

Heritage Design & Access Statement for: 45 Old Road, Frinton-on-Sea, CO13 9DA

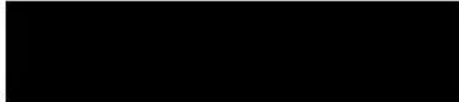
Town and Country Planning Act 1990

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**Proposed single storey side extension to replace lean-to conservatory style structure at:
45 Old Road. Frinton-on-Sea for Mr and Mrs Speight**

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1.0 Introduction

- 1.1 The following statement should be read in conjunction with drawings and other documentation submitted in this application.
- 1.2 45 Old Road is situated south west of Connaught Avenue opposite Old Way in Frinton-on-Sea.
- 1.3 It is a two-storey dwelling set in a road of dwellings chalet bungalows & two-storey houses with varying architectural styles. Slightly south east of #45 lays Winston Court, a block of flats.
- 1.4 The application relates to the construction of a single storey side extension with a flat roof, that involves the removal of an existing conservatory style structure.

2.0 Location

- 2.1. A location map is attached to the application.



Fig. 1 – Site & immediate area - courtesy of Google Maps

- 2.2. The proposal site lies in the south sector of Frinton-un-Sea, close to the Esplanade & Connaught Avenue.
- 2.3. There are residential properties to all sides of the proposal site.

3.0 Proposed Use

- 3.1. The proposed use will be residential & will enable the applicant to use the new space all year round.
- 3.2. Mrs Speight suffers from Fibromyalgia and Bursitis of the hip which is a degenerative disease that causes movement issues & therefore this new structure will enable her to move easily between the main house and extension to have a shower and carry out some of the household chores via a flat threshold. At the moment, there is a step down into the existing structure that is becoming increasingly more difficult for her to navigate.

4.0 Amount

- 4.1. The existing conservatory area is 5.4m² in size and will be replaced by a 11.2m² single-storey extension. This does represent an increase in size, but given the larger, more usable space it will provide to the applicant, this is deemed acceptable.
- 4.2. The design of the proposal is of an appropriate scale. A flat roof will be utilised to reduce the bulk of the structure.
- 4.3. Given the location of the proposal, to the side of the existing dwelling, replacing an old conservatory, and set some way back from not only the front of the dwelling, but also to the rear of the front door. This should have a minimal effect on the streetscene as well as the occupants of no.47, certainly as the properties are segregated using 1.8 – 2m high fencing.
- 4.4. The proposal site does back onto properties within Fourth Avenue, to the west, but such is the distance between dwellings, as well as the existing natural screening, any change to the existing will cause minimal disturbance.

5.0 Appearance and proposed finishes

5.1 *The Local vernacular* - There is no underlying architectural vernacular in the locality. In the immediate area the architecture is disparate. However, the majority of the dwellings are two-storey and do utilise either a painted render or brick finish. Winston Court is a prominent two and a half-storey flat complex to the east, that utilises a mixture of light brick and hanging tiles, out of keeping with the older dwellings in its immediate vicinity.



Fig. 2 – Front view from The Crescent



Fig. 3 – Front view showing front door and existing conservatory structure behind gate to RHS.



Fig. 4 – Front view of existing conservatory structure looking over the fence behind front entrance



Fig. 5 – Rear view looking towards rear of conservatory structure



Fig. 6 – Rear view of main house – note extension & #43 to RHS

- 5.2 Local development – There have been a number of changes to dwellings in the vicinity, including numbers 39, 48 and 69.
- 5.3 *Wall finishes* – The current walls are painted render. The extension will utilise an ‘off white’ cement board finish.
- 5.4 *Roof finishes* – It is proposed that the new roof will have a grey single ply membrane such as ‘Sarnafil’.
- 5.5 *Windows & doors* – Due to the nature of the structure and its use, there will be no windows or doors included.
- 5.6 *Gutters & downpipes* – White uPVC will be utilised to match the existing rainwater goods.

6.0 Historical and setting

- 6.1 The site is situated within Frinton-on-Sea’s conservation area.
- 6.2 Although a material change to the streetscene, the proposal is not considered intrusive given its position and size, as well as the distance from Old Road itself.

- 6.3 Given the disparate nature and age of the local architecture, the proposal would not look out of place.
- 6.4 TDC Historical Information - Pairs and groups of Edwardian houses stand at the northern end of Old Road. Many are much-altered, with open frontages. Other problems are the loss of slate roofs to concrete tiles, vehicle parking, and window alterations. The worst of the run-ins occurs at nos 93 and 95 where the central boundary has been taken down. The back of the first group of shops on Connaught Avenue are unfortunately prominent, followed by frontage parking and altered buildings, one of which is dated 1902. Next on the inner side is very pleasant row of four Edwardian properties, retaining original windows and other features, though with an open and poorly maintained rear court off Old Way. Old Way itself is typical service lane, the most attractive section being at the back of the former Post Office building with its substantial yellow brick wall. Church Walk is a useful pedestrian access but it is rather bland. The view is less enticing looking towards Connaught Avenue as it coincides with the entrance to Harold Grove opposite. Westwards, the views towards St Mary Magdalene Church are more attractive. The church is most striking from the north, with a substantial square structure looking like the base of a tower with a belfry on top. The design is otherwise in a very East Anglian mix of flint with brick and courses. The church hall is concrete framed, still with its original metal windows with margin lights. It is not a particularly sympathetic building, and could be in a better decorative state of repair: it is neutral in terms of the character and appearance of the Area. Tendring District Council Conservation Area Review 2006 Frinton and Walton Conservation Area – final report: part 3: Frinton 10 Just beyond the church is an attractive grouping, including the Council House, listed and now the Library. There are views of some decent new houses on the other side of the substantial boundary wall with its dentilled coping. Opposite, the widest part of the road has generated a small green, with some self-seeded sycamores and a terrace of new houses next to another walkway through to Connaught Avenue: the drive over the green is rather crudely handled, and proportions are unsatisfying. Beyond the green are, on the inner side, some late Victorian or Edwardian houses, opposite a group of post war buildings giving way to some houses from the turn of the last century in red brick and pebbledash. To the south, Winston Court is possibly Frinton's most disappointing building, and is regarded as a negative factor. Beyond it is a single house, followed by a poor view of Connaught Avenue backs, after which is a pleasant pair of double-fronted houses, with slate roofs over red brick elevations. There is more commercial activity approaching the junction with Connaught Avenue: on the outer side is a good group of four Edwardian properties, three of them retaining original fascia designs, and there are projecting bays at first floor with lead tops and little windows in pebbledashed gables above. The fifth property is a two storey flat roofed extension with a utilitarian group of flat roofed buildings round the back. This group has bland forecourts, one or two of them separated out with posts and chains.



Fig. 7 – View looking north - Courtesy of Google Maps

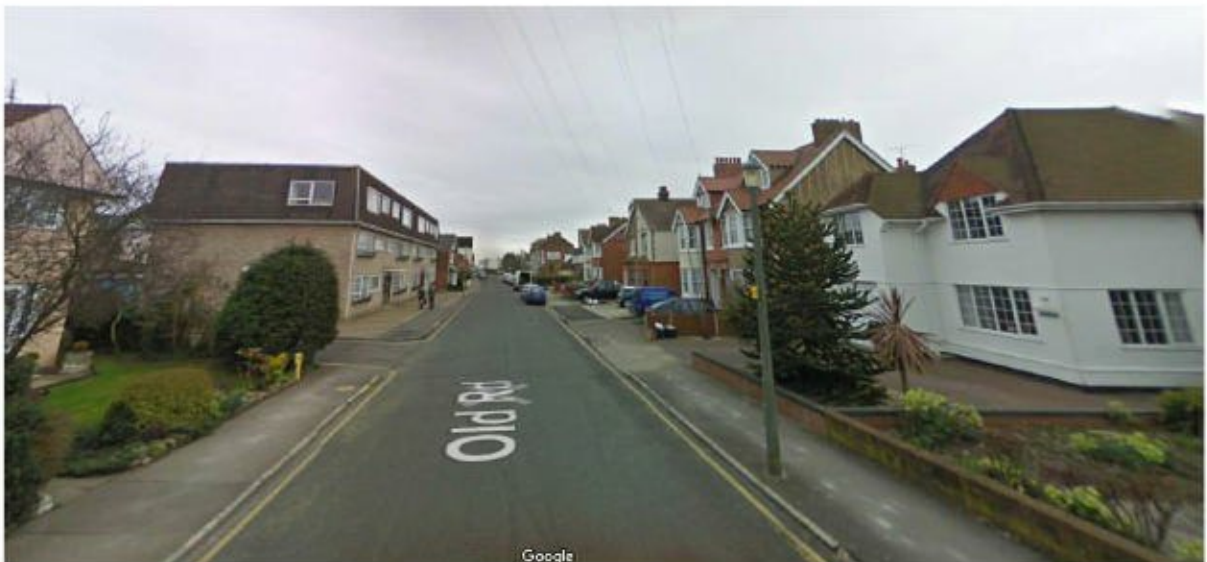


Fig. 8 – View looking towards The Esplanade. Note Winston Court to the LHS - Courtesy of Google Maps

7.0 Conclusion

- 7.1 The proposed extension cannot be readily seen from the public highway, hidden behind fencing, the front entrance, as well as the large tree situated in the front garden. It can be said that therefore, it will not cause harm to the streetscene. The existing conservatory is being removed & a more modern, insulated and aesthetically pleasing structure, that can be used constantly, will replace it. Importantly, this will allow Mr & Mrs Speight a space that can be used all year round. Importantly, it will give Mrs Speight the option of showering downstairs, reducing the need to negotiate the stairs.

Further, as the extension is single storey, only the occupants of #47 will be able to see it. The occupants of 25 Raglan Road are far enough removed for the proposal not to cause any issues and will in fact be an improvement.

- 7.2 The proposed materials have been chosen to give the new-build a different look to the one seen on the host dwelling, and will show a difference between the two.

Contact Details

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