

Design and access Statement

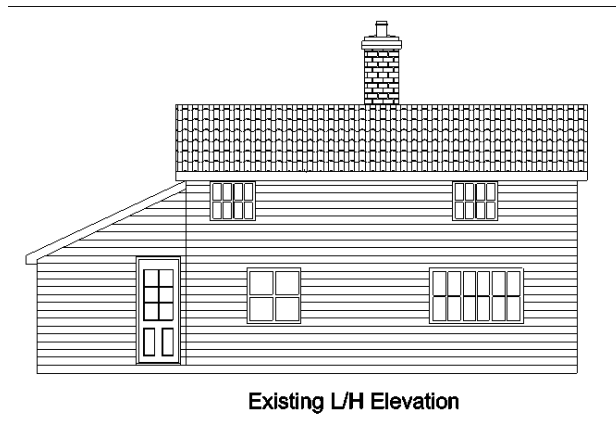
To Tendring District Council

Householder Extension (In a Conservation Area)

Property Address

Coy Cottage, Farm Road Great Oakley Essex CO12 5AL

Existing lefthand elevation:



Proposed lefthand elevation:



Existing rear elevation:



Existing Rear Elevation

Proposed rear elevation:



Proposed Rear Elevation

Proposal

A side orangery style extension and a rear bathroom extension to provide additional living space to a very small property. The downstairs bathroom will provide easier access to the facilities as the existing staircase is difficult to access during daytime use due to steepness and width of the stairway from the lounge area and the property has been purchased as a retirement home therefore this will be of ongoing concern.

Features of existing site

This 2 story detached property was built in 1752 but was extended and modernised in 2015 with an addition of a new kitchen area and updated timber double glazed windows. The property is timber clad in a black finish and has a modern concrete tile roof.

The properties in Farm Road vary in design and a new property has recently been built adjacent to Coy Cottage not matching many of the period properties in the road creating a mixed age of dwelling styles.

Access

Access to the proposed Orangery style extension by two entrances one from the very small dining area next to the extended kitchen by the removal of the current window shown on plan page 2 to form a new opening, the other via the removal of the left hand lounge window also shown on page 2 and the installation of a set of timber internal french doors in a matching style to current window and door in the property.

The rear bathroom extension will be accessed via a new opening and doorway to the back of the current hall shown on the proposed new floor plan.

Layout as shown on submitted plans

Scale and appearance

The rear bathroom extension roof is designed to join onto the existing kitchen extension With a matching pitch and roof tiles, the exterior clad in a black painted timber finish to match existing property style, windows to be a matching cottage style upvc Residence 7 white woodgrain finish Window Reference information:

<https://www.residencecollection.co.uk/planning-and-conservation/>

The side orangery extension we feel will best suit the property with a flat GRP roof with a black aluminium roof lantern with a shaped fascia and internal drainage, the external material to be a aged brick with light mortar to give a general aged appearance side windows and side exit door to again be Residence 7 White woodgrain finish, the bifold door to be white aluminum to provide a large stable opening

Landscaping

There will be no change to perimeter fencing or garden access and no removal of trees.

Heritage Assets

The property is situated in the Great Oakley conservation area it's character is predominantly residential and comprises a 2 story detached cottage style dwelling with garden to the left hand side and small rear courtyard off road parking via a front driveway.

Impact

The property subject of the application has already had many modern materials added during previous modernisation.

We feel that care has been taken during our design process not to impact this any further and keep the character of the property intact.