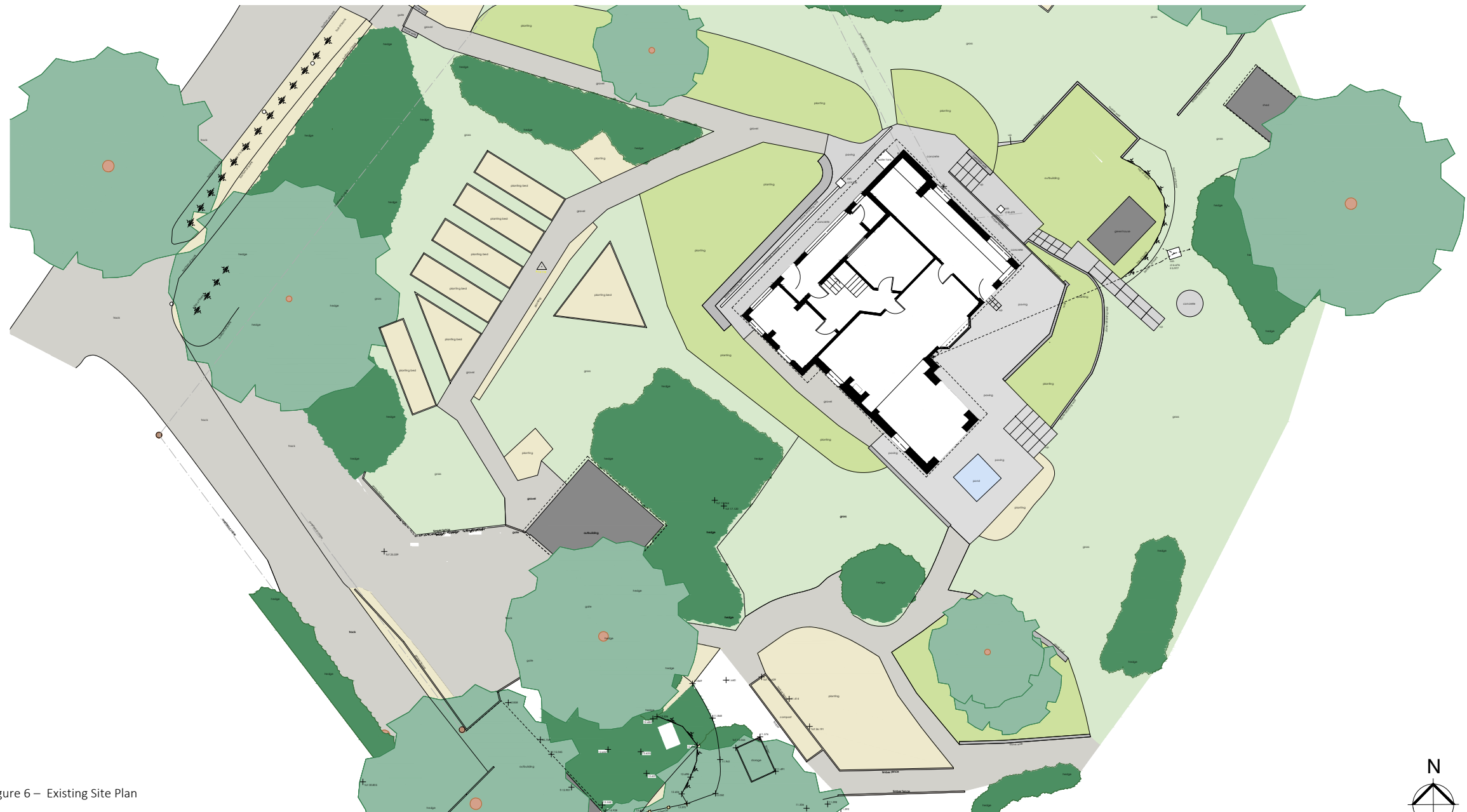


Figure 6 – Existing Site Plan

## 6.0 DESIGN

### 6.1 LAYOUT

The residence is constructed to suit the sloping site topography and has been designed specifically to read as one coherent form, providing a four-bedroom dwelling, with respective living areas.

The client has chosen the main living areas, e.g. kitchen, lounge and dining area to be raised in the design from a traditional ground-floor approach to the first floor.

This provides the following benefits:

- Enjoyment of the garden that will be directly accessible from the bedroom areas and main entrance lounge/dining area.
- Appreciation of the distant views over Lyme Bay
- The heart of the home is celebrated by a double-height void within the ground floor and first floor kitchen/dining area (refer to figure 6), which creates a welcome entrance to the house and allows for a general visual and social interconnectedness between both floors.

All of the above provides a design far more suitable for modern family life and their growing needs as a family. The provision of a self-build dwelling will provide a long-term home, which also incorporates a much-needed workspace for our client, enabling them to build upon existing social networks with the local community.

For detailed information on the area increase justification refer to the APW planning statement.

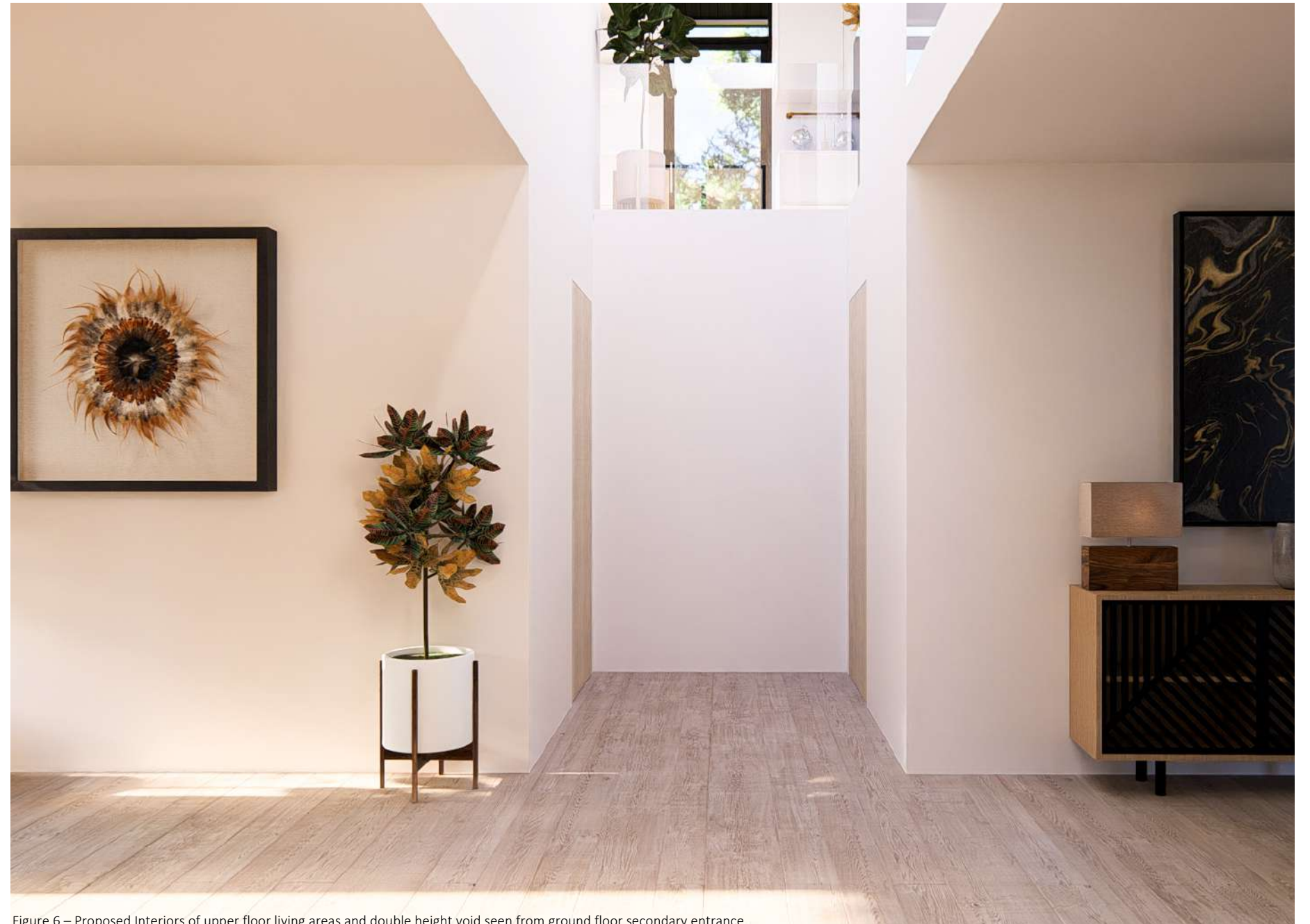


Figure 6 – Proposed Interiors of upper floor living areas and double height void seen from ground floor secondary entrance

## 6.2 SCALE

To reduce the overall impact of the overall increased floor area, the new dwelling has been cleverly articulated with:

- projected gables and windows
- projected bay window bringing interest to the front elevation (study)
- vertical stone chimney (garden elevation)
- cantilevering of the kitchen/dining area veranda over the rear garden (allowing for the sea views and views of the countryside and Lyme Bay) (refer to figure 12)
- differing materials, roof profile and overlapping external walls (see figure 7), provide a variety of different shadow lines to break up the overall massing, and therefore provide a more interesting form
- floor levels designed to suit the site topography, which further enhances the interest of the design
- consistent window sizes, heights and proportions

All of the above points assist in providing a coherent and varied design, ensuring that the building sits positively and sensitively within the context of Seaview Road and the character of the woodland setting.

Furthermore, the village design guide acknowledges that alternative designs might be more acceptable on less prominent sites away from the centre of the village.



Figure 7 – Proposed views looking from within site



### 6.3 RESPECTING THE NEIGHBOURING AMENITY

The proposal is of a scale and design that will preserve the character and appearance of the area, befitting to a location within an AONB.

When considering any potential impact on the setting by the proposed design, the implications for the adjoining homes to the north-east (Highover) and south (Hillcrest) of the site are addressed here respectively.

- In order to maintain privacy for their next-door neighbour's, the design deliberately incorporates windows in a height similar in nature to the existing 1½ storey house and creates no additional overlooking from the previous design. The ridgeline is similar in height as the previous building.
- The proposed replacement dwelling is similar in size and height to the former 1 ½ story, including windows that look out over the same part of the neighbouring properties (refer to figure 8).
- There is significant screening on the boundary between Hillcrest and Highover and the area of garden affected is around 32-50 metres respectively. Owing to the orientation of the properties and the distances involved, it is considered that the first floor windows and decking would not result in a loss of privacy to the occupants of the neighbouring properties.
- When viewed from Seaview Road and the wider setting, the dwelling would be partially obscured given the adjacent tree cover and proposed landscaping to both sides.
- The existing trees will be retained which currently provide visual privacy between all the neighbouring properties. Refer to Tree protection plan from Aspect Consultancy.

Overall, the development creates no additional impact on the neighbouring gardens (Highover and Hillcrest) and will not result in any loss of amenity to the neighbouring occupants.



Figure 8 – Proposed Interior & exterior of first floor lounge (rear elevation) indicating the high-level first floor lounge balcony and windows.

## 6.4 PROPOSED APPEARANCE

The proposal is designed to reflect the form, setting, character etc. of Seaview and the wider context of Uplyme.

The following points examine how we will be achieving this:

- The proposal provides a sustainable, green, and natural design, which will enhance and retain the character and appearance of this woodland site, whilst providing a significant contribution, authentic to the wider area and designated AONB.
- When viewed from Seaview Road and the wider setting, the dwelling would be obscured given the adjacent tree cover and landscaping to both sides. This, coupled with the choice of natural materials (refer to section 6.5), will assist in integrating our design within the suburban character of this area.
- This high-quality design is appropriate for the character of the AONB surrounding woodland area and the wider Seaview Road context (refer to figure 9). In fact, their property is directly opposite another timber-clad, contemporary design, which has been in situ for some years.
- The proposal is sensitively designed to relate to the undulating topography, the tree and hedgerow cover.

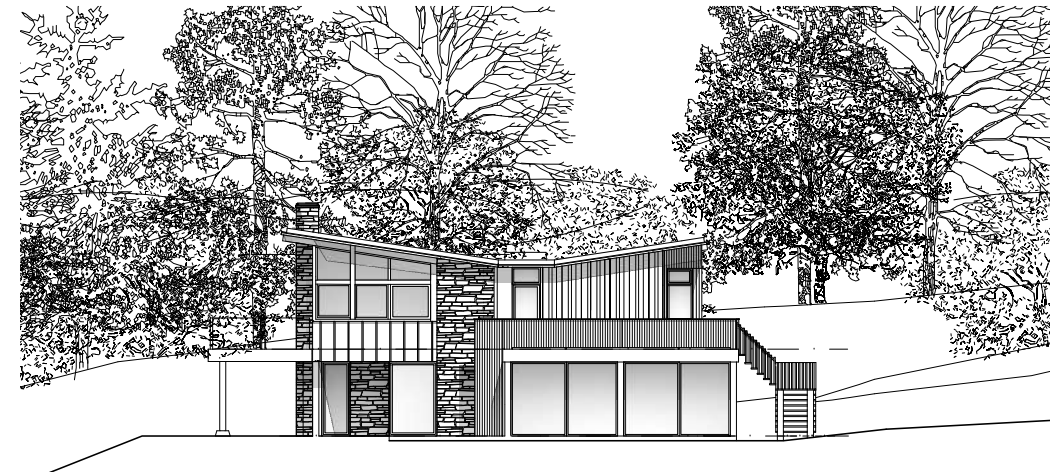
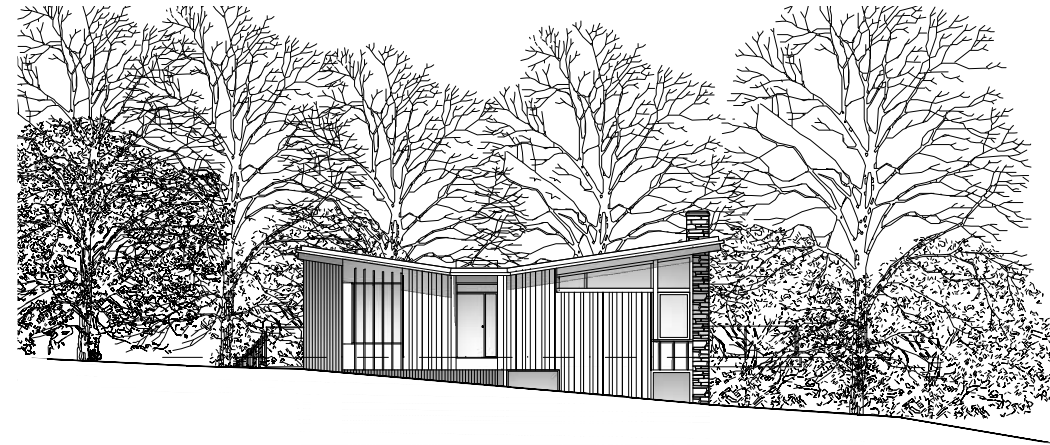


Figure 9 – Context elevations

## 6.5 PROPOSED MATERIALS

The design uses complementary and matching materials, combining in such a way as to enhance and emphasise the qualities of each other, as explained below:

### TIMBER CLADDING

The exterior is intended to be clad in charred timber, manufactured using the shou sugi ban technique\*. The process, (which utilises woods of different ages, water and sap contents) produces rich variations in texture, colour and grain. This is related to the idea of wabi-sabi – a Japanese aesthetic concept that finds beauty and serenity in objects, landscapes, designs, etc., that are simple, imperfect, and impermanent. The material will assist in breaking up the rear massing, creating a sense of scale. A mixture of 100mm, 125mm and 150mm vertical boards will provide the majority of the vertical cladding.

The proposed external use of timber cladding is an appropriate choice in order to provide the gradual effect of assimilating the built environment into the natural environment at this location.

*\*We request the final choice of timber (finish) is conditioned as part of the decision notice.*

### STONEMWORK

The use of the stonework would be employed primarily to smaller elements of the elevations, along with the proposed external use of timber cladding as the main part. The stone considered is blue lias, which is quarried locally and considered contextual to this location as it is a prevalent feature of the cliffs of Lyme Regis.

### WINDOWS

To provide compliment the charred timber, the aluminium windows and doors are finished with a powder-coated colour to match the cladding.

### ROOF

The use of standing seam zinc (or similar) for the roofing materials references the local vernacular grey slates, providing a long lasting and sustainable material.

As referred to in East Devon’s Planning Guidelines, stone and timber cladding are traditional materials used within Uplyme.

Overall, the proposed design incorporates a range of contemporary and traditional sustainable materials, which are sympathetic to natural and built surrounds, whilst meeting policy requirements.



Figure 10 – Proposed Materials - The design uses complementary and matching materials, combining in such a way as to enhance and emphasise the qualities of each other

*\*we request the materials are conditioned as part of the decision notice.*

## 6.6 INTEGRATION WITH THE WIDER WOODLAND CONTEXT

The proposed replacement dwelling is designed to integrate with the wider woodland context and enhance the immediate access to the front and rear gardens as well as celebrating the views across Lyme Bay, the AONB and their rear garden.

Since our client values sustainable approaches to living, as well as the house being constructed using such approaches, therefore, it is important for them to be able to access this garden, (currently suffering from hampered accessibility) as it will become their main focus of living.

To address this, the design deliberately attempts to merge the landscape with the building, which will be achieved by the following:

- Accessibility to the rear garden will be enhanced by partially reforming the site levels with multi-level access stair and bridge links.
- Level access will be provided using sliding and bi-folding doors to both the rear and front gardens.
- The building is designed to create a seamless indoor/outdoor integration and the landscape incline has been incorporated positively to provide an accessible 'lower ground/upper ground floor' arrangement.



Figure 11 – The building is designed to create a seamless indoor/outdoor integration

## 6.7 SUSTAINABILITY

It is considered important to the client that the design and construction of the proposed building incorporates sustainable measures.

The new development not only provides a high standard of design, but also incorporates the client's vision of building a low carbon house integrating sustainable construction measures. Consideration is given to the implementation of renewable energy opportunities. Such measures are to include:

- Energy efficiency in construction and use of building materials.
- Natural lighting and ventilation.
- Incorporation or utilisation of recycled building materials from the existing house.
- Maximising natural carbon storage on-site by retaining and enhancing the existing landscape and trees
- Maximising the potential to improve local biodiversity, including boundary treatments, such as soft landscaping, grassed areas and exterior permeable surfacing.
- This new house boasts a low environmental impact, using sustainable technology that reduces its carbon footprint. By including super-insulation, photovoltaic panels, a ground source heat pump, mechanical ventilation with heat recovery and fantastic airtightness levels, it requires 90% less energy to heat than an average home.
- Human well-being is also positively affected by more greenery in the local environment
- As well as the above benefits, the proposed development will play an important economic role in supporting the construction industry during the building work for the replacement dwelling.



Figure 12 – Proposed rear View (Infront of boundary trees)

## 7.0 CONCLUSION

The development represents design excellence that will deliver a high-quality dwelling, which responds to its context, surrounding built form, and landscape qualities of the area. The proposed palette of materials is sympathetic to the site's natural and built surroundings whilst its architecture is influenced by the special qualities of the area. The proposal will provide a modernized and improved lifetime family home for our clients.