

# Design Spec

---

## Design & Access Statement

7 Avocet Close, Kelvedon, Essex CO5 9PD

15th May 2023



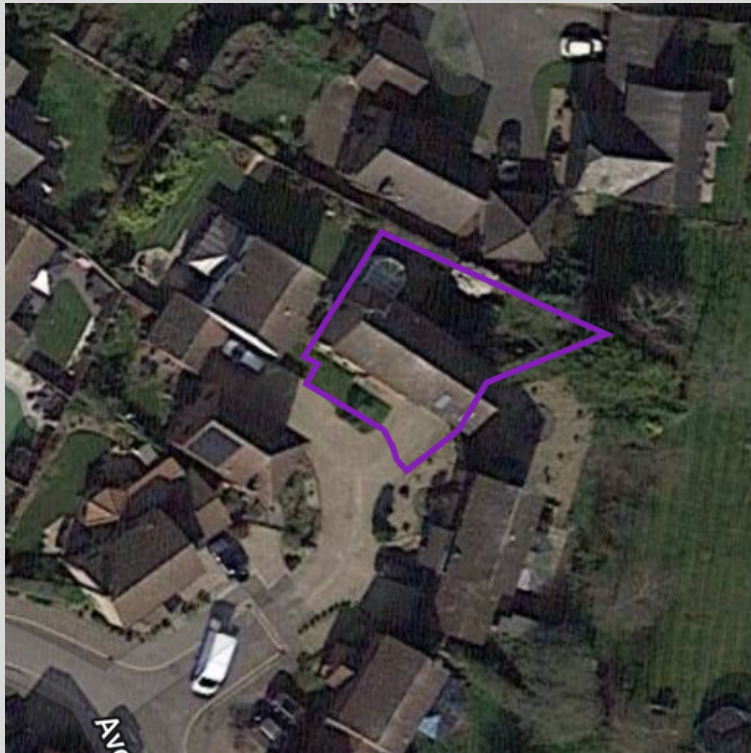
# Contents

---

## Design & Access Statement

Proposed removal of existing conservatory, single-storey rear extension, garage conversion, porch and garage conversion for additional kitchen, dining, living, bedroom, bathroom and storage space.

7 Avocet Close, Kelvedon, Essex CO5 9PD



## Introduction

---

This Design and Access Statement accompanies an application for a proposed single-storey and two-storey infill extensions, porch and internal alterations for additional kitchen, dining, living, bedroom, bathroom and storage space.

The site is situated in Kelvedon, Essex within Avocet Close. This household after moving into the property in March 2022, have fallen in love with this property, but also the location it is situated within.

To facilitate this households way of living and the arrival of their first child, we have proposed to utilise the currently empty space to the rear of the property to provide them with their dream kitchen, dining and living area. This will facilitate their growing family with the much needed space they require to live comfortably, whilst also following with current trends of modern living.

This proposal will also utilise the existing garage space which will facilitate the additional space needed to host the elderly members of the family.

This project also provides an additional bedroom and bathroom on the first floor, by making use of the current dead space within the existing first floor.

We have also through this proposal, provided a modern twist to the original dwelling, which not only increases the kerb appeal of the property, but also matches with the style of the street scene, and direct neighbours.

# Site Photographs

To provide a more modern feel to the property, we have also looked to replace the existing conservatory with a set of french doors. This also provides easier access from the lounge area to the garden space.

This project looks to provide a modern take to this currently dated property, whilst also integrating characteristics of the existing property.

This proposal also promotes as much natural light to flood into the property, which as shown by the proposed porch, allows for natural light to provide a more open feel to the hall area.

We have proposed a rendered finish to the whole property to not only stay in keeping with the neighbouring properties, but also provide a modern twist to this family home.

Through this project, we have also incorporated a greater amount of glazing to the proposed kitchen/dining and living area which will create a more open feel to this property.



Through this proposal, we have also utilised the dead space behind the existing garage for a single-storey rear extension.

This extension has also been proposed to match the existing contrast on the property, without creating a harsh design.

The proposed extension will not effect the neighbouring properties or detriment the character of this existing dwelling allowing for this properties to remain in keeping with the neighbouring properties within Avocet Close.



## Street Scene

Within the surrounding area, there are many properties which have previously been approved extensions and conversions to promote a modern way of living.

One application which is of a similar size and scale of the proposed development at No.7 Avocet Close is at No.4 Avocet Close.

This property received approval in 2021 for a part single-storey and two-storey extension for additional kitchen, dining, living, bedroom and bathroom areas.

The proposed single-storey extension is connected to the proposed two-storey extension, which is also of a very similar style as our clients proposal.

This single-storey extension is also of a similar style to the proposed extension at No.7. This flat roof extension provide additional space to the main living area, which we are also proposing at No.7.



Proposed 3D Rear

PROPOSED SOUTH ELEVATION

## Proposals

In regards to the proposed material changes, the rendered finish we have proposed also stays in keeping with both neighbours to either side, proposing a more pleasing kerb appeal.

We have also proposed to upgrade the existing windows to match the beside neighbours which have not only been designed to create a more modern feel to the property, but also promotes energy efficiency.

Through this proposal, we have taken into account within our design, the neighbouring properties.

The proposed glazing at the property will also create a more open feel to the property, without the need to extend further than the current housing line.

This proposal also ensures that there is a suitable amount of storage space to provide safety and security for their belongings throughout the majority of the year, which with a growing family, is a must for this project.

## Access

Access to the dwelling will remain as per existing with the proposal of a front porch to provide security and cold bridging for the rest of the home.

This property also benefits from a large front garden, allowing for sufficient car parking for the dwelling to comply with council regulations.

Side access will be retained through this proposal.

# Client Statement

Our clients have also provided us with a statement as to the need of the proposed extension. Please find below:

To whom it may concern,

We are requesting planning for an extension to our house in Avocet Close in Kelvedon, further to our request for permission for a garage conversion in 2022. We moved in March 2022 with a dog, and have fallen in love with the area and the house. It is the most tranquil area in this beautiful village and we now plan to make it our forever home as we prepare for the birth of our first child and look forward to growing our family further. To accommodate this, and to ensure we can continue to support our aging parents we need to consider additional changes to the house, not only the additional space but the overall flow which was not taken into consideration when the previous owners added the above garage extension. We believe that the plans are in keeping with other houses on Avocet Close and the overall estate.

We have also deliberately placed the extension at the rear of the property which will have no impact on neighbours beside or behind our property. We have discussed the plans with some immediate neighbours, who have no concerns.



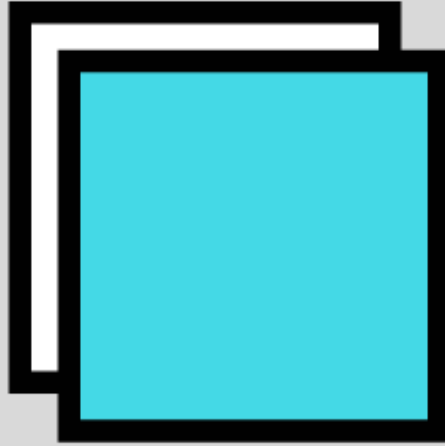
Our priorities for the work are to:

1. Design the house to accommodate the needs of a growing family and aging parents during extended visits. Internal reconfiguration will allow us to create additional bathrooms and the extension would provide us with a central 'heart of the home' space for our family. We need to ensure that there are a suitable number of bedrooms and bathrooms to cater for our growing family and aging parents to visit (in addition to the space to live and work).
2. Ensure that any house extension and internal reconfigurations take into account the overall flow of the house. We have carefully considered the layout of the whole house to ensure that it meets our needs in the medium and long-term. The plans would allow us to stay in this house for many years.
3. Ensure that any changes made to the house are done in a way that has a positive impact on the neighbouring houses and the wider community. We are confident that the plans are in keeping with the other houses in our street, and any modernisation can only serve to have a positive impact.

We respectfully request that you give our proposal careful consideration and grant us planning permission for the proposed modifications. We are confident that these changes will not only benefit us as a family but also enhance the value of the surrounding properties.

Thank you for your time and attention on this matter. We look forward to hearing from you soon.

Kind regards,  
Chris & Kirsty Jennings (7 Avocet Close)



# Design Spec

Fixed Fee Architecture

0800 048 7007

[info@designspec.co.uk](mailto:info@designspec.co.uk)

[www.designspec.co.uk](http://www.designspec.co.uk)

Suite 1C, First Floor Warren House, Main Road, Hockley, Essex SS5 4QS

