

Design, Access Heritage Statement
For
Proposed Rear Garden Room
At

“Beaumont House” Bear Street, Nayland. CO6 4HX

Prepared 27th April 2021.



Existing Rear North East Elevation



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Introduction:

This Design and Access statement is for the construction of a rear single storey Garden Room Extension to the rear-North East elevation of "Beaumont House" Bear Street, Nayland. CO6 4HX

A Full Householder Application will be required to be made and submitted for the proposed extension as the property falls within a ANOB.

1. Special architectural or historic interest:

The property is believed to fall within an Area of Outstanding Natural Beauty (AONB).

2. Setting:

The property, "Beaumont House" is controlled by Colchester Borough District Council for Planning consent.

"Beaumont House" is sited on the North West side of Bear Street opposite Mill Street.

It is one of two relatively newly built property`s served by their shared access from off the North West side of Bear Street, opposite the Mill Street junction.

Submitted Supporting Drawings to this application:

Location Plan 1:1250.

Existing Elevations & Site Plan, scale 1:100, Drawing Number: G21.11.2.

Proposed Elevations & Site Plan, scale 1:100, 1:100, Drawing Number: G21.11.1.

3. Fabric:

The building construction is with a brick plinth, laid in stretcher bond & painted in a black colour to all perimeter external walls, light yellow coloured rendered painted external walls above the brick plinth wall level, to all the external walls.

White painted casement windows, White painted Fascia`s, Barge boards and Soffits.

4. Features:

The building is a two-storey property with a mixture of Cottage style and Georgian style casement windows, some with pentice boards above the windows.

5. Principles:

A site investigation of the existing property revealed that there is sufficient rear garden space to the property to accommodate the proposed addition of the proposed garden room without impairing on the amenity of the rear garden space or the neighbouring properties.

6. Justification:

The building owner now wishes to add the proposed rear garden room to the rear North East elevation of the property.

The proposed addition to the property would be purpose built with a matching cavity wall brick base painted black & white painted joinery, made in a sympathetic design to suit the existing building.

7. Mitigation:

Our design solution to the proposed rear Garden Room extension is believed to be appropriate with the properties original design & provides a sympathetic approach which shows respect and good design practice.