

## **DESIGN AND ACCESS/HERITAGE STATEMENT**

### **PROPOSED EXTENSION**

**ALLEN HOUSE  
THE PATH  
GREAT BENTLEY  
COLCHESTER  
CO7 8PN**

**FOR: MR & MRS R HERBERT**

#### **SITE:**

The site is located on the west side of Great Bentley in The Path, a narrow lane on the west side of The Green.

Allen House is a two bedroom cottage, one of a pair of semi-detached properties.

The site is irregular in shape but has an overall depth of approx. 30 metres and a width at the front boundary of 8.5 metres. The site is approx. 204sq metres/0.02 hectares.

The site is located within Great Bentley Conservation Area but the property is not Listed.

The dwelling is located at the front of the site, approx. 3 metres back from the front boundary. There is a narrow car parking space on the south side and a garden to the rear.

The building is of timber frame construction, clad with timber feather-edged boarding and with a pantiled roof. There is a flying freehold situation between Allen House and the adjoining property, Nostra Casa.

A single storey side extension has been added in the past, but no other works have been carried out. The original structure is in a poor condition and is currently being repaired and upgraded, with additional strengthening of the roof.

Pathside Cottage to the west of the site is set back from The Path and its side elevation is right on the boundary with Allen House. Windows in this elevation presently look directly into the applicant's garden, a situation which has clearly been in existence for many years.

#### **PROPOSALS:**

The intention is to demolish the single-storey side extension on the south side and to erect a two-storey side extension to the full depth of the house (approx. 6.3 metres).

A minimum 1 metre gap will be maintained to the boundary fence in compliance with Side Isolation requirements. The width of the extension will be 3.18 metres.

The existing building is full two storey height at the front but the roof sweeps down to only 3.5 metres above ground at the rear.

The profile of the existing house will be continued through to the extension. Similarly, the existing external materials will also be continued onto the extension.

Space for a car to park will be provided to the front of the house. This will be a more acceptable facility than the existing, since the present hardstanding is only 2.1 metres wide.

#### **DESIGN:**

The existing cottage with its timber boarding and pantiles, more or less in its original form, is indicative of several old properties on the edge of The Green. It provides limited accommodation however, and has been allowed to fall into dis-repair.

The adjoining cottage, Nostra Casa, had a two storey side extension added in 2007 (Planning ref: 07/00577/FUL), although this property and the extension were both rendered. The proposal with Allen House is to maintain the original timber boarding and pantiles, both on the cottage and the extension.

A precedent has been set with the adjoining property, although the scheme proposed at Allen House benefits from the provision of on-site parking.

As part of on-going repairs to the host property, windows will be replaced within original openings and these proportions will be replicated in the extension. A small dormer will be formed in the back of the new bedroom.

Continuing the profile of the existing dwelling will, in fact, enhance its general setting in the street scene when extended and redress the balanced appearance alongside Nostra Casa.

The ridge line will be approx. 6 metres above the ground, the front eaves approx. 4.3 metres above ground.

The layout shown on the plans provides a kitchen/dining area, and a bedroom. One of the existing bedrooms will be converted to a family bathroom and en-suite WC. The total number of bedrooms will not, therefore, increase.

#### **HERITAGE:**

The site is located within a Conservation Area but Allen House is not a Listed Building.

There are no Listed Buildings close to the site and properties to the rear are part of a more recent housing development.

There are several trees to the rear of the site but these are not protected by TPO's.

The attached map from 1874 shows the two semi-detached cottages, the arrow indicating Allen House.

**OTHER PLANNING MATTERS:**

The site is not located within a Flood Risk Zone so a Flood Risk Assessment has not been provided.

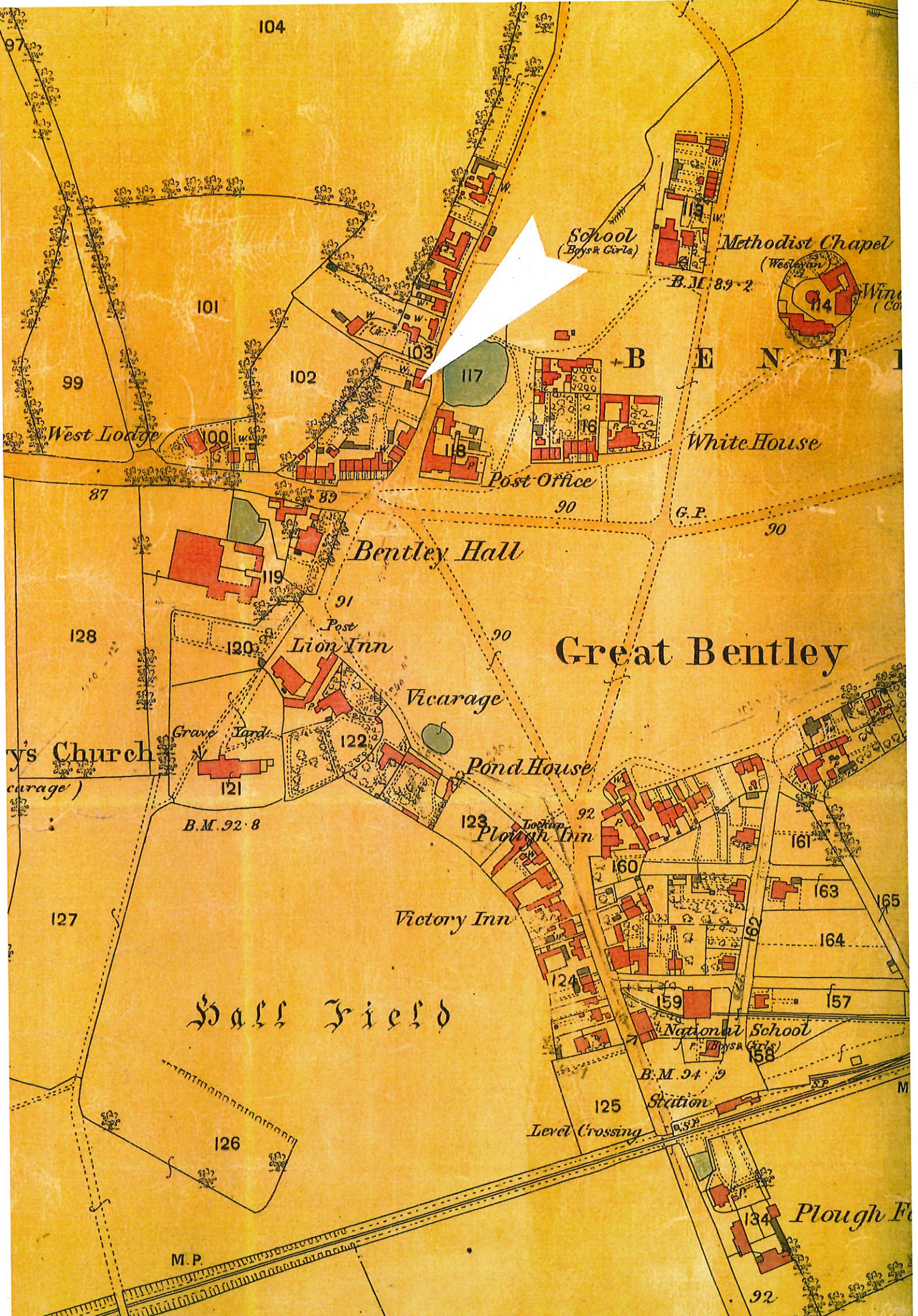
The applicants are not aware of any protected species nesting within the vicinity of the site so bio-diversity or bat and barn owl surveys have not been provided.

***DESIGN AND ACCESS STATEMENT PREPARED BY:***

***Chris Morris Design Ltd  
Bentley House  
Forge Lane  
Great Bentley  
Colchester  
CO7 8GD***

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104

97

101

99

102

103

117

School  
(Boys & Girls)

Methodist Chapel  
(Weston)

B.M. 89-2



Winc  
(Co

BENTLEY

White House

Post Office

West Lodge

87

89

90

G.P.

90

Bentley Hall

128

91

90

Great Bentley

Lion Inn

Vicarage

ys Church  
(carage)

Grave Yard

121

B.M. 92-8

Pond House

123

Plough Inn

92

161

127

Victory Inn

124

163

165

Hall Field

164

157

126

B.M. 94-9

Station

Level Crossing

125

National School  
(Boys & Girls)

158

M.P.

Plough F

92