



31 St Peter Street, Tiverton,
Devon, EX16 6NW

Design and Access Statement

For John and Julian May
By Thomas Custom Architectural Services Ltd

5th February 2024

Introduction.

This design and Access Statement pertains to the application to a parking space and driveway at 31 St Peter Street, Tiverton. The Design and Access Statement does intermingle with a Heritage statement and many areas duplicate each other. Therefore there is some duplication between the Design and Access statement and the Heritage statement.

Pre-Application information.

Pre-application advice was sought on this matter reference 19/01373/PREAPP.

The pre-application response does require the request for a parking space to be supported by reasoned justifications for allowing its approval. These are described below.

Design and Access Statement.

The design of the parking space is to be in sympathy with its surroundings. The requirement is to have a proposal that functions as a parking space but has the appearance of being a green grassed area. Please refer to the photographs. Re-use of the railing is proposed.

Highway Safety.

In the pre-application safety has been considered and has been stated as acceptable.

Justifications.

Justification for a parking space. These justifications have been provided by the applicants Mr and Mrs May. Comments have been added by Thomas Custom Architectural Services.

1) Everyone has a right to park on their own land if the arrangement is sympathetic and does not detract from the area's character.

Thomas Custom comment. The design has allowed for increased planting to ensure the parking space is green in its overall appearance and to enhance the appearance. To make the proposal sympathetic to the area the green "feel" of the space is to be increased with further planting.

2) We need a space if we are to charge an electric or hybrid car. The shift to electric vehicles in town centres is recognised throughout the world to be of increasing importance.

Thomas Custom comment. It would be appropriate given the move toward electric or hybrid cars to allow a parking space if this allows electric vehicles to be charged easily. It is clear this would improve the situation.

3) As we get older (I'm 72 now) we need parking close at hand and would also be able to create disabled access to the house if we could park off-road. Every council seeks to improve access for elderly and disabled people.

Thomas Custom Comment. As Mr and Mrs May intend to remain in this house for the foreseeable future it would be prudent to prepare for that future. Therefore, having easy access to the house would be preferable and safer.

4) We love gardening and are responsible home owners who have lived responsibly in listed buildings for 33 years. We only want a green pull-in for one car, surfaced with grass-reinforcement mesh or whatever looks best, and we would not build any structure round it, unless a pergola were allowed for growing climbing plants around and over the space. Our plan does not necessitate the removal of any tree or structure except the very low wall and railings, which are not of historic value. We could relocate the railings to run along the pathway towards the house. The area would look a lot nicer and greener than it is now!

Thomas Custom comment. The designs appearance is green. Please refer to drawing PSP101 A1 Proposed Site Plan and 3D View. Planting is proposed throughout the areas around the parking space. We are conscious of the built up look along St Peter Street and therefore the opportunity to retain and improve a green feel is felt by the applicant. Indeed, the applicant welcomes this approach.

5) In recent years the town has gradually removed parking rights for residents in the town centre and given nothing in return. We can only park for 2 hours on the road outside and a wall has also been built outside our back gate making access of large objects almost impossible. There is a national shortage of parking and the current development policy (i.e. for all new homes and businesses) is to provide parking, not prohibit it. Parking is recognized in most places as a basic social need.

Thomas Custom comment. Having parking on the premises does make sense for several reasons. Vehicular access is important and having a restriction of 2 hours will not solve the problem for Mr and Mrs May.

Proposed Work.

The work will encompass clearing a minimum area so a parking space can be constructed. This is to have a porous base so that there is no surface water entering the highway.

The parking space itself is to have grass planted in a sustainable paver product.

The kerb is proposed to be dropped. Please refer to site plan on PSP101 A1 for its position.

None of the existing walls will be changed in any way. The proposal is to make the area greener than it currently is with further planting of shrubs in all possible locations either side of the parking space.

For your convenience the listed excerpt is included in Appendix A.

Conclusion.

The items mentioned in the pre-application enquiry response have been addressed. The following are the salient points.

No negative safety access impact having the driveway in the proposed position.

Practical use of the space to allow charging of an electric vehicle.

Improvement of the “green” visual aspect of the property. All the materials proposed are to be soft in their appearance. No concrete surfaces and no tarmac. Driveway to be grass surrounded by shrubs and trees.

Appendix A.

Listing Excerpt.

SS9512 ST PETER STREET, Tiverton 848-1/6/290 (East side) 14/12/72 No.31

GV II

House. c1830s or earlier. Mass wall construction, stuccoed and blocked out; slate roof gabled at ends; end stacks with rendered shafts and old pots, some crested. Set back from St Peter Street behind a garden. Double-depth plan, 2 rooms wide with central through-passage containing the stair. Rooms heated from end stacks. EXTERIOR: 2 storeys. Symmetrical 3-bay front with central doorway with a pilastered doorcase with sunk panels and fluted capitals and a cornice. 4-panel door with overlight with margin panes. Glazed porch has lean-to roof and 2-leaf outer doors. Outer ground-floor windows 12-pane C19 hornless sashes, similar first floor centre window; outer first-floor windows are 16-pane C19 hornless sashes. INTERIOR: C19 stick baluster stair with ramped mahogany handrail; one 2-panel door. The entrance passage has an unusual round-headed 3-light Gothick doorway with stained glass half way down its length.

