

Heritage and The Design & Access Statement

**For Proposed Single Storey Extension at Hallam Cottage ,The Street ,Bradfield.
Manningtree ,Essex. CO11 2US .For Mr & Mrs M. McMahon**

Introduction

This Heritage and Design Statement accompanies an application for a new single storey extension referred to above and has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

1. Use The existing property is situated in an established development of similar size and designed properties. It was formerly two cottages (circa 1670 to my research) and at some point, in time, were re-structured into one single cottage. There was a later single storey extension across the rear of the now one cottage, construction date before any recorded records.

The cottage is situated in the existing conservation area, in The Street, in the middle of the Bradfield Village Development. There are public footpaths to the front of the property and either side of the street.

The property itself is an established two bed, mansard roofed cottage finished with traditional clay peg tiles, with a single storey slated roofed lean-to extension across the back.

The property was extended with a right-hand side, double storey extension, application ref; 02/00108/FUL 18/01/2002. It comprised of a first-floor dressing/wardrobe and a ground floor study/utility room. During the construction two conservatories were added to the back of the rear hall/ porch and the utility room which do not appear on the planning.

The existing dwelling is a moderately sized two bed cottage .It has two modest sized bed rooms on the first floor and a bathroom/WC and on the ground floor a kitchen/dinner ,living room, study, utility room/conservatory ,shower room and rear hall conservatory.

2. Amount The extension will consist of an extra 6 meter square to the ground floor area and will create a 26 metre square Garden Room/Lounge .This will not extend passed the existing footprint of the building and would not be visible from the street or extend higher than the exiting roof line of the conservatories, it would also in this form, not cut out light from adjoining properties. The design of the flat roof and Lantern will be similar to , in construction and materials used , on the approved planning of the rear extension to our neighbours property at Lynden Cottage Ref; 14/01148/FUL 2014. That has a flat roof extension with a lantern.

3. Layout. The existing dwelling is situated in an established neighbourhood within the conservation area and this proposed extension will have little to no impact upon any of the adjacent neighbouring properties or the overall neighbourhood. It cannot be viewed from the front of the property.

All the new windows are on the ground floor and face the rear garden, as will the rear door. The rear garden is well established and has hedges, walls, and fence panels to all sides. So, this proposed extension would not present any overlooking issues or the enjoyment of neighbouring properties.

4. Scale. The amount of area to be utilised is a small percentage of the overall area taken up by the existing building .All the heights of the new roof lines are not higher than the existing rear extension roof lines and in some instances they are lower. Ensuring that the new extension layout is of an appropriate scale ,subservient to the main part of the cottage and existing design features are

maintained into the new extension. As this application is for a domestic extension to an already established dwelling it could be considered to be well related to human scale.

5. Landscaping. The new extension is suited to the rear of the property and will not impact on the amount of garden. The extension will mean the loss of a small courtyard, however this loss of amenity space will have any real impact on the amount of amenity space available to the property.

6. Appearance. The new extension is to be built at the rear of an already established cottage and it is proposed on the application submitted that all external and internal materials used in the construction of the new extension will be, where possible, second hand slate tiles, softwood windows and fascia boards, lead and fibreglass flat roof, red facing brickwork, smooth finish render and sympathetic to existing rain water goods. All paint finishes to match the existing.

7. Access. The existing dwelling is situated within the village of Bradfield and is well situated close to local school, shop, church, public houses, playing fields, and other local amenities etc. There is a main road (The Street) which runs through the centre of the village and links to Station Road that is the route to Mistley and at the junction opposite the Strangers Public House, with Harwich Road that leads to Harwich /Dovercourt. The local area is relatively flat and generally good access to all the community. Generally, there are no unusual hazards like steep slopes or gradients etc. for the public to concern themselves with at the front or rear of the property

As the dwelling is already established these issues have limited relevance, bearing in mind the proposed building work.

Public Transport is well provided for in Bradfield, with Bus links available on the main road through the village during normal hours for all types of users in connection with their employment, shopping and entertainment

There is a good road network in the area linking Bradfield to the nearby Tendering and Colchester districts for car users. There is also a rail link to the main line services in nearby Mistley as well as a ferry service to the continent at Harwich.

The applicants have two cars and there is ample parking on the drive for both and more if required. There is no requirement to consult with the highways department when considering this application.

Inclusive Access, this application is for the extension of an established dwelling house. The reference to the wider consultation in the regulations is not applicable in this instance.

8. Consultations.

- The applicants consulted the planning department at Tendering via the pre planning system (21/30076/PreApp) and received a positive response from the planning officer Naomi Hart, there were some comments from Heritage which the applicants feel have been addressed in this document.
- The applicants have discussed their proposal with their immediate neighbours on all sides of their property, and all neighbours will have the opportunity to comment on this planning application if they wish, as part of the normal planning process.
- The site is not on a flood risk zone and therefore we have not discussed the proposal with the environment agency,