

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

Town and Country Planning Act 1990

21/11/2021

**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 [REDACTED] which is a [REDACTED] therefore this new structure will [REDACTED] between the main house and extension to [REDACTED] a [REDACTED] threshold. At the moment, there is a step down into the existing structure that is [REDACTED].

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.



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

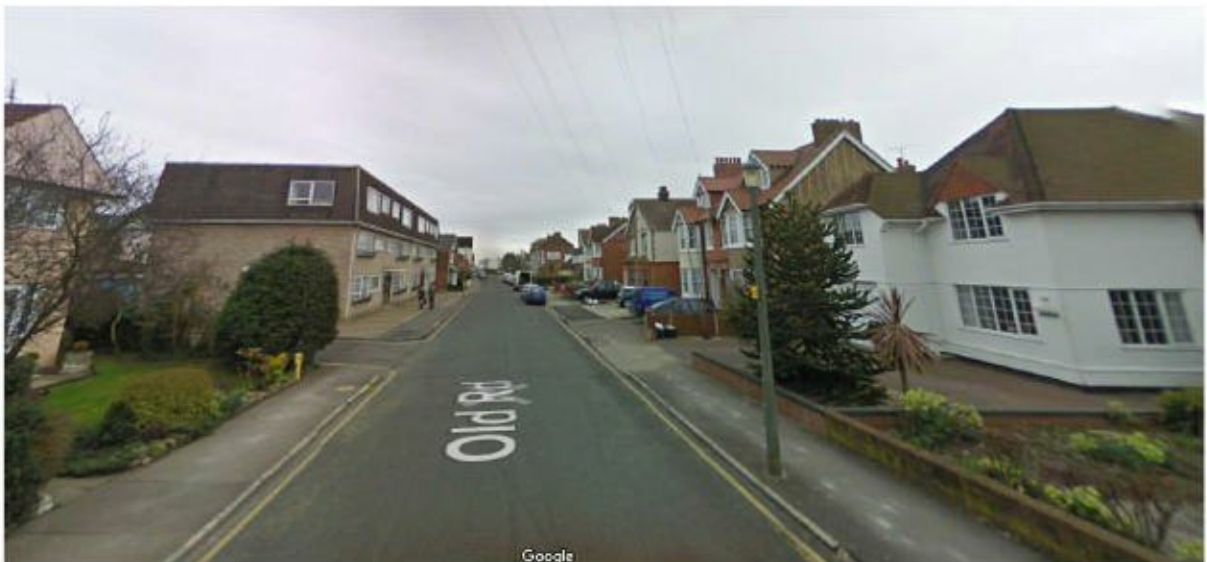


Fig. 8 – View looking towards The Esplanade. Note Winston Court to the LHS - Courtesy of Google Maps

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 g [REDACTED]

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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