

Site Location:

**17 Church Road
Walton-on-the-Naze, CO14 8DE**



Aerial view of the site in Church Road, Walton-on-Naze

**DESIGN AND ACCESS STATEMENT
(May 2021)**

This Design and Access Statement supports an application for a householder application for a single storey extension to the rear. This document is to be read in conjunction with the drawings and other supporting documents submitted to Tendring District Council.

Location



Proposed single storey extension on the aerial view of the site 17 Church Road, Walton-on-the-Naze

The application site is located on the Western side of Church Road and within:

- Development Boundary of Walton-on-the-Naze; and
- Walton Conservation Area

The application site is within a residential street characterised by two-storey terraced houses.

Use

The application is for a single storey rear extension to an existing three bedroom house. The existing and proposed use is unchanged (C3 residential dwelling)

Amount

The application site in its entirety covers an area of 0.0128 hectares (128 sqm).

The proposal is for a single storey rear extension to an existing three bedroom house to create an open plan kitchen, dining and family room directly opening to private rear amenity space. Proposed rear extension to be approximately 7.30sqm.

Layout

The existing dwelling is a mid-terrace house along Church Road. Restricted car parking for residents are available along Church Road. The entrances to the properties in this area located at the front through small front gardens and the private amenity spaces are to the rear of each property.

The existing dwelling at 17 Church Road comprises of a living room to the front, a dining room to the rear of the property on ground level. Private amenity space is accessed via "galley" type kitchen. There is an existing ground floor WC accessed via garden. This WC is currently used as storage area.

On the first floor, there are three bedrooms and a family bathroom. The first floor would remain intact.

On ground floor level, the front of the property also remain intact. However, existing dining room and kitchen area are proposed to be merged in to one open kitchen / dining and family room area with the addition of the proposed extension. A new set of double leaf patio doors are proposed to give a direct access to the private amenity space from the family room. This will enable a better connection to the outdoor space. A new roof light is proposed within the new extension to bring more natural light into the property.

In addition, a part of the existing kitchen is proposed to be refurbished as a new utility room where the existing boiler will be positioned along with a washing machine and an area for the bins for domestic refuse and separate recyclable waste. Also, the existing WC is proposed to be refurbished and new internal access via the utility room is proposed. The existing external door to the WC will be blocked.

All the existing windows and doors to the rear of the property at ground level to be replaced with an uPVC windows and doors. All new windows and doors proposed to be double glazed uPVC. The existing timber frame window to the existing WC is proposed to be replaced with a lead framed, fixed shut, opaque window.

Scale

The proposed extension will be kept to minimum sizes while enabling better internal use of the property. The dimensions of the extensions are proposed to be approximately 2.7m (w) x 2.7m (d) single storey extension with 3m to eaves height.

The proposal has been developed to respect and compliment its surroundings. The existing houses in the vicinity are of similar size, scale and setting. The scale of the proposed is in keeping with neighbouring properties and has been designed in a way that it sits well within its surroundings. The dwellings have also been designed with the consideration to the right of light privacy of the neighbouring property.

The applicant has consulted with his direct neighbour to the proposed extension side. As part of the statutory planning process direct neighbours will also be notified in writing by the local Planning Authority.

Landscaping

Currently, the landscaping of the rear of the dwelling is formed as partially paved and partially grassed areas. The proposed extension will be built within the paved part of the private amenity area.

Appearance

Key Materials:

House

External Walls: Existing - Red brick work to the front and rear of the property.
Proposed rear extension walls are to be red brick to match the existing and to stay in keeping with the character of the area.

- Windows:** Existing - White uPVC double glazed casement windows to the main dwelling and white painted timber windows to existing single storey outrigger (part of the existing kitchen and WC).
Proposed replacement white uPVC double glazed casement windows to proposed utility room. Proposed replacement fixed shut, lead frame, opaque window to refurbished WC.
- Doors:** Existing – Timber frame timber doors to front and rear.
Proposed white uPVC double glazed patio doors to new rear extension and a replacement white uPVC double glazed door to the utility room.
- Roof:** Existing – Pitched slate roof.
Proposed felt flat roof to proposed rear extension.
- Roof Window:** Proposed uPVC double glazed roof window to proposed extension flat roof.
- External Lighting:** Proposed 2 no.s Stainless Steel External Down Lights with PIR Sensor on both sides of proposed patio door to the rear.
- Gutters & Downpipes:** Existing – Mixture of black and grey PVC and cast iron downpipes and black gutters.
Proposed black PVC downpipes and hopper to proposed rear extension.

Access

Approach into the Site:

There is no private driveway with this property and the vehicles are parked along Church Road. The existing main pedestrian access via Church Road will remain intact.

Access into the building: Access into building via the main entrance will remain intact. An additional rear patio door is proposed to access to the private paved patio area. The proposal will provide internal accessibility by complying with Approved Document Part M of Building Regulations.