



**DUNCAN CLARK & BECKETT LTD**

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## **Design & Access Statement**

to support Householder Planning Application for  
New Garden Room  
at the rear of

**Flemish House, Second Avenue, Frinton-on-Sea CO13 9LY**



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## **1 Introduction**

This application is for the construction of a single-storey accessible largely glazed rear extension and for a new set of glazed folding doors, both to be set into the garden courtyard at the back of Flemish House, 59 Second Avenue, Frinton-on-Sea.

## **2 Site & location**

The application site is within the Frinton and Walton Conservation Area, on the western side of Second Avenue, in the character area of The Avenues. Flemish House – a beautifully maintained example of the Arts and Crafts vernacular, occupies a double plot in a mature landscaped setting.

## **3. Conservation Area**

The Frinton and Walton Conservation Area appraisal describes the location thus:

### *The Avenues*

*These comprise the most exclusive streets in this resort, and at their best comprise a built catalogue of English domestic architecture from the foundation of the resort in the 1890's to its heyday in the 1930's. Some of the finest are found on Second Avenue, including the only one currently listed, C F A Voysey's Homestead on the corner with Holland Road and constructed for A C Turner in 1905-6. The houses are generally detached, with inventive massing and a wealth of attractive details carried out in the finest materials. They are set in spacious gardens with designed frontages where battered walls in 'crazy' work in brick kiln rubble is common, often surmounted by hedges. Mature planting completes this relaxed residential environment.*

*As residential properties, these houses are highly susceptible to change to reflect lifestyles or fashions.*

*Their most important characteristics are, in general, asymmetrical plans and elevations; large, spreading and uninterrupted roof-slopes; chimneys; combinations of facing materials; and the use of inventive detail. Even a change as seemingly trivial as the replacement of lead window "comes" with white glazing bars might alter the subtle balance of an elevation to the detriment of the appearance and interest of the building.*

## **3 Existing**

Flemish House is a good example of all the characteristics described in the Appraisal as specific to this Conservation Area: large roof-slope; decorative brick detailing to two ornate chimneys, leaded windows; inventive massing.

It is a large, detached dwelling with a first floor within the large roof-space, with eyebrow dormer windows to the front and back. The plan is arranged as a courtyard form, with two wings projecting west, into the rear garden, forming between them a sheltered terrace with a covered veranda set into the north return.

The house sits on the southern half of a double plot, in a mature landscaped setting. At the back of the property, the land falls to the west. Properties to the sides and rear are screened by mature boundary planting.

Red brickwork panels are set between unpainted timber structural posts, and the interior displays exposed brick and structural timbers throughout. Timber windows are, at the front of the building, small, and diamond-paned. At the back of the house are some examples of larger window, also diamond-paned.

## 4 Proposed

This proposal is for:

1. A new, largely glazed garden room extension, 6960mm x 4570mm, to be tucked into the southwest corner of the courtyard at the back of the house. Existing windows to the kitchen and reception room are to be removed, and the apertures deepened, to create a new, daylight-filled space connecting these two rooms.

The new extension is entirely glazed, with a single leaf sliding door and two sets of double sliding doors opening onto the courtyard. It is flat-roofed, and toplit by a group of four flat rooflights.

Materials proposed are dark-grey powder-coated aluminium, with all new glass to be triple-glazed. The roof is shown finished with dark grey single-ply membrane. A new stepped brick-edged plinth takes up ground-level differential and visually anchors the extension to the site.

2. A new set of glazed folding doors, replacing two existing windows in the northwest corner of the courtyard.

The doors are dark-grey powder-coated aluminium, triple-glazed.

The reason for both of these proposals is making this character property more 'liveable'. The living room is large and open, but the west-facing windows do not bring in a corresponding level of daylight, and the kitchen is separated from this living space, along a corridor.

The extension and new folding doors will together open the space up, literally and figuratively, and give better daylight levels. The proposed extension footprint is tucked into the corner of the courtyard, and butted up next to the existing veranda, being of minimal physical impact on the existing house.

The triple-glazed new space and doors will improve the thermal performance of the principal living areas. The building has a current EPC rating of E (48), so this intervention should be welcomed.

The new extension will not be visible from any public highway, and the principal elevation of Flemish House, as well as its northern and southern elevations will remain unchanged.

The appearance of the proposal, although presenting a bold contrast to the existing house in terms of materials, is designed to echo its use of structural vertical elements. It is intended to complement and enhance the existing building, working with the plan and structure and using contemporary technological innovation to improve the quality of interior and exterior spaces at the back of the property.



## 5 Accessibility

Flemish House is already well-designed and laid out for basic accessibility, with a large ensuite ground floor bedroom, and step-free access across the ground floor.

The proposed extension is designed to continue this step-free internal environment, and to create level-threshold access onto the existing terrace.

## 6 Pre-application discussion

The applicant has held an informal phone consultation with a Tendring Planning Officer called Matt. The idea of a largely glazed extension was discussed, and these images were prepared and shared during this discussion. The opinion received was that so long as there was no alteration to the principal elevation, the introduction of a new and substantially glazed element at the back of the property should not be problematic in planning terms.



Aerial images showing the back of the house, and a black framed contemporary extension in the courtyard – discussed with Planning Officer.

## 7 Images



Above: the two windows in reception – left – and kitchen – right – that are to be removed to allow access into the new extension.

Below: the existing west and internal courtyard north elevations, showing the sections of existing walling to be removed to accommodate the new extension and the new set of folding doors, marked in pink. The total area of walling to be removed is 4.9m<sup>2</sup>.

