

## HERITAGE DESIGN AND ACCESS STATEMENT

Proposed residential development  
Adjacent to 145 Connaught Avenue  
Frinton-on-Sea  
Essex

For Mr R Tomkins

Prepared by  
Z Manning Drawing Services Ltd  
143 Connaught Avenue  
Frinton-on-Sea  
Essex  
CO13 9AB

## **1.0 Introduction**

- 1.1 This Planning & Heritage Statement is prepared on behalf of Mr Tomkins and is submitted in support of a full planning application which seeks approval for a two storey development to form 2 x 2 bedroom flats.
- 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 site fronts Fourth Avenue – this section of the road is a very busy thoroughfare connecting residential areas of Frinton to the main commercial high street. The section of street is dominated by buildings used for commercial purposes and includes Solicitors Offices, Community Hall, restaurants, photo shop and a drinking club.
- 2.2 The site is located within Frinton and Walton Conservation Area. To the west of the site is The McGrigor Hall which is mentioned in the Conservation Area Character Appraisal as a building of 1930's style and therefore has potential to be considered a non-designated heritage asset. The site is also located in close proximity to two non-designated heritage assets; Frinton War Memorial Club opposite the site, and Ashlyns House located on the corner of Fourth Avenue and Upper Fourth Avenue. Both these buildings have red facing brickwork to the ground floor and render to the first floor and are mentioned in the Frinton and Walton Conservation Area Character Appraisal. It is understood that both these buildings were built as single storey buildings with the rendered first floors added at a later date. Ashlyns house has a flat roof; the Memorial

club has a pitched tiled roof. To the east of the development site is a non-descript two storey building which was built in the 1970's, the building houses various commercial businesses. This building is rendered and has a tiled pitched roof.

2.3 The application site is currently used as parking for various businesses. The site is hard surfaced and has a mature hedge along the front boundary with Fourth Avenue. With more people working from home the car park is considerable under used with several businesses recently giving up their parking spaces.

2.4 The site is located within the Frinton and Walton Conservation Area - designated 19.06.1982. Extended 20.11.1989.

### **3.0 Relevant Planning History**

3.1 There is no record of any planning history relating to the site.

### **4.0 Proposed Development**

4.1 The proposal seeks permission for the construction of a two storey building forming a ground and first floor flat. The inspiration for the design of the building has been taken from Ashlyns House, with a flat roof, rendered first floor walls and face brickwork to ground floor walls, incorporating stone heads and string courses.

4.2 Each flat will be allocated one parking space, this is below the Councils standards for a two bedroom dwelling however given that the site is located within a very short walking distance of shops, train station and bus stops and that there is unrestricted parking in Fourth Avenue it is considered that this should not be grounds for a refusal.

4.3 Each flat will have a private amenity area. Again this area falls below the Councils usual standard; however, it should be borne in mind that the properties are located very close to large public open spaces in the form of the Greensward and the beach. The amenity space will allow sufficient room for sitting outside, clothes drying area and to store a bicycle.

4.4 There are currently 15 parking spaces on the area of land owned by the applicant, however, the sizes of the spaces are below the current size required by ECC and too tight for most modern cars. The spaces are currently under used, most are unlet. The proposed scheme allows for 8 parking spaces to comply with current standards; 2 parking spaces retained for the flats and 6 spaces which could be let if there is a demand.

## **5.0 Local Planning Policy**

5.1 The site is located within the development boundaries for Frinton-on-Sea, as defined within the Councils Adopted Local Plan, wherein, there is no objection in principle to the redevelopment of the site for residential purposes.

5.2 The site is within the Frinton and Walton Conservation Area where new development must meet the requirements of Policy EN17 – Conservation Areas and FW5 – ‘The Avenues’ Areas of Special Character. 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 all 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 area. The proposal therefore complies with the detailed requirements of Policy EN17 and FW17

5.3 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 area.

5.4 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 accommodation whilst maintaining all aspects of the policy as detail

5.5 Policy HG3 - sets out general criteria for the consideration of residential development proposals. This policy states that within the defined development boundaries of towns and villages, residential development will be permitted provided it satisfies amenity, design, density, environmental, highway, local housing needs and sustainability criteria, as appropriate, and can take place without material harm to the character of the area. In addition proposals for development of infill plots should ensure that the scale, design and intensity of any new building are in harmony with existing surrounding. The submitted scheme does not comply with the amenity requirement however as previously stated given the location this in itself should not be reason for refusal.

## **6.0 Landscaping**

6.1 There is a mature hedge to the front of the site which has not been sufficiently maintained over the years and is overhanging the public footpath by approximately 0.5m. It is proposed to remove this hedge and replace with a more suitable species. There is also room to plant a tree to the south west corner. To secure the rear amenity spaces a 1.8m fence is proposed to the north, east and west of the property as shown on the submitted plan.

## **7.0 Scale and Appearance**

7.2 The scheme reflects the scale, aspect and design of adjacent properties. The effect of the development will be neutral in terms of impact upon the immediate locality. The design of the building is well proportioned and reflects the form and character of the neighbourhood. It does not cause any harm to neighbouring properties and will not appear cramped or contrived. The development of the site will make good use of land which is currently under used and provide two affordable homes.

7.3 The design and external materials will similar to adjacent properties and will protect the character of the conservation area.

## **8.0 Access**

- 8.1 There is existing vehicular access from Fourth Avenue and a new pedestrian access will be formed from the footpath in Fourth Avenue.

## **9.0 Assessment of Heritage Significance**

- 9.1 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 conservation area and will merely continue the line of buildings along this section of Fourth Avenue and infill the frontage thereby completing the overall street pattern. The scheme ensures that appropriate spacing is maintained between the new building and existing buildings and therefore it will not cause any impact upon the adjacent heritage assets or amenities of neighbours.

## **10.0 Conclusion**

- 10.1 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 properties while being in keeping with the appearance of the area. The development will provide much needed residential accommodation in a sought after location.

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