

HERITAGE DESIGN AND ACCESS STATEMENT

Proposed alterations & extension
Broughton
First Avenue
Frinton-on-Sea
Essex
CO13 9EY

For Mr & Mrs Morgan

Prepared by
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1.0 Introduction

- 1.1 This Planning & Heritage Statement is prepared on behalf of Mr & Mrs Morgan and is submitted in support of a full planning application which seeks approval for a first floor extension, ground floor porch, dormer window and rear terrace.
- 1.2 This Statement is intended to support the submitted application and includes details pertinent to the consideration of the proposals by the local planning authority. These details include a description of the site and its heritage context and how the development meets favorably with national and local planning policy and statutory legislative provisions.
- 1.3 The proposal is fully illustrated on the scaled drawings submitted with this planning application and the Heritage Design and Access Statement is “proportionate to the complexity of the application.”

2.0 Site and Surroundings

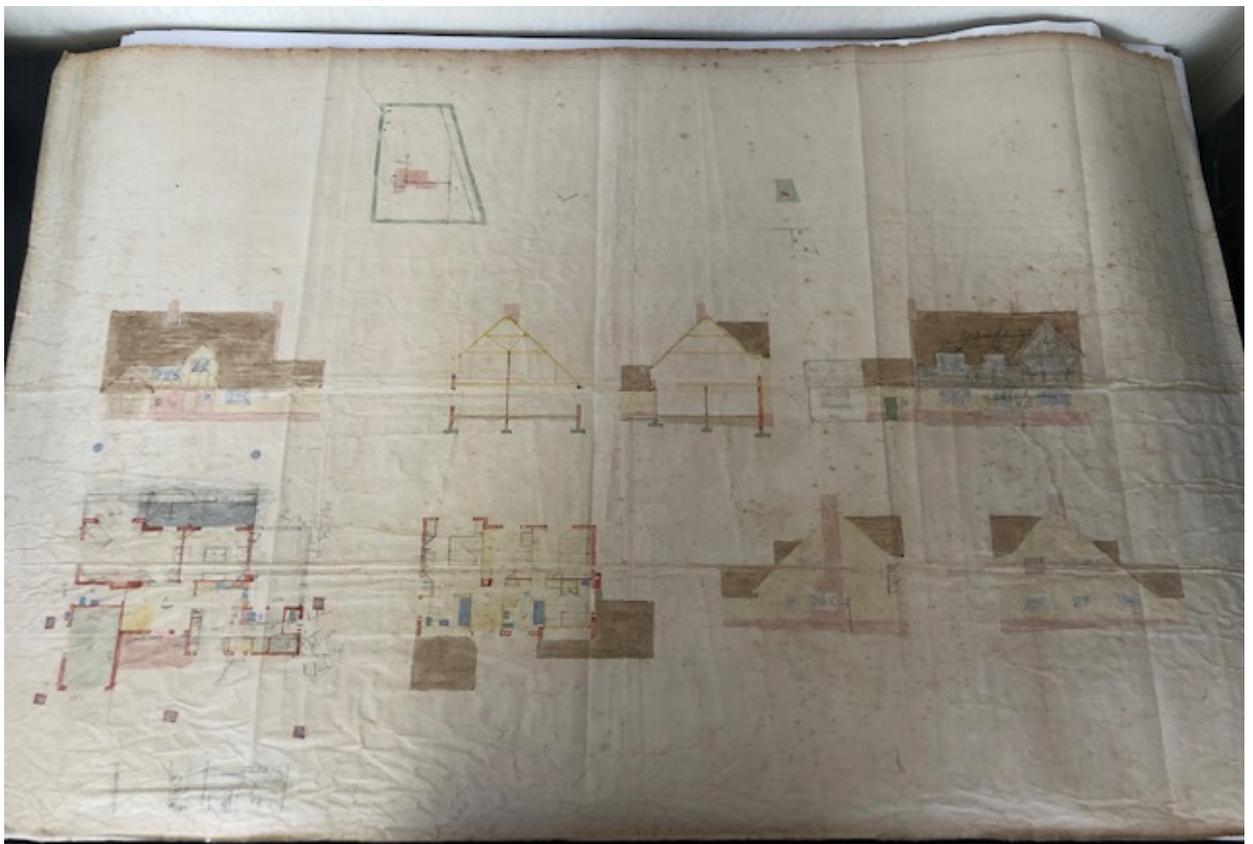
- 2.1 The application site is situated to the western side of First Avenue. Broughton is an attractive detached family home located centrally on a wide frontage plot, the site area is approximately 1 acre. The property was built in 1957 and is shown on the 1957 Ordnance Survey map. To the immediate north of the site is farm land and the vehicular access to the Cricket club, to the south is a large detached dwelling. The architectural style of the property is typical of the Arts and Crafts era and is a two storey dwelling largely finished with render above a red facing brickwork plinth under a plain tiled steep pitched roof, there is an element of tile hanging to the rear and some timber beams to the front elevation. At some point replacement windows have been installed. The property has a vehicular crossing from First Avenue which gives access to a single width integral garage. The site is a well landscaped with mature planting, the site naturally slopes to the rear of the site where it borders farm land.

2.2 First Avenue is a quiet residential no through road containing individually designed detached houses set on generous regular plots. Broughton is located within a very short walk from the town centre with all its amenities including shops, restaurants, schools, seafront and bus and rail services links. It is also conveniently located to the towns' tennis, cricket and golf club.

2.4 The site is located within the Frinton and Walton Conservation Area - designated 19.06.1982. Extended 20.11.1989, Housing Settlement Limits, the Development Boundary of Frinton On Sea, Local Plan policy no. QL1, HG1, HG3 and Areas Of Special Character policy CL17, FW5.

3.0 Relevant Planning History

3.1 There is no record of any planning history relating to the site. The applicant has a copy of the original plan, see image below, whilst the ground floor play room is not shown on this plan it is understood that it was built at the same time as the main house and can be seen outlined on the 1957 Ordnance survey map.



4.0 Proposed Development

- 4.1 The proposal will involve the linking at ground floor level of the play room and utility room and the erection of a first floor extension over to form two bedrooms (1 additional bedroom) with en-suites, the formation of a small front facing first floor dormer window to give light to the new family bathroom, a porch and internal alterations at ground floor level including centralising the front facing kitchen window and inserting a window to the utility room. Permission is also sort for a rear terrace which will have a glazed balustrade above a red brick base. As part of the project the applicant proposes to replace the existing windows with steel frame window frames and insert rear facing bi folds to the kitchen./dining room although it is understood that planning permission is not required for this element.

5.0 Landscaping

- 5.1 Soft landscaping is not affected by this application; the mature landscaping will be retained.
- 5.2 Due to the sloping nature of the site the formation of the terrace at the rear will enable the occupants to enjoy an outdoor living space at a convenient floor level to match the existing house.

6.0 Scale and Appearance

- 6.1 The scale and appearance will be in keeping with the host property and whilst the proposal will be visible form the street scheme the proposals do not encroach on the separation distances between the host dwelling and its immediate neighbour to the south and as such will not cause any material harm from overlooking, outlook or loss of light.
- 6.2 The design and external materials will match the host dwelling and protect the character of the conservation area.

7.0 Access

7.1 The Vehicular and pedestrian access from First Avenue will be retained.

8.0 Assessment of Heritage Significance

8.1 In terms of significance upon the heritage assets within the area, it is considered that the effect will be low. The development will enhance the appearance of the dwelling and will not cause any greater impact upon the heritage asset or amenities of neighbours.

9.0 Conclusion

9.1 It is considered that the scheme represents a form and layout that is appropriate to the site and surroundings. It ensures that the property respects the character of and relationship to neighbouring residential properties while being in keeping with the appearance of the area. The development will improve the form of the building and provide a much more balanced elevation and thereby will remain in accordance with the Council's adopted Local Policies, in particular the policies listed below, and Government Guidance as contained in the NPPF.

9.2 Policy FW5 specifically relates to 'The Avenues' Area of Special Character. The policy states that new development in this area must have regard to the special character and appearance of the area, including the scale, aspect and design of adjoining buildings and the density of existing development. Proposed development, which would result in a reduction in the spacious character of the area, will be refused planning permission. It is considered, that in this instance, the proposals are of such a design and proposed appearance that they will not have an adverse impact on the special character of 'The Avenues' and will therefore comply with the requirements of this and the aforementioned planning policies.

- 9.3 The site is within the Frinton and Walton Conservation Area where new development must meet the requirements of Policy EN17 – Conservation Areas. This requires new development to enhance the character and appearance of the Conservation Area, to respect and enhance the character of the area through height, siting, form, massing, proportions, elevation, design and materials. The proposals comply with both of these elements of the policy. In addition, the proposal does not involve any demolition or loss of any important features and the use proposed is in keeping with the existing use of this property. The proposal therefore complies with the detailed requirements of Policy EN17
- 9.4 Policy QL9 – Design of new development, requires new development to make a positive contribution to the quality of the local environment and protect or enhance local character. The proposals achieve both of these requirements in styling, design and appearance. The proposals will relate well to its site and surroundings and respects the character of the existing house.
- 9.5 Policy QL10 – Designing new development to meet functional needs, requires new development to meet functional requirements. In this instance no more than the required space is proposed, the scale of the development will provide the additional accommodation whilst maintaining all aspects of the policy as detail

The End