

Design and access statement

To Tendring District Council

Householder Extension (in a conservation area)

Property Address

The Forge 16B Clacton Road St Osyth CO16 8PA

Existing Elevation



16 B The Forge

Existing Front Elevation

16 A The Forge

Proposed Front Elevation



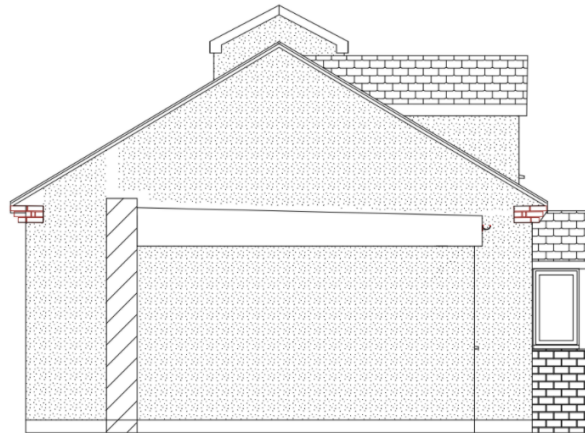
16 B The Forge

Existing Side Elevation



Side Elevation

Proposed Side Elevation



Proposed Side Elevation

Proposal

A ground floor bedroom extension at the side of the property. The property currently has a bathroom downstairs and a bedroom upstairs. The bedroom extension downstairs will provide the client who is disabled a bedroom so she doesn't have to go upstairs to sleep. Because of her senior age and mobility issues it has become more difficult for her to use stairs.

Features of existing site

This semi-detached house was built in approx. 1862 and alterations were made as follows:

- In approx. 1913 the old forge looks extended, towards the road. • TEN/453/79

Schedule 1 TEN/645/87 - Dated 28/7/1987 Conversion of existing building to two dwellings and retention of works in progress - Design revisions and variations as approved under (TEN/645/87).

Schedule 2 TEN/1988/89 - Dated 26/1/1990 Parking facilities (roof over parking removed, remove fence, new brick wall on concrete foundations D.P.C.

The house has a small kitchen and bathroom in the back of the property and lounge and dinner at the front of the property. Upstairs it has one master bedroom.

Access

Access to the proposed extension will be via an open plan kitchen lounge. The kitchen window will be replaced by a door that will provide access to the new bedroom extension. (Please see proposed floor plans)

Impact

The extension will have a flat roof so as not to change the property view from the car park of Red Lion. On the outside it will have a matching render and is a bit smaller than the house itself.

The extension will take one part of the current available parking spaces at the side of the property which to unusable as a parking space due to the width of the drive and limited turning circle, the space is only currently used as a outside storage area and will not affect parking as the car in always parked in the driveway in front of the property. We feel that the care has been taken during our design process, It does not impact this any further due to the many alterations already made in past alterations and keeps the character of the property as much as possible intact.