

Design and Access Statement including Heritage Statement

**6 The Crescent
Frinton-on-sea
Essex CO13 9AP**

21 December 2023

- This Design and Access Statement has been prepared on behalf of Mr Huntingford and is submitted in support of a full planning application which seeks approval for an internal garage conversion, removal of existing shutters and replace with new windows. The application also includes alterations to existing Fenestrations
- 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."

Building –

6 The Crescent, is a modern detached residential property built in the early 2000, set back from the main highway with a reasonable sized landscaped garden to the front of the property (**Diagram 1.0**). The property is consistent with the period of construction, and has no special or distinguishing characteristics of special relevance to the area. It is situated in a large plot, approx. 1036sqm, located on The Crescent within Frinton on Sea. It remains unchanged from its original construction, with no previous planning applications identified.

Boundary –

The property as viewed from the highway is situated between neighbouring properties. As a common characteristics of properties within this area, each is sat within its own substantial plot. The boundaries between the properties consist of a low-level fence and shrubbery.

The prominent view of the property is the front elevation visible from the highway, and the proposal has carefully considered the proposed elevation ensuring it provides a positive contribution to the area.

Planning History and Context –

The site includes previous planning history is as follows:

- Ref. No: 23/00720/LUPROP | Status: Declined
Proposed installation of integrated solar panels on roof.
- No: 19/01169/TCA | Status: Approval - Full
1 No. Elderflower - remove, 1 No. Lilac - remove, 1 No. Dwarf conifer - remove, 1 No. Cordyline - reduce by 50%, 1 No. Ginko Biloba - Remove, 1 No. Acer - lift crown to 2m, 1 No. Purple Plum - reduce crown.

These previous planning applications are not considered to have any relevant to the current proposal.

The proposal is not situated within The Avenues Areas of Special Character (Policy PPL 11), but it is situated within the conservation area of Frinton and Walton Conservation Area **Diagram 2.0**.

The property is located within the Settlement Development Boundary as defined the Tendring Local Plan on 25 January 2022.

The property is in a very low risk for flooding as classified by the Environment Agency. In line with Government requirements the planning application is not required to be supported by a Flood Risk Assessment.

Diagram 1.0 – Current property

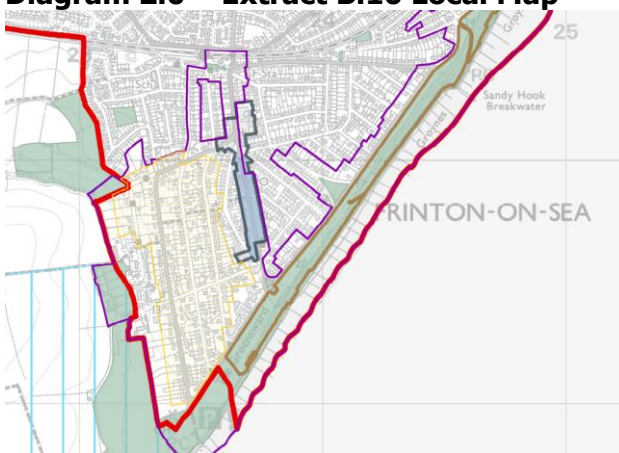


Scale, Layout and Appearance

The property currently has a traditional internal design, with a contained kitchen, with separate formal dining room, living room and reception rooms. The current occupants are looking to update the property to a more modern style of living with an open plan kitchen/living area and accompanying dedicated play area for young children.

The Conversion of an unneeded internal garage will allow the occupants to create these open spaces, making the property a much more usable space for a family in the 2020's. Careful consideration has been given to the design, to ensure that there is no detrimental impact on the design of the property. The current garage doors will be removed and replaced with 2 large windows, allowing the property to be flooded with light. The windows will be matched to the existing windows to the property, providing a seamless appearance to the front of the property. To further enhance the seamless transition, the brickwork below the windows including the plinth will be a continuation of the existing style.

Diagram 2.0 – Extract B.10 Local Map



Access

The property has direct access from The Crescent, with a large paved driveway to the front of the property.

The current property has sufficient parking at the front of the property, and this proposal will see no amendment to the front paved driveway of the property. The proposal does not increase the number of bedrooms or significantly increase the overall size of the property, and as such the existing facilities will remain appropriate for the property.

Landscaping & Sustainability

The property benefits from landscaped gardens to the front and rear of the property which will remain unchanged. The tree, shrubbery and hedges to the boundary is consistent with what would be expected to be seen within the wider area of the conservation area where residential properties occupy large, landscaped plots.

The proposal will see no amendment to the landscaping which will remain place. This will see that the property continues to display a spacious character in line with neighbouring properties.

Strategic Frameworks and Policies

National Planning Policy Framework (NPPF) – Published 2021 –

The National Planning Policy Framework sets out the Government's planning policies, and requires that applications for planning permission be determined in accordance with the development plan.

The NPPF states developments should be "visually attractive as a result of good architecture, layout and appropriate and effective landscaping" and "are sympathetic to local character and history".

The proposal is to the front of the property; It has been designed to ensure it will be in keeping with the current property, finished with brickwork and windows to match the existing property.

Tendring Local Plan 2013-2033 –

The proposed works must be considered in the context of The Plan which was adopted as the Tendring District Local Plan and Beyond on 25 January 2022. Specific policies considered has included the following:

- Policy SP7 Place Shaping Principles
- SPL3 Sustainable Design

Strategic Policy SP7 states "*All new development must meet high standards of urban and architectural design*" and "*Provide buildings that exhibit individual architectural quality within well-considered public and private realms.*"

The property is situated within The Crescent, but not within the Avenues of Special Character Area; however, consideration to the Conservation Area has remained at the fore-front of the design considerations with the proposal being for a modest change in the front elevation, with the garage doors being replaced with matching windows. The proposal can be seen to be in keeping with the character and design of the current property. Further to this the proposal would not have a detrimental impact to the area, maintaining the design of a spacious property.

"Protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking"

The proposal is for the conversion of the internal garage to form part of the residential area, it will have no negative impact to neighbouring properties. Situated on a large plot, with substantial properties either side the alterations will not change the distances between current boundaries, utilising the current footprint of the property.

Strategic Policy SPL3 states *"buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents; and provision is made for adequate private amenity space, waste storage and recycling facilities, vehicle and cycle parking"*.

The current property has suitable amenities including parking provisions, and as noted above in the statement these will remain in place. The alterations would not require any additional amenities needing to be provided, with no increase in bedrooms to the property.

Frinton and Walton Conservation Area -

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.

There are no listed buildings or any property/area within proximity to the property that would be considered to be a heritage asset as defined by Planning Policy *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."*

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 existing features,

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 current property. The proposal is also in accordance with the requirements of the Tendring Local Plan and Fronton and Walton Conservation Plan.

The proposal would not have any detrimental impact to the surrounding area, whilst it would allow for the occupants to update the current property to modern housing standards and provide a more desirable open plan layout.