

# **Design and Access Statement including Heritage**

**78 Third Avenue  
Frinton-on-sea  
Essex CO13 9EE**

**25 April 2022**



**Prepared by**



**20-22 Wenlock Road  
London  
N1 7GU**

- This Planning & Heritage Statement is prepared on behalf of Mr Slade and is submitted in support of a full planning application which seeks approval for the removal of flat garage roof and replacement with a gable roof.
- 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 favourably with national and local planning policy and statutory legislative provisions.
- 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."

## Existing site

The property is situated in Third Avenue on a 1/3-acre plot, an area known as 'The Avenues'. It is an individually designed 4 bedroom detached home, built approx. 1880's. The property has a tiled roof, with spilt wall finishing. The lower half of the walls are finished with a plain decorative render with beam detail. The upper half of the walls are a hanging tile in keeping with the roof tile.

Third Avenue is a residential street consisting of various property types and forms of architecture, each property with its own individual character and style. The property is set well back from the road. There is a laid to lawn with flower borders. Large shrubs. Gate with foliage archway leading to York stone paved footpath to front garden and side access to the garage.

There is a garage to the front of the property, with a flat roof which is not keeping with the individual character and statute of the property.

The site is located within a very short walk from local shops and the town centre.

'The Avenues' to the west of Connaught Avenue shopping centre and north of the Esplanade, form a sedate residential area of outstanding Arcadian character, with wide, straight, tree and hedge lined avenues, grass verges and large, spacious detached houses set in mature gardens

The site is located within the Frinton and Walton Conservation Area, where new development affecting its character or appearance is subject to special scrutiny. This is considered within the 'Heritage Assets' section below.

Planning history is in relation to shrubbery as follows:

Ref. No: 20/00407/TCA - Status: Decided

2 No. Prunis / Cistena - Reduce in size. 3 No. Conifers - Remove.

Ref. No: 20/00037/TCA - Status: Decided

Remove trees on west side of existing boundary

Ref. No: 19/01748/TCA - Status: Decided

Reduce mixed species shrubs. Polard or reduce height to 2 hawthorn trees, spruce tree and laburnham tree.

Ref. No: 15/00443/TCA - Status: Decided

1 No. Prunus - in rear garden - fell

Ref. No: 13/01285/- Status: Decided

1 No. Sycamore - fell

Ref. No: 13/01200/TCA - Status: Decided

2 No. Silver Birch - in rear garden - cut back to the boundary of 73 Fourth Avenue or to suitable points.

Ref. No: 11/00561/TCA - Status: Decided

Prune x 2 Purple Prunus on boundary of 78 Third Avenue and 71 Fourth Avenue, Frinton on Sea

Ref. No: 04/00527/TCA - Status: Decided

Fell 1 Willow and 1 Prunus

## Scale

The proposed alteration is a removal of an existing flat roof to the garage which is not suitable for use, and replacement with a gable roof.

The proposed alteration would be to a ridge height on the garage roof of 3608mm, remaining below the bottom of the existing first floor windows. The alteration will not provide any additional living space, but will be visually softer than the current harsh lines of a flat roof.

The proposal will not impact on the neighbouring properties in terms of light or loss of privacy. It will not impact on the look or feel of neighbouring properties, whilst benefiting from being situated on the original large plot.

## Appearance

The proposed alterations will improve the overall appearance of the property. The current flat roof on the garage is not visually in keeping with the overall character of the property.

The proposal to replace the existing unsuitable roof with a small gable, picking up the style and character on the existing gable front of the main property. This will mean the existing style of the house is continued to the garage, making it more in keeping with the site.



### **Access**

The property has both pedestrian and vehicular access from Third Avenue, this will not be affected by this application.

### **Landscaping & Sustainability**

The property is situated on a very large plot (1/3 acre), being the original plot which remains in keeping with the characteristics of 'the avenues'. The rear of the property is secluded with a large lawn area, Flower borders, beds and shrubs.

The front of the property is also secluded with laid lawn accompanied with flower borders. Large shrubs, with a Gate with archway leading to York stone paved footpath leading to the entrance of the property.

These open spaces on the property will remain unchanged, and there is need for any further enhancement in respect of the open space surrounding the property.

### **Heritage Assets**

The site is within the Frinton and Walton Conservation Area. Development in conservation areas - should comply with the Government's Planning Policy Guidance 15: "Planning and the Historic Environment, 1994" and the Council's policies in the Tendring District Local Plan.

EN17 Conservation Areas - Development within a Conservation Area must preserve or enhance the character or appearance of the Conservation Area. The proposal complies with the elements of the policy. Further to this there is no demolition of exiting features, but proposed to extend the existing features to be incorporated into the garage which is

currently not in keeping with the character of the property. We conclude the proposals comply with the detailed requirements of EN17.

PPL 11 The Avenues Area of Special Character - New development must preserve or enhance the special character and appearance of the Conservation Area. Proposals must respect the special character and appearance of the area, including the scale, aspect and design of adjoining buildings and the density of existing development. To ensure that this special character is safeguarded new development must: conform to the spacious residential character of development and not appear cramped or incongruous in the street scene. The proposal to replace the existing flat garage roof at the front of the property to a small gable more in keeping with the size and statue of the existing property will not have an adverse impact on the street scene or appear cramped. We conclude that the proposal complies with the detailed requirements of PPL 11.

In terms of the impact of the proposal on heritage assets within the area, it is considered that there is low impact. The national and local policies have been referred to above. The alterations proposed to the property ensure the properties appearance remain in keeping with the existence appearance and does not have a determinantal impact to the property or heritage assets in the conservation area.

## **Conclusion**

In conclusion the proposed alterations are appropriate to the site and surroundings. It ensures that the property respects the character of and relationship to neighbouring residential properties and whilst being in keeping with the appearance of the area of 'The Avenues'. The proposal is also in accordance with the requirements of the Local Plan and Conservation Area Plan.