

ESSEX EXTENSION PLANS

PLANNING & DESIGN SERVICE

Date; 06 Nov 2023
Ref; 233129D&AS

DESIGN AND ACCESS STATEMENT

Applicant: Ms Lesley El-banawy
Site Address: 29 Colchester Road, Manningtree, Essex. CO11 1EJ

Proposal: New Garden Room in existing grounds

CONTEXT

Currently the property is under residential ownership, recently inherited from an elderly relative. The property itself needed some maintenance, but the site was very overgrown with little or no up keep over the past 10 years. Situated in the small town of Mistley/Manningtree just outside of Colchester, the property is part of a larger building on a generous plot of land.

PLANNING HISTORY

The current owner is unsure of the planning history, having only recently taken ownership and there isn't any history showing online. There may well be other planning documents that aren't yet available online.

CONSULTATIONS

No consultations have been sort currently.

DESIGN OBJECTIVES

The main design objectives considered in the concept of the new garden room were as follows.

- 1 To create a new space within the garden that would serve as comfortable/relaxing space to allow for reading, painting, arts & crafts to be carried out in all weathers throughout the year.
- 2 The owner is very invested in protecting the grounds of the property, which includes encouraging the local wildlife to her property with regular sustainable feeding and protecting it from a surrounding urban area.
- 3 Enhancing the owner's day to day quality of life allowing them to appreciate the gardens and local wildlife, which there is plenty of.
- 4 To be able to use the garden more often throughout the year.
- 5 With the garden gradually being brought back to its natural beauty and fully surrounded by very mature tall trees the plot is very secluded, so somewhere to also sit, relax and enjoy the gardens, is wanted.
- 6 A subtle building that would create indoor and outdoor areas.

- 7 Also moving away from a high maintenance structure.
- 8 Positioned in an area of the garden that doesn't have any wildlife, nesting, living in it.
- 9 To produce an orangery that meets accepted modern building standards in terms of external design, internal space, and high standards of build quality and high energy efficiency.
- 10 To respect the privacy and amenity of neighbouring properties.

PROPOSAL

GENERAL EXTERNAL DESIGN:

The homeowner looked at many ideas construction methods, finalising on a design like many current garden rooms. See drawing no. 6981 for the elevations of the garden room and no.6980 for its position within the plot and proximity to the boundaries.

GENERAL DETAILING & MATERIALS:

Materials chosen for the proposed garden room are shown here:-



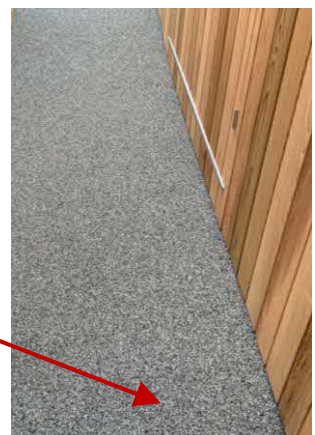
Aluminium fascia trims

Elevations facing main house & covered area to be vertical Western Red Cedar cladding

Aluminium bi-folding doors



Rear & side elevations to have aluminium vertical cladding.



Base area to be finished in grey fleck granite resin



Stone detailing to rear decorative screen of covered area.

SETTING/PRIVACY:

The site design strategy is to locate the garden room in a position that won't affect any of the nesting birds or other wildlife that is often in the gardens. So, its positioned in front of the existing trees at the rear of the garden.

With the whole plot shielded by very mature/tall perimeter trees there will be zero chance of any visual impact to any neighbours, passers-by or from passengers on the nearby trains.

FLOOD RISK ASSESSMENT:

With the site have a fall across it, there will zero chance of any flooding. Therefore, an expensive FRA is not required in this instance.

VEHICLE PARKING PROVISION AND ACCESS:

The proposed garden room will not require additional vehicle parking, it's a room purely for occasional use by the homeowner/family and friends. During the construction process 1-2 small vans will be attending the site and these will use the existing vehicular access directly off Colchester Road and will be park in the existing large parking area directly in front of the main building.

CONCLUSION:

The applicant feels that the proposal should be seen as a sympathetic design solution that responds well to the local vernacular and in particular to the existing residential property to which it will be attached.

END