

# DESIGN AND ACCESS STATEMENT

STUDIO  
**HEDG**  
ARCHITECTS

**Project name:** THE CORNER HOUSE  
**Project address:** THE CORNER HOUSE,  
STATION ROAD, THORPE  
LE SOKEN, CO16 0HD  
**Client:** LESLEY BERESKY  
**Date:** December 2023

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## 1.0 INTRODUCTION

This document has been produced to support the planning application for works to replace the existing rear conservatory with a new extension. The existing property is detached residence, located at The Corner House, Station Road, Thorpe le soken, co16 ohd. This report outlines our design intentions and is to be read in conjunction with the existing and proposed drawings, site plan and any other planning documents.

### 1.1 VISION

Our vision is to replace the existing conservatory to create a new watertight ground floor rear extension with direct and visual connections to the existing rear garden while maximising the natural lighting entering the space. The proposed rear elevation and roof plan demonstrate the connection to the garden and the surrounding trees through the use of glazed windows and doors, and roof lights. The property takes reference from the massing and style of the existing property and street, replacing the existing property with a dwelling suitable for the location and context.

### 1.2 VALUES

Throughout the design process the following values have been a priority in developing the proposals;

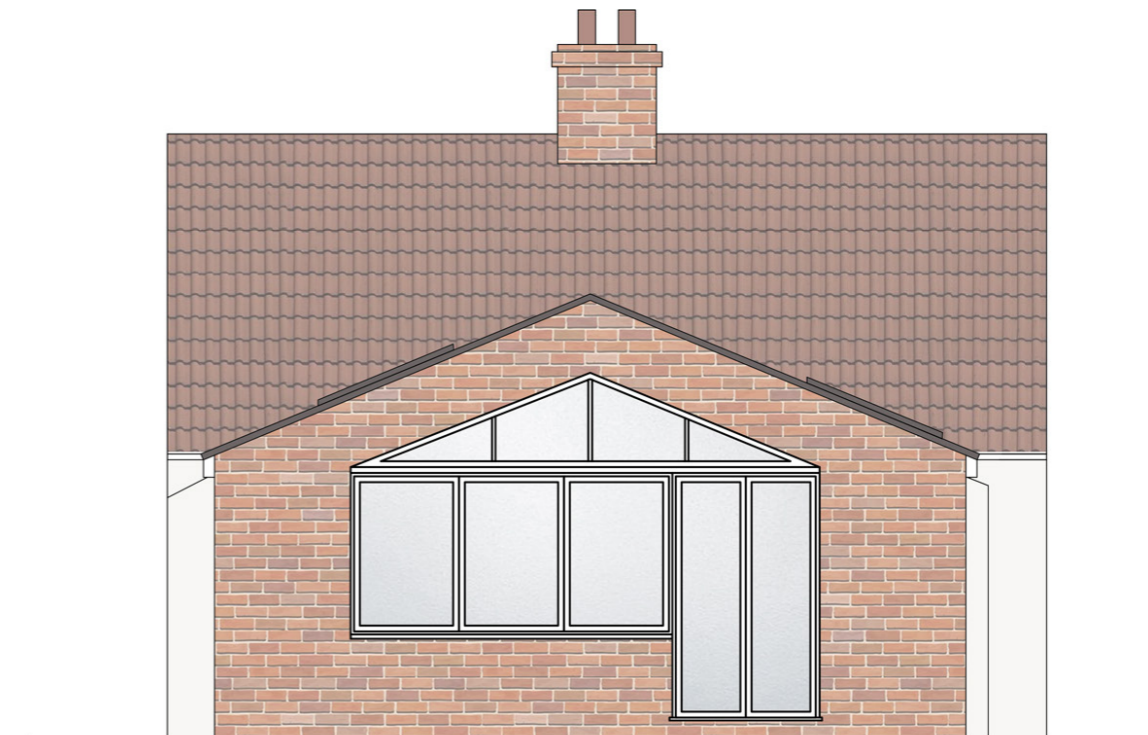
**Context** – To ensure that the proposal is sympathetic to its setting and enhances the character of the surrounding area.

**Excellence in Design and Materials** – Our design uses quality materials and carefully considered design to create a sympathetic and appropriate piece of architecture.

**Consideration to Neighbours** – We have ensured our proposals do not adversely affect the neighbours in terms of the scale, massing or fenestration.

**Impact on the environment and landscape** - Our design aims to help retain the biodiversity of the area by minimising its Environmental impact.

**Human Centred** - the design is based on human centred design and utilises natural light and puts the occupier at the heart of the design.



Proposed Rear elevation



Proposed Front elevation

## 2.0 SITE

### 2.1 LOCATION

The property is located within Tendring District Council for planning purposes. It does not lie within a Conservation Area nor in An Area of Outstanding Natural Beauty.

The site is located on Station Road, residential street in West Bergholt. The neighbouring properties in the neighbourhood are of a similar size or larger two storey properties. The buildings consist of predominantly brick facades.

### 2.2 EXISTING SITE

The existing property is a detached property located on Station Road, a residential road in Thorpe le Soken.

The existing property is a 3 bedroom house, it has had previous alterations with an extension added, forming the current kitchen and dining room, and a conservatory to the rear of the property.

The external materials include white painted bricks, white render, red brick, upvc windows and a tiled roof.

The neighbouring properties are of a very similar cottage style but vary in external finishes.



Location map

#### KEY



Site boundary



Rear view



Front facade

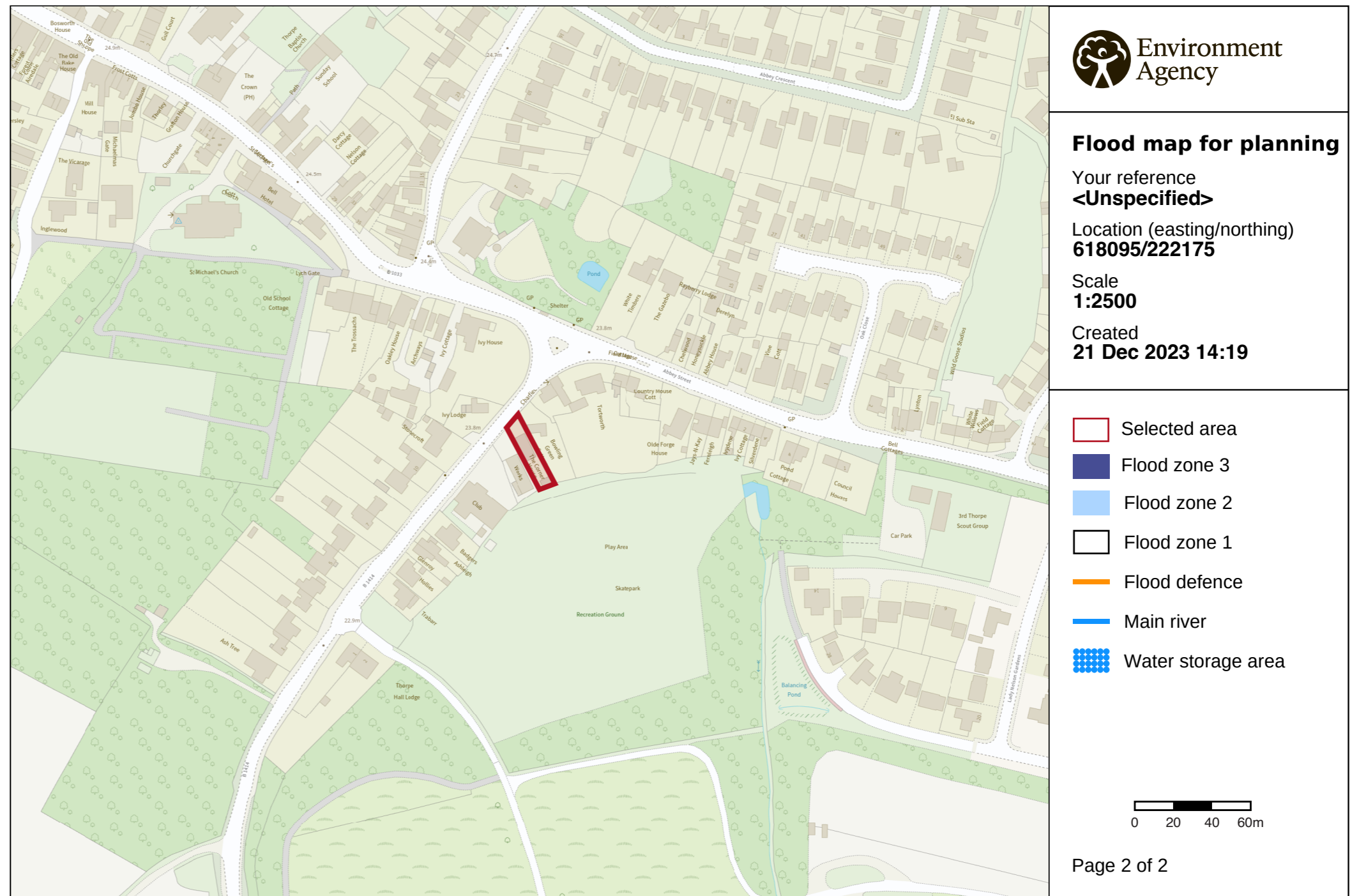
## The Corner House, Station Road, Thorpe le soken, CO16 0HD

## 2.0 SITE

### 2.4 FLOOD RISK

The map shows risk of flooding in the area.

The location is Flood Zone 1, an area with a low probability of flooding.



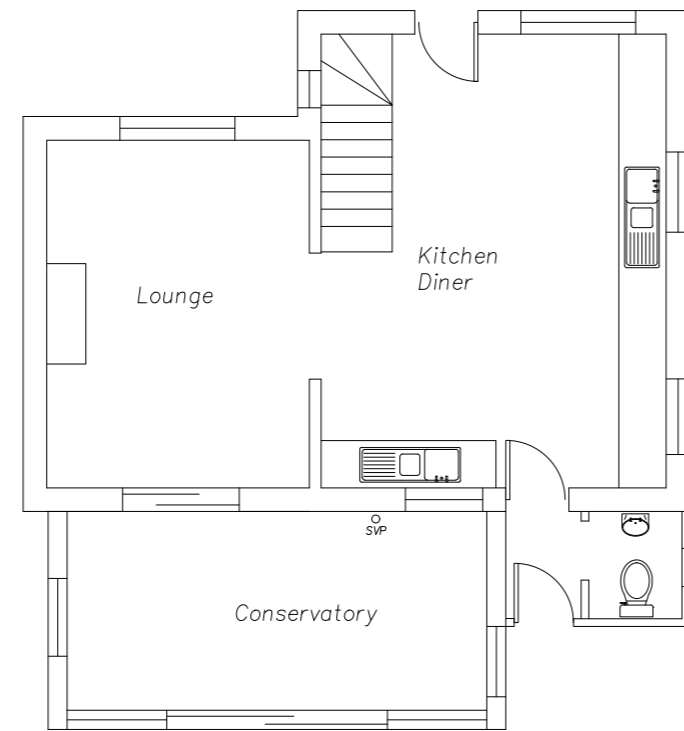
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### 3.0 PLANNING CONTEXT

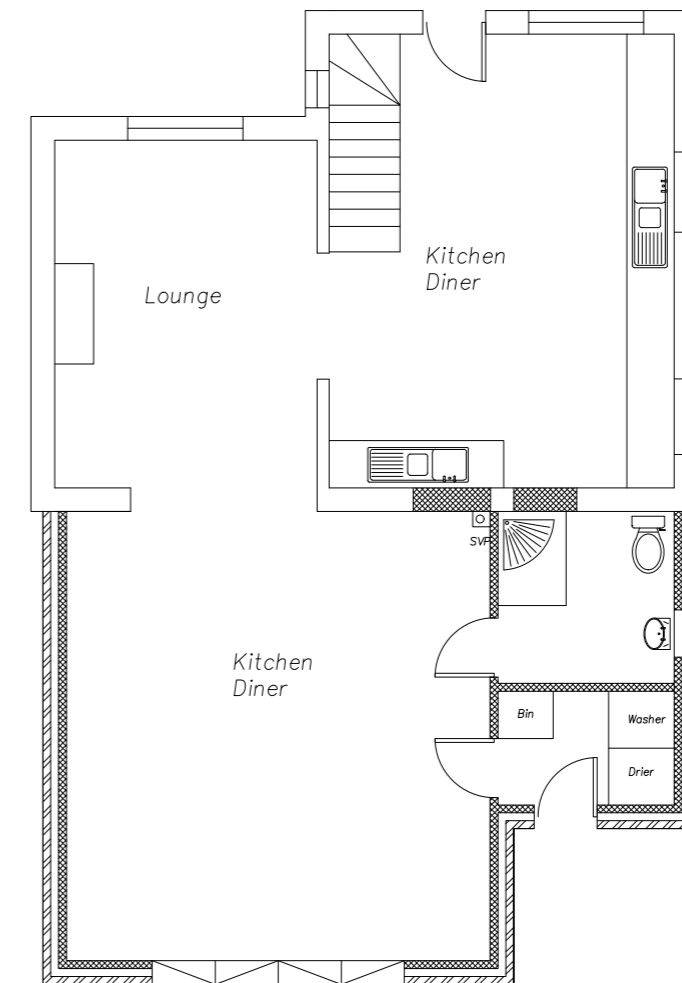
#### 3.1 PLANNING PRECEDENTS

The following drawings show the previously granted planning application for a neighbouring property. The granted scheme is a rear ground floor extension to replace the existing conservatory.

These drawings are the previously approved application for 7 Station Road, Thorpe Le Soken, (application No. 21/01540/FULHH).



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR

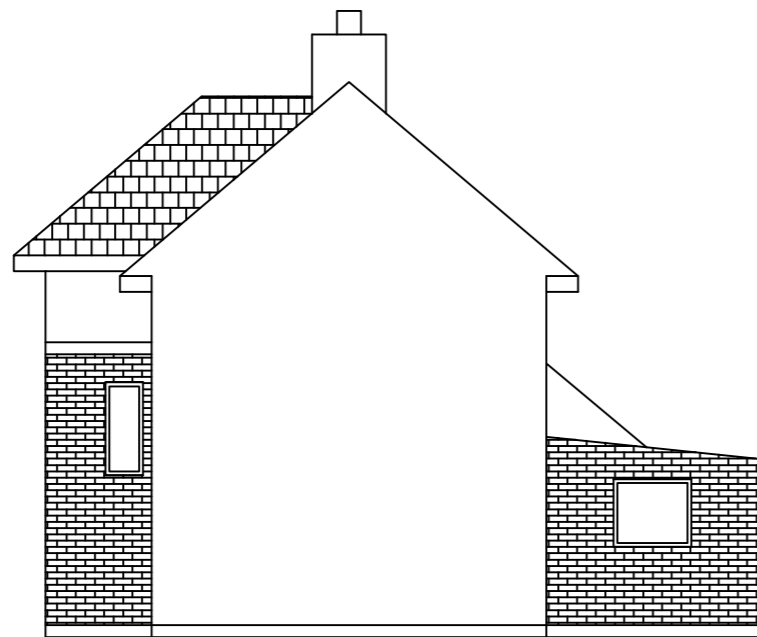
### 3.0 PLANNING CONTEXT



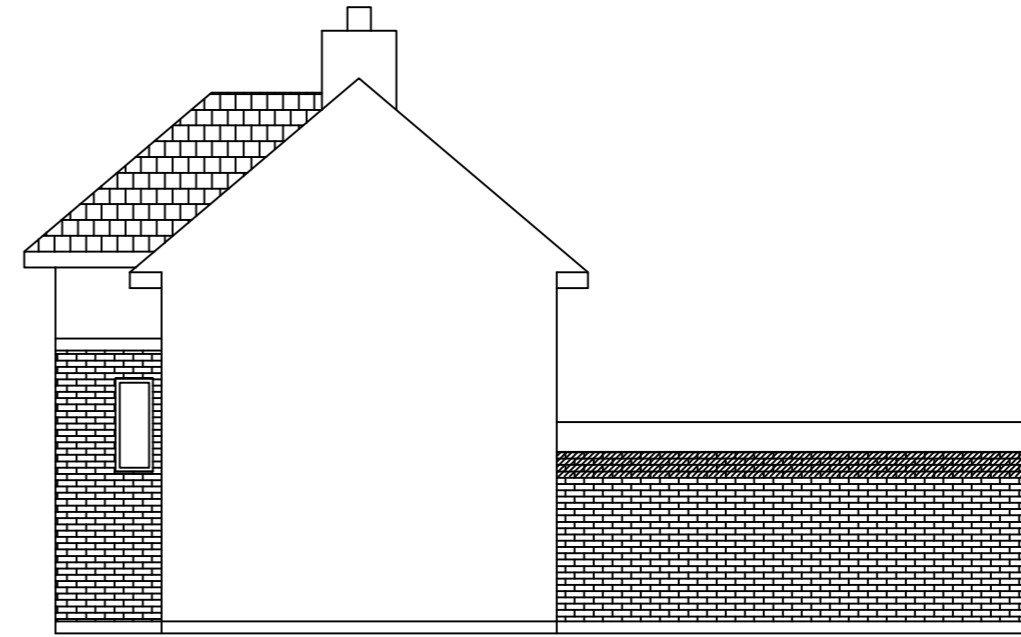
EXISTING REAR



PROPOSED REAR



EXISTING SIDE



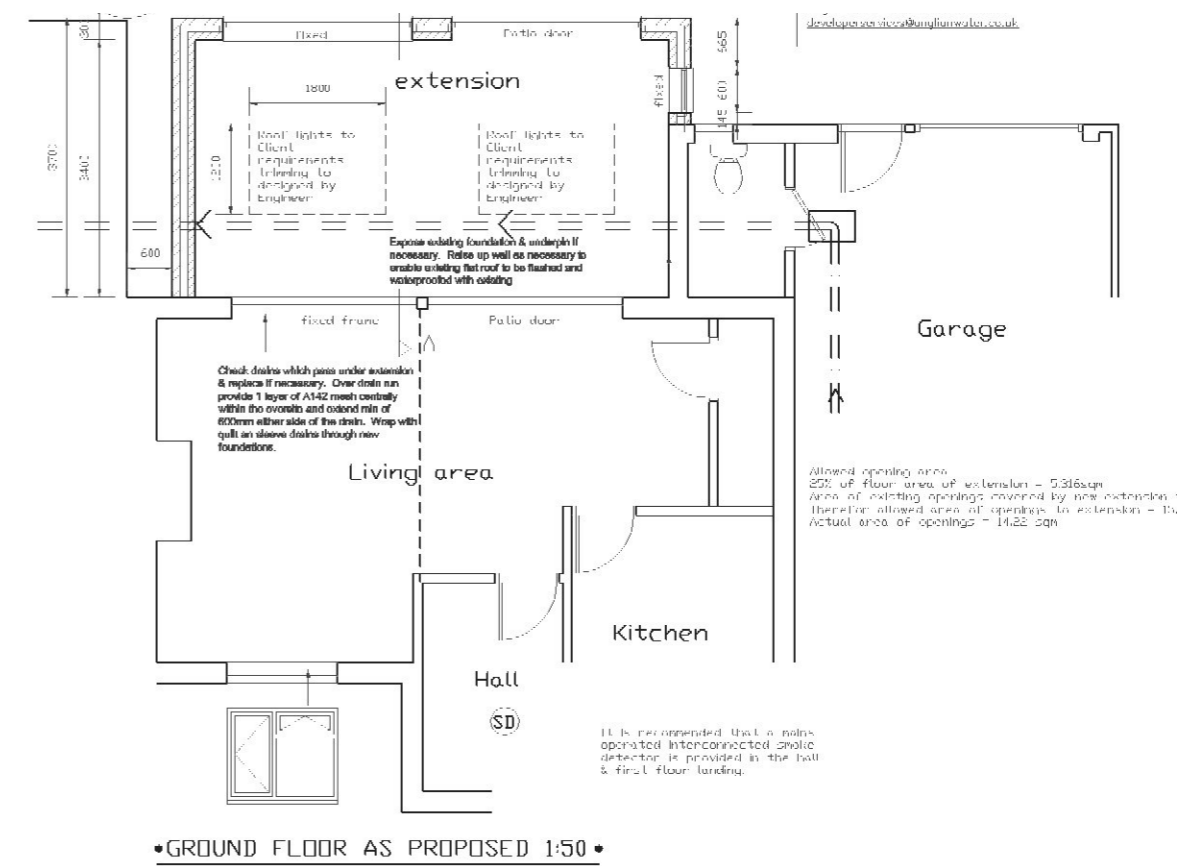
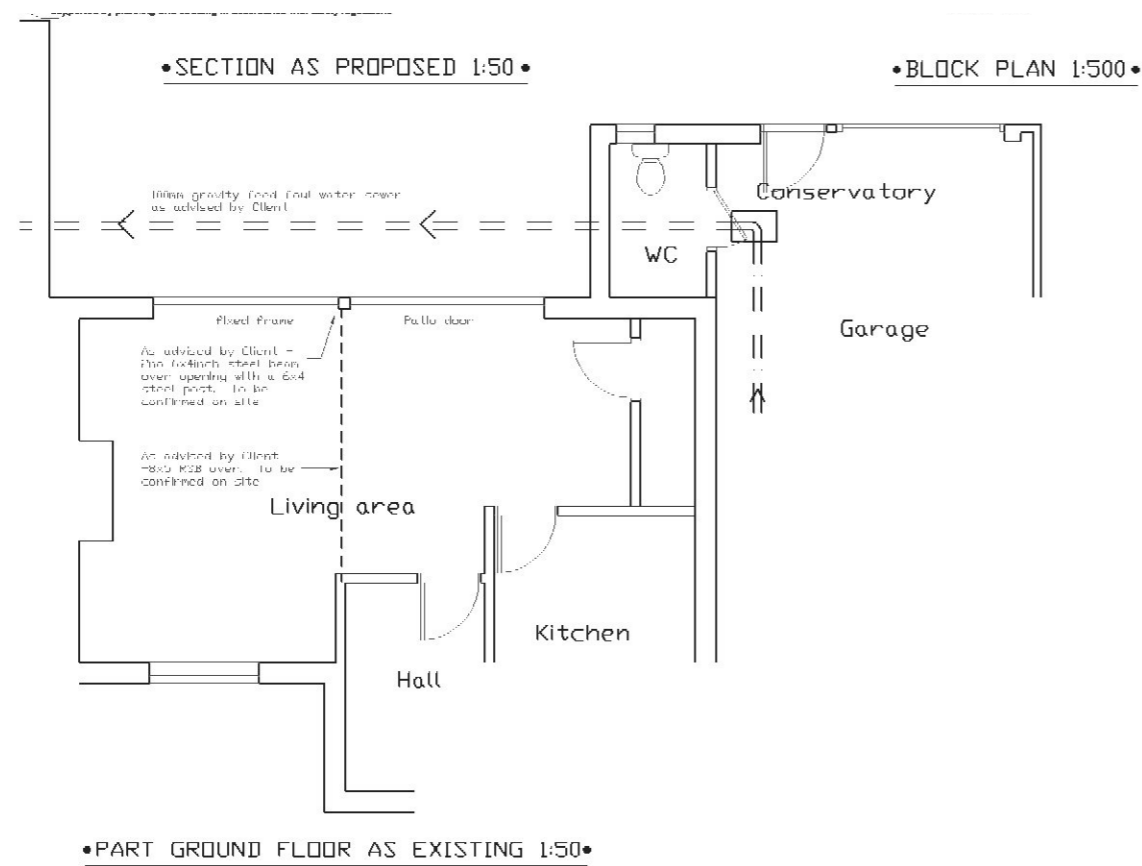
PROPOSED SIDE

### 3.0 PLANNING CONTEXT

#### 3.2 PLANNING PRECEDENTS

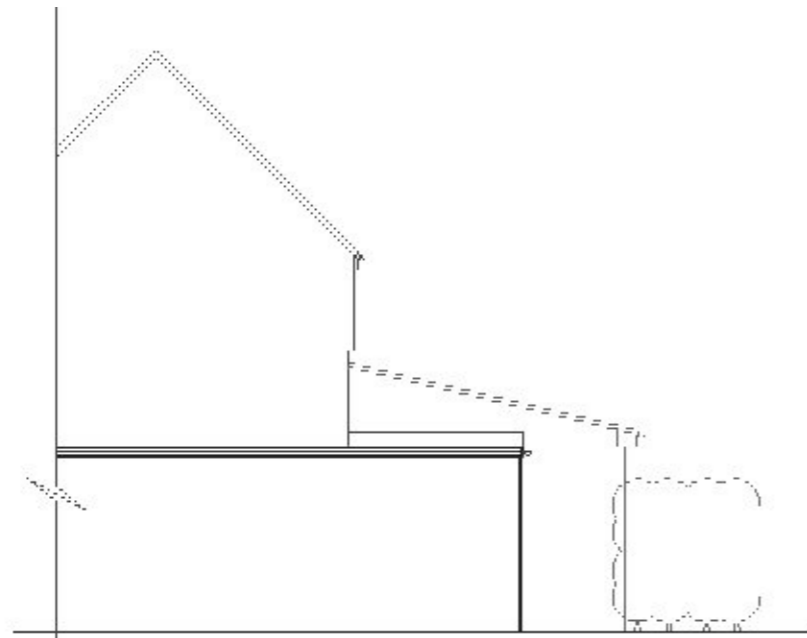
The following drawings show the previously granted planning application for a neighbouring property. The granted scheme is a ground floor rear extension.

These drawings are the previously approved application for 10 Station Road, Thorpe Le Soken, (application No. 22/01011/FULHH).





### 3.0 PLANNING CONTEXT

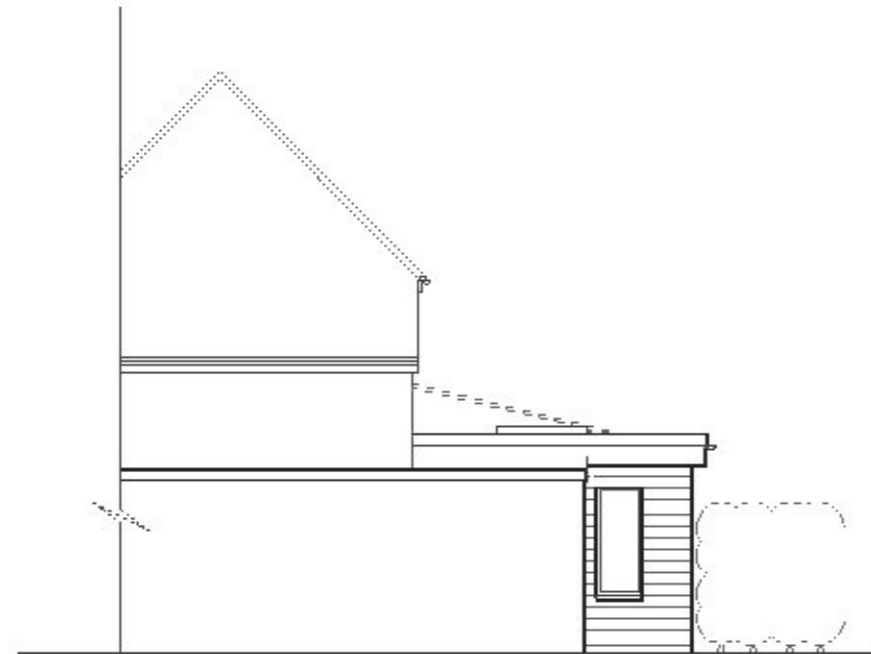


Side elevation

•ELEVATIONS AS EXISTING 1:100 •



Rear elevation



Side elevation

•ELEVATIONS AS PROPOSED 1:100 •



Rear elevation

Code 4 lead  
flashing min 150mm  
up-land  
flat roof

White UPVC window  
& patio door

Facing brickwork

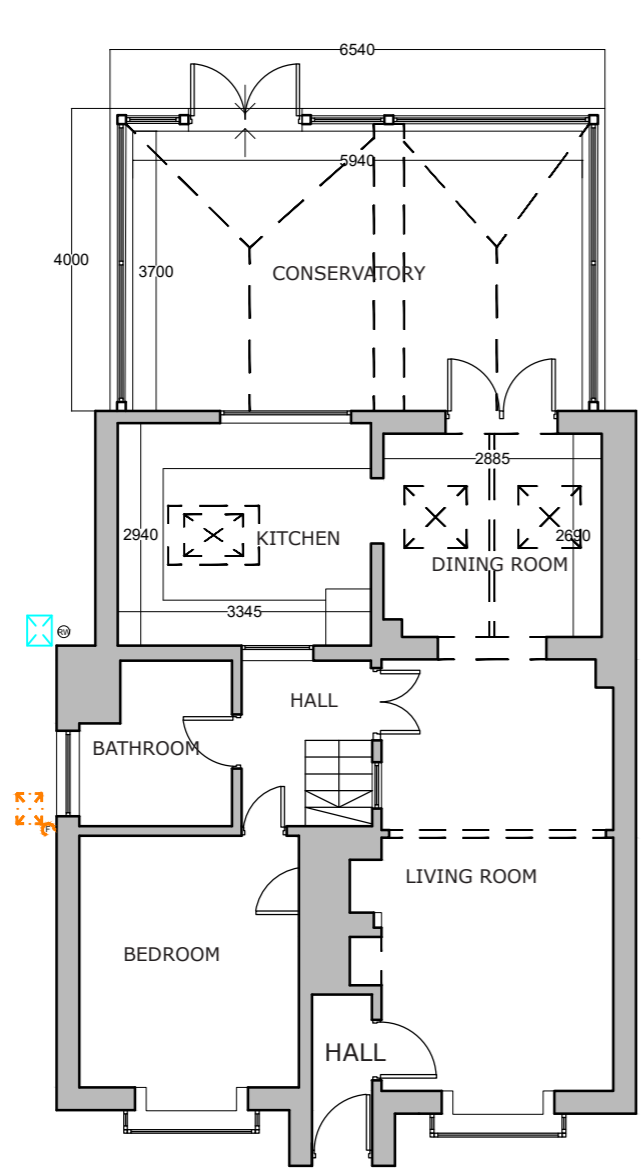
## 4.0 DESIGN

### 4.1 USE

The site is currently a single family house, use class C3(a). No variation in use class is required.

### 4.2 AMOUNT

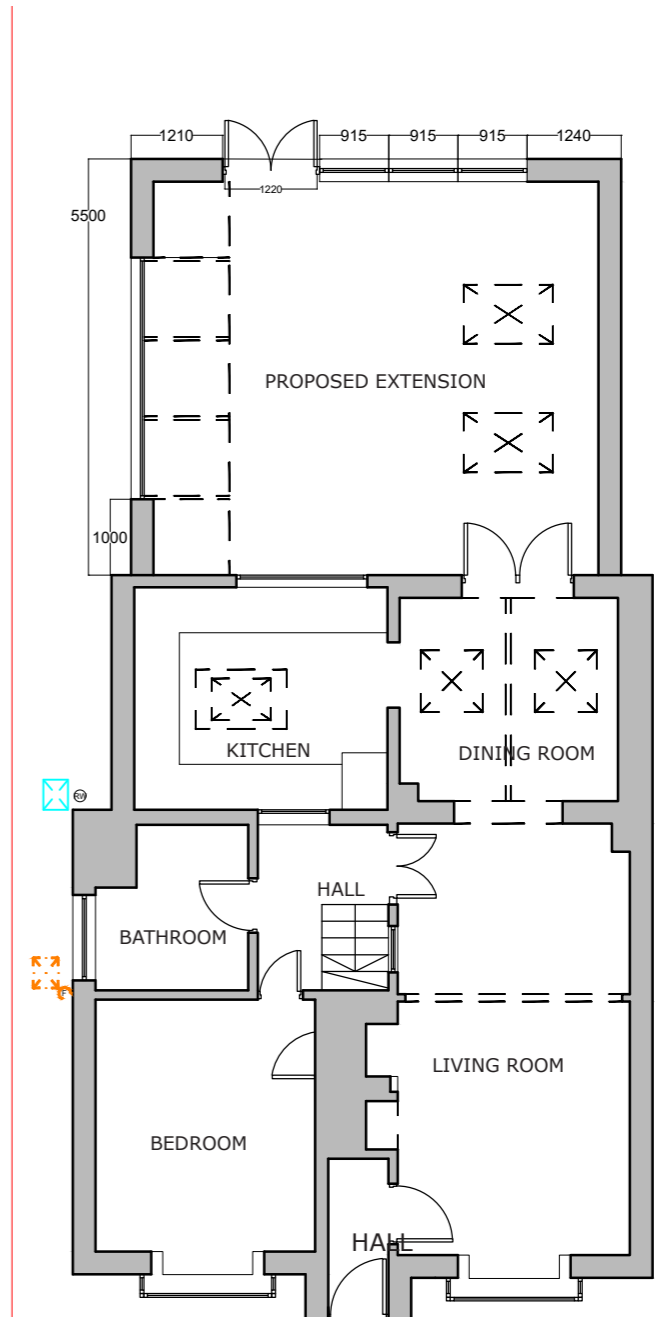
The existing site including the existing property is 328.6m<sup>2</sup>.  
The GIA of the existing house is 790m<sup>2</sup> at ground floor.  
The GIA of the proposed ground floor is 876.8m<sup>2</sup> at ground floor.



EXISTING GROUND FLOOR PLAN

### 4.3 LAYOUT

The proposed ground floor is to remain as existing, with access to the new extension to remain as existing. The proposed door to the rear garden is to remain in the same location as the existing door.



PROPOSED GROUND FLOOR PLAN

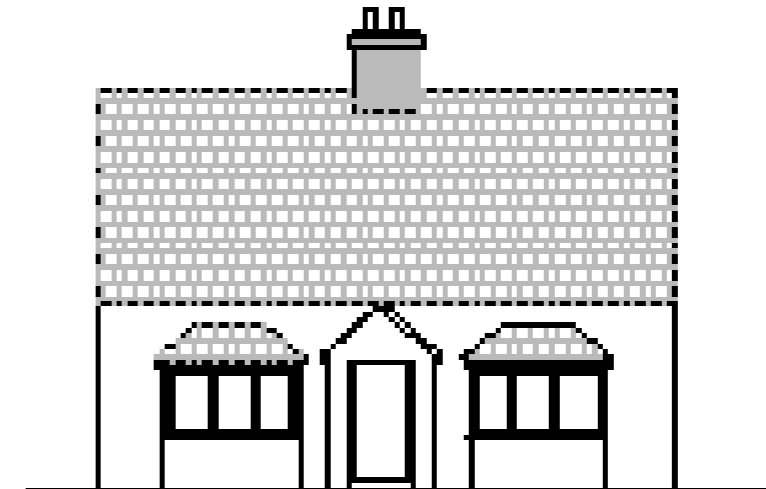
## 4.0 DESIGN

### 4.4 SCALE

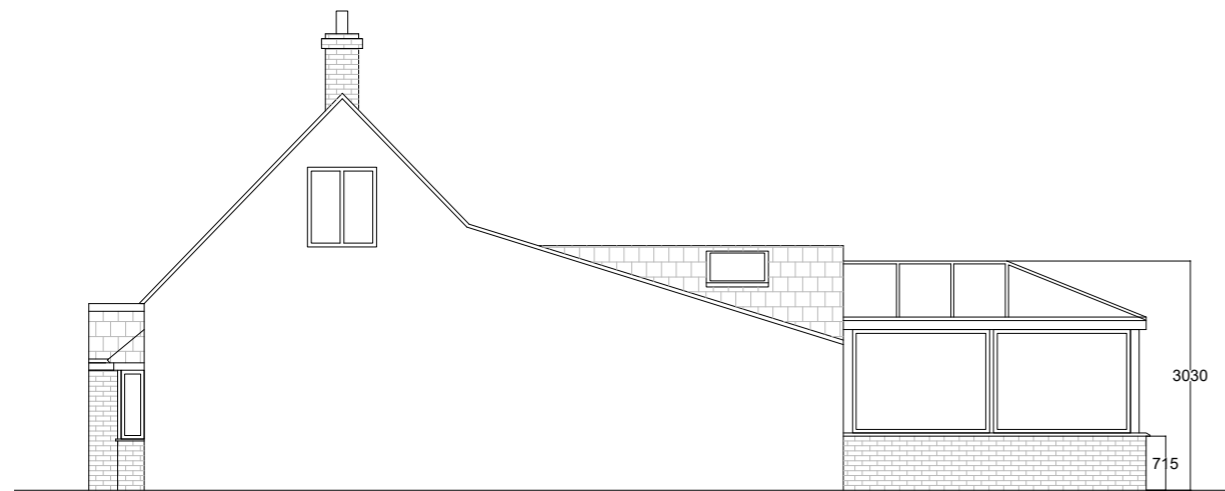
The height of the single storey rear extension is in keeping with the neighbouring and surrounding properties, keeping the proposed extension roof height subservient to the existing house and front elevation. The extension cannot be seen from the main street, Station Road.



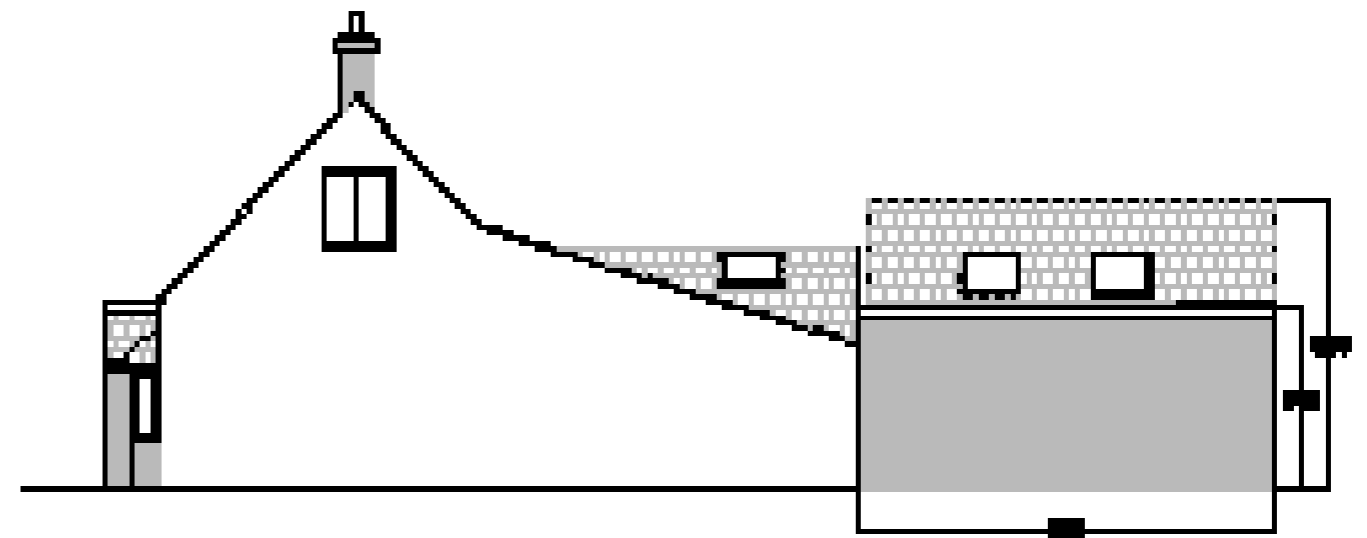
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING WEST FACING SIDE ELEVATION

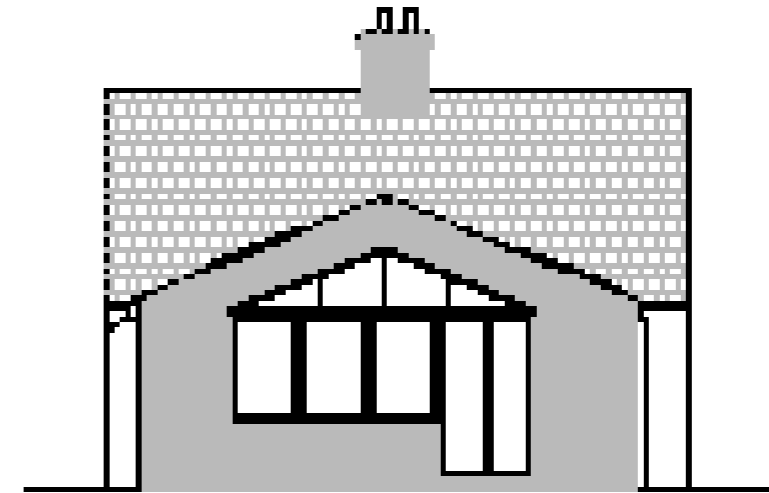


PROPOSED WEST FACING SIDE ELEVATION

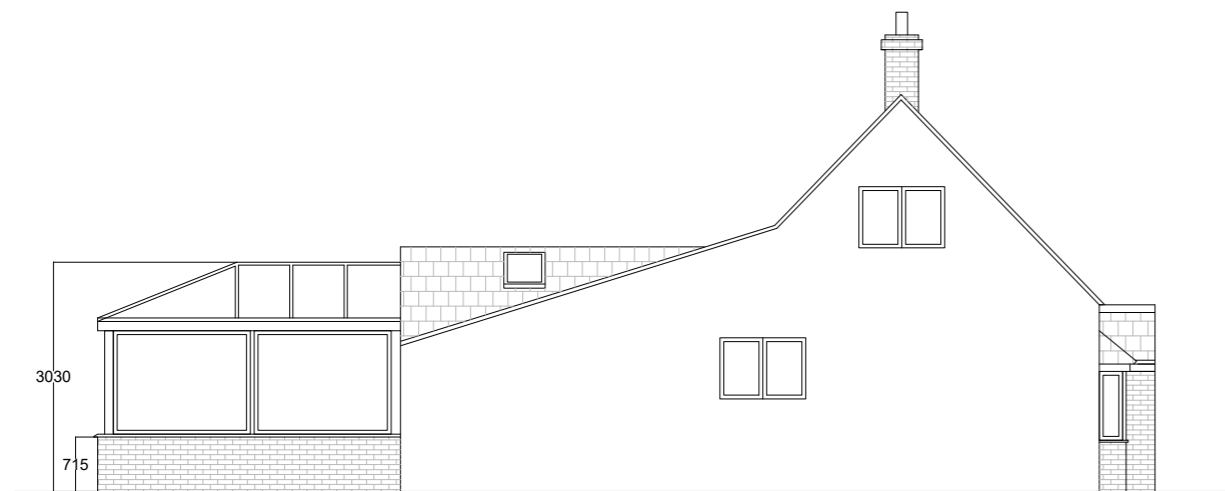
## 4.0 DESIGN



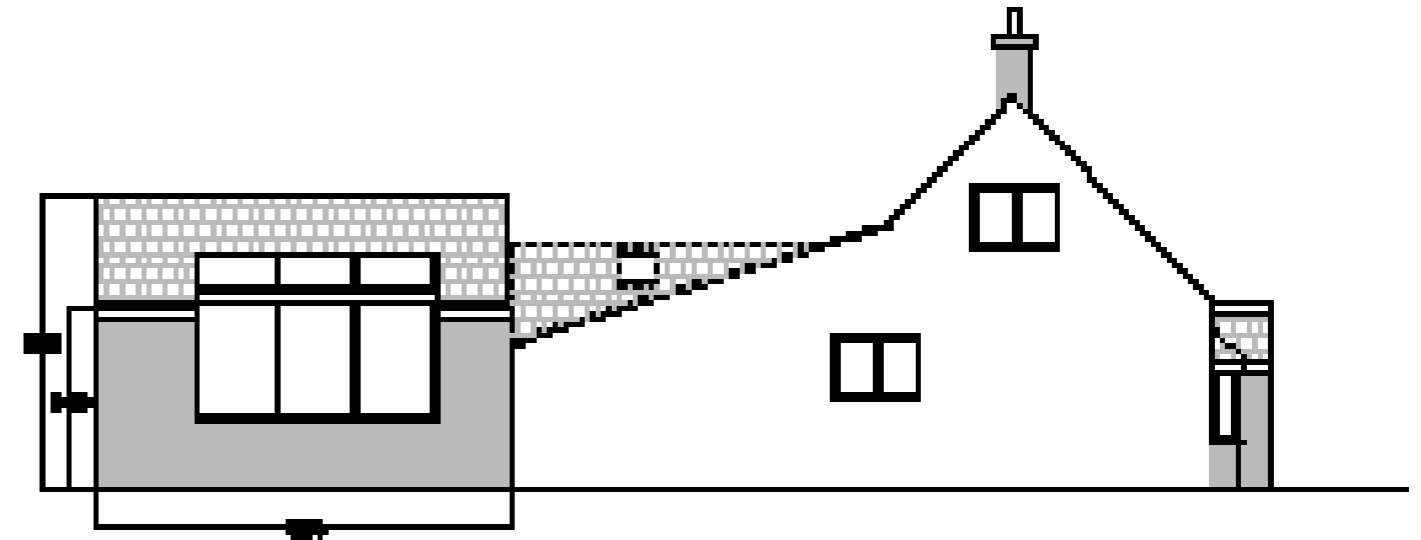
EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING EAST FACING SIDE ELEVATION



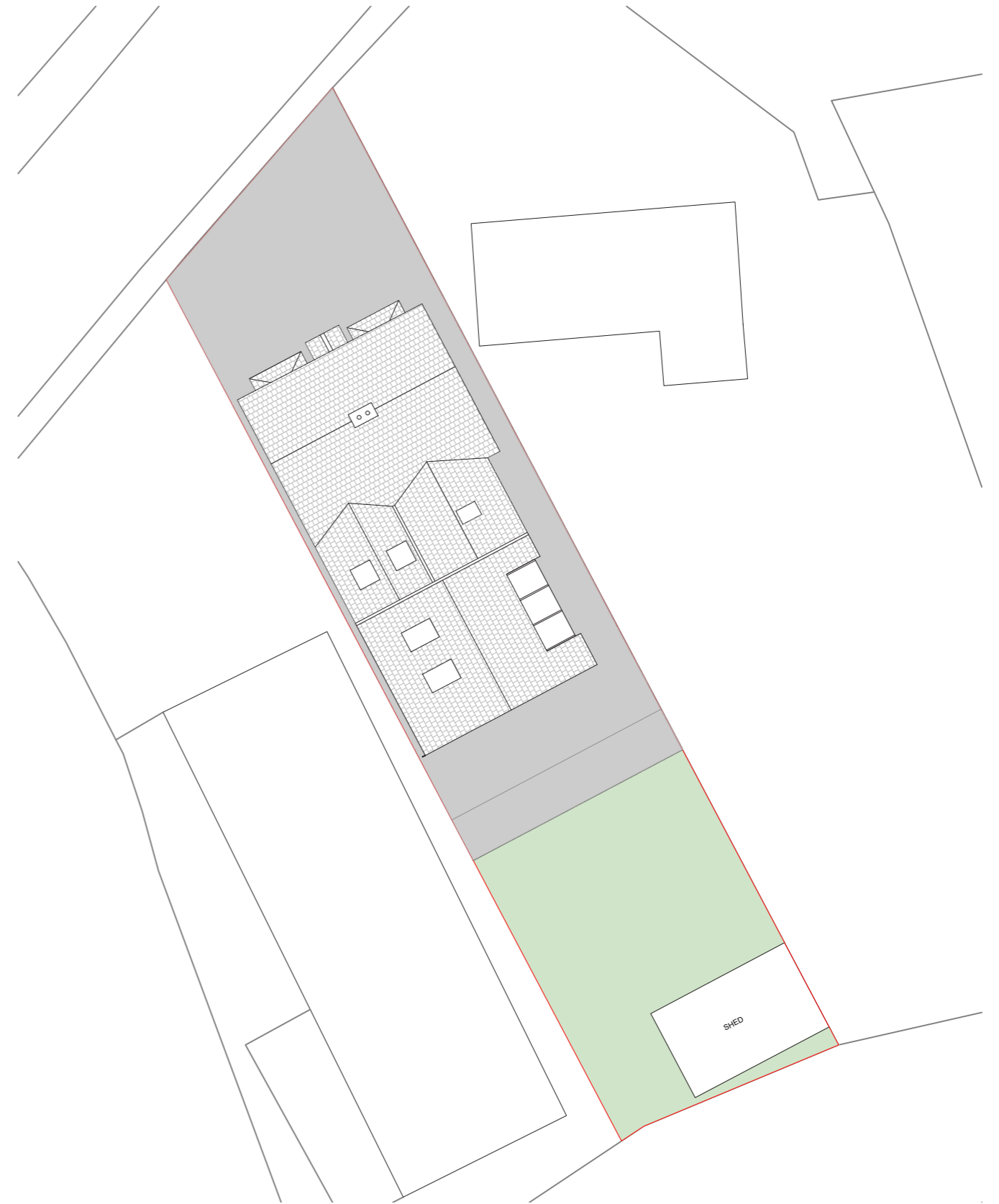
PROPOSED EAST-FACING SIDE ELEVATION

## 4.0 DESIGN

### 4.5 LANDSCAPING

There are no proposed changes to the landscaping.

#### KEY



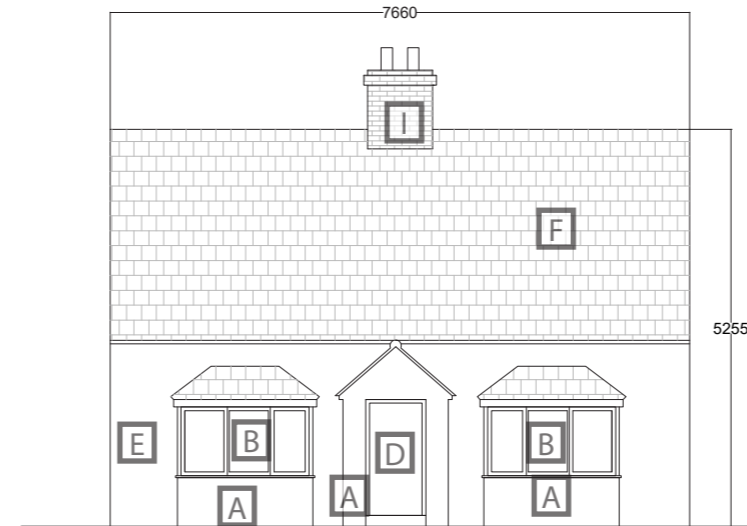
## 4.0 DESIGN

### 4.6 APPEARANCE

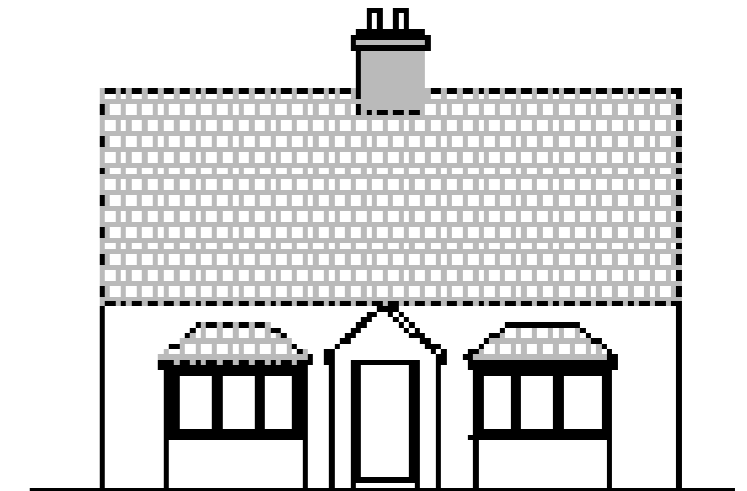
The proposed material palette is red brick with red/brown tiles to match existing. Glazed elements including glazed doors and windows are to be powder coated aluminium.

#### MATERIAL KEY

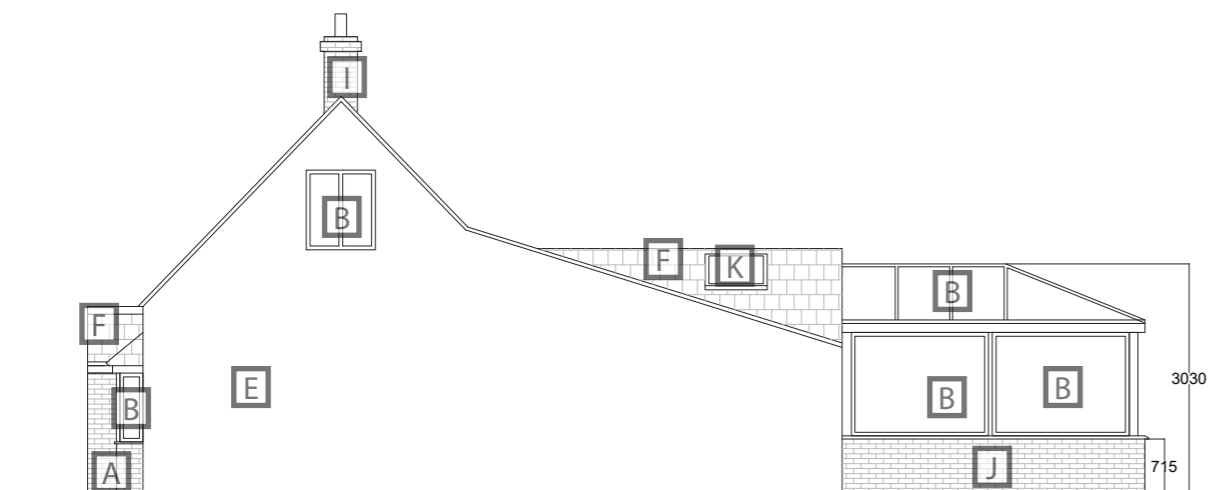
- A White painted brickwork
- B Double glazed white UPVC windows
- C UPVC Door
- D Timber front door
- E White render
- F Red/brown roof tiles
- G Powder coated aluminium glazed french door
- H Powder coated aluminium windows
- I Red brick chimney stack
- J Red brick
- K Roof light



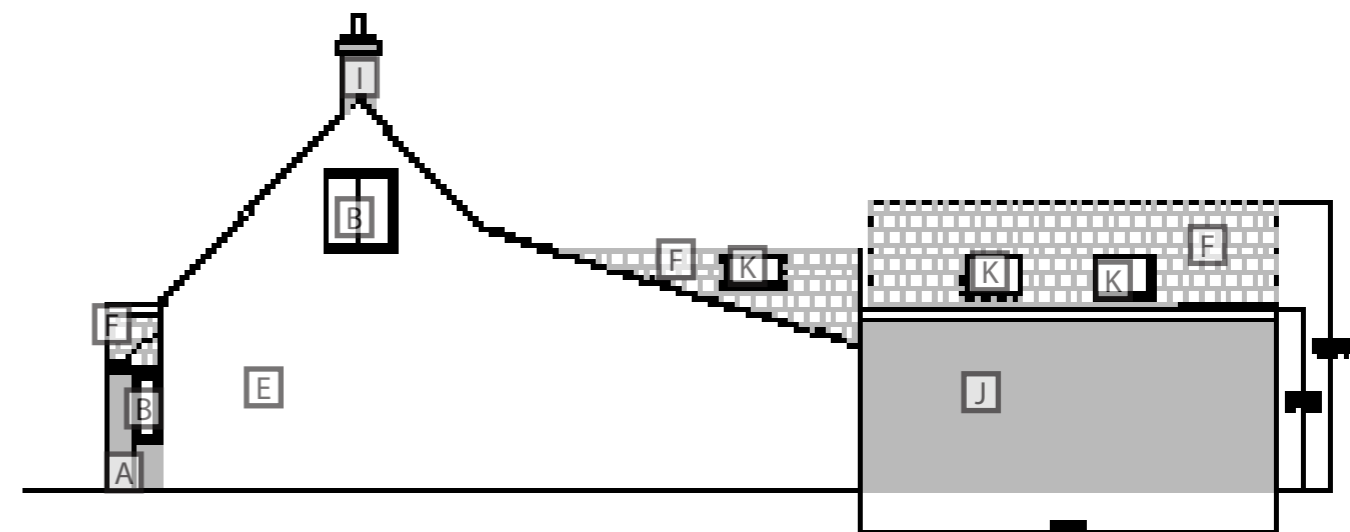
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING WEST FACING SIDE ELEVATION



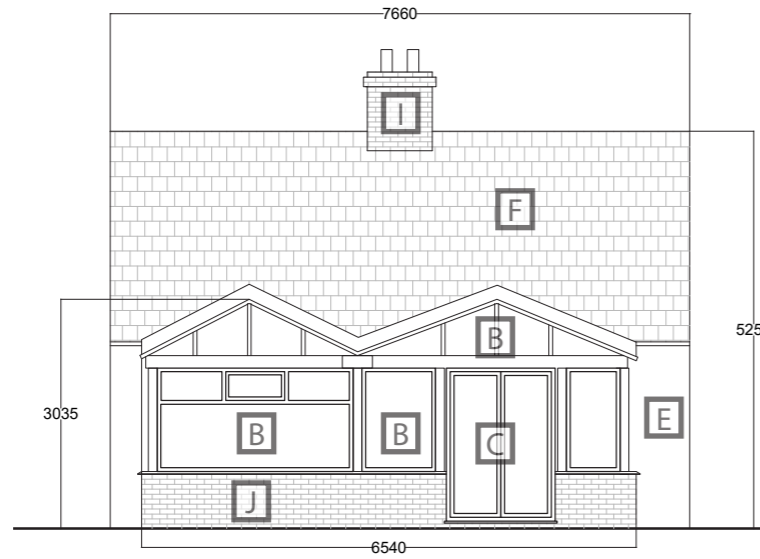
PROPOSED WEST FACING SIDE ELEVATION

# 4.0 DESIGN

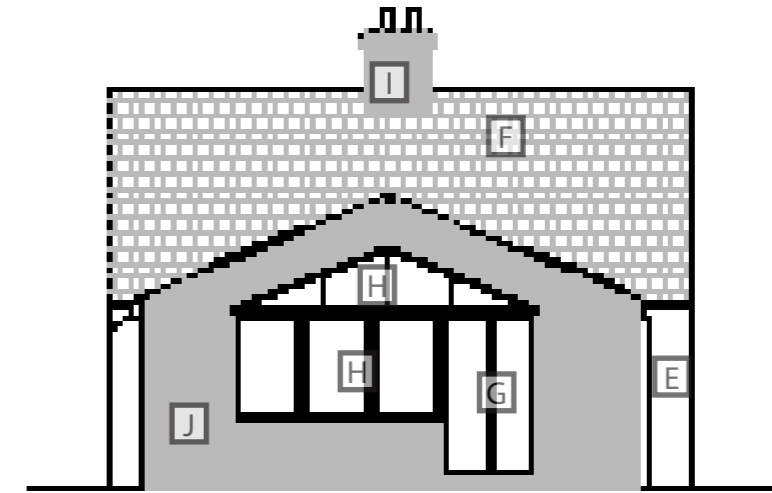
## 4.4 SCALE

### MATERIAL KEY

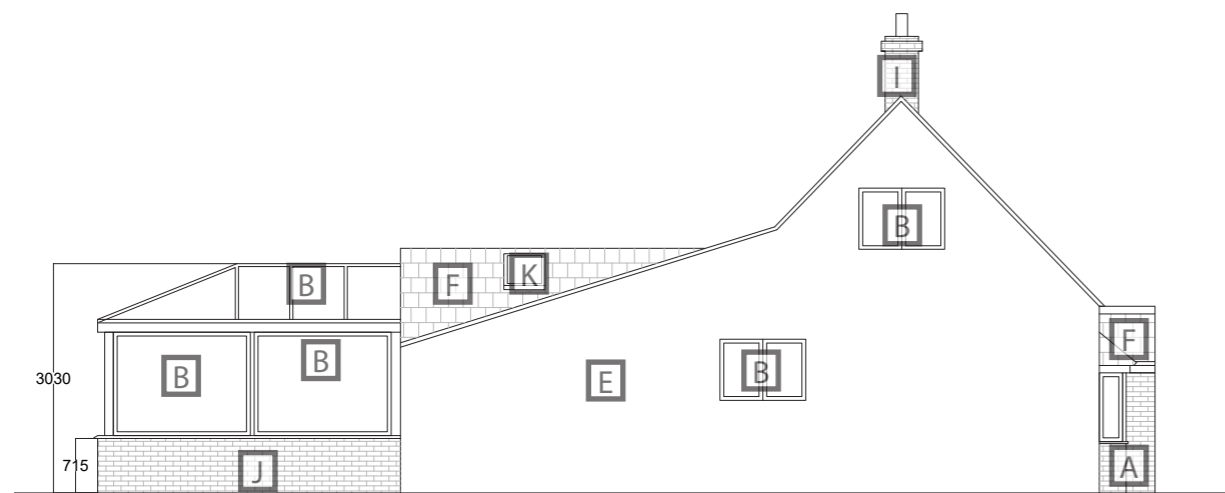
- |   |                                  |   |  |
|---|----------------------------------|---|--|
| A | White painted brickwork          | G | Powder coated aluminium glazed french door |
| B | Double glazed white UPVC windows | H | Powder coated aluminium windows            |
| C | UPVC Door                        | I | Red brick chimney stack                    |
| D | Timber front door                | J | Red brick                                  |
| E | White render                     | K | Roof light                                 |
| F | Red/brown roof tiles             |   |  |



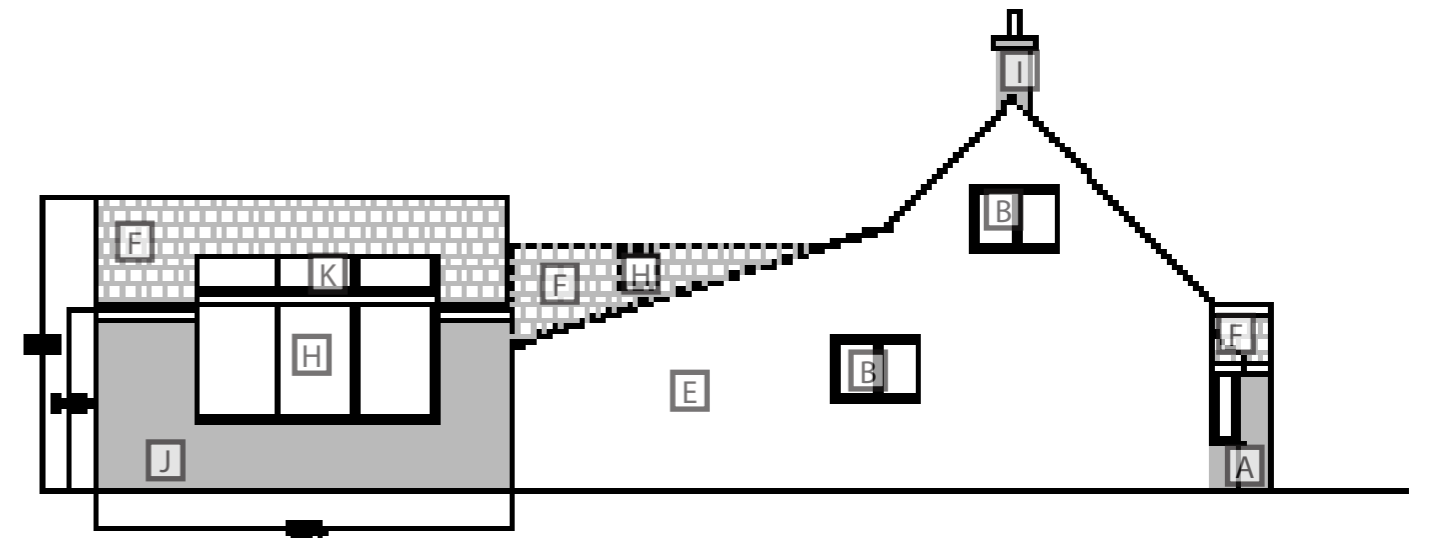
EXISTING REAR ELEVATION



~~PROPOSED REAR ELEVATION~~



EXISTING EAST FACING SIDE ELEVATION



~~PROPOSED EAST FACING SIDE ELEVATION~~

## 5.0 ACCESS






### 5.1 VEHICLE ACCESS

The vehicular access will remain as existing: off street parking space to the front of the property.

### 5.2 INCLUSIVE ACCESS

The access to the site will remain as existing with a main entrance from Station Road.

#### KEY

-  MAIN ACCESS TO THE HOUSE
-  SECONDARY ACCESS TO THE HOUSE
-  PEDESTRIAN ACCESS TO SITE
-  CONNECTIONS TO THE GARDEN
-  CAR ACCESS TO SITE

## 6.0 SUMMARY AND CONCLUSION

This report supports the planning application to replace and extend the existing dwelling at The Corner House, Thorpe Le Soken.

We have shown that the scale and massing is in keeping with the street scene and how is it sympathetic to the neighbours.

The material choices and fenestration are in keeping and complimentary with the surrounding buildings whilst simultaneously reading as contemporary and sophisticated.

For all of the above reasons we believe this scheme should achieve a successful planning permission.

