

DESIGN AND ACCESS/HERITAGE STATEMENT

PROPOSED DISABLED ACCESS RAMP

**152 CONNAUGHT AVENUE
FRINTON ON SEA
ESSEX
CO13 9AD**

THE SITE:

The application site is located adjacent to the level crossing at the north end of Connaught Avenue, Frinton, at the junction with Pole Barn Lane.

The site comprises a large detached two storey building with ancillary outbuilding within its curtilage.

The building has had several uses in the past – a heating company, pet shop and beauty salon – but is currently occupied by the applicants, M & M Pharmacy, who have moved their business from smaller premises in Connaught Avenue.

The building is not Listed but is within the Frinton on Sea Conservation Area.

The site is irregular in shape, with an area of 0.7 hectares.

THE PROPOSAL:

The existing building has steps up to the main entrance doors into the pharmacy. The applicants are aware that this is restrictive for many of their elderly or disabled customers and wish to form a ramped approach to assist them.

A pre-App enquiry was made late last year (20/30236/PREAPP), initially based on the ramp being formed on the southern corner of the front elevation.

The pre-App response indicated that the proposal was acceptable and would be likely to receive a recommendation for approval.

The enclosed application varies slightly from the original sketch plan considered with the pre-App in as much that the proposed ramp will now be in front of the left hand shop window, with a landing still outside the entrance. However, the principle of creating a disabled access still applies.

DESIGN:

Building Regulation approval is not required for the proposed ramp, as it will serve an existing building. It has, however, been designed generally in accordance with Approved Document M of the Regulations.

The gradient of the ramp would not exceed 1:15, the ramp surface will be slip-resistant and in a colour contrasting with the landing, and all the handrails and posts will be in coloured plastic coated tubular sections.

The sides and kerbs will be brickwork to match the existing building.

HERITAGE:

The proposed ramp will aid access into the premises but will not impact on the Conservation Area in an adverse way.

As already stated, the building is not Listed and there are no Listed Buildings close to the proposed access that could be affected by its appearance.

DESIGN AND ACCESS/HERITAGE STATEMENT PREPARED BY:

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