

Design and Access Statement including Heritage  
2 The Park  
Manningtree  
CO11 2AL  
15 February 2024

This Design and Access Statement is prepared on behalf of Miss Gilly Thorne and is submitted in support of a full planning application which seeks approval for a single storey rear extension replacing an existing rear extension; along with the addition of a detached annex to the rear of the property.

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 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 Design and Access Statement is "proportionate to the complexity of the application."

## Existing site

### Building –

2 The Park is end of terrace residential cottage situated in Manningtree, finished with render to the front elevation, although a traditional property it is not listed or registered as a significant property.

The design of the property in its current form is that of a traditional property which is restricting the use of the property in terms of modern living in 2020s. The property currently includes a small extension approximately 2.129m deep. This extension is in poor condition requiring it to be demolished as it is not possible to upgrade to a suitable living condition.

The proposal also includes an annexe to be situated to the rear of the property. This will consist of one room to occupy a bed with an ensuite, this will ancillary to the main residential property with no independence kitchen or living facilities. The annexe will form additional space to the main property allowing an area for visitor to stay time to time, as a place to sleep only.

### Boundary –

To the left of the property, 1 The Park as part of the terraced cottages. To the right is a larger property being a semidetached Victorian property, likely built in the 1920s.

### Planning History and Context -

A search of previous planning applications has not identified any planning history for this site.

The property is situated within the conservation area of Manningtree and Mistley. The property is also in the area covered by the Manningtree and Mistley Conservation Area Management Plan, a document which has the status of an important "material consideration" when considering planning proposals within the Conservation Areas.

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 – 2 The Park, as viewed from the street



### Scale, Layout and Appearance

The proposal is to demolish the existing extension which is not longer at a suitable condition and replace with a new rear extension. This proposal will see an increase to the floor area of the property by an additional 19sqm, considered to be modest to the overall property. As seen within the proposed plans, this will allow the formation of large Dining/living area to the rear of the property more adhere to modern living and use of residential properties in the 21<sup>st</sup> century.

2 The Park a terraced cottage which provides a visually positive contribution to The Park; A street of varying cottages and Victorian terraced properties. The current extension is formed of single block, not inline with current building regulations and adding no contribution to the property. The proposal is for the rear extension to be finished in a timber cladding, with a natural finish. This will be sympathetic to the traditional render the original property currently benefits from.

The annexe will be finished with a matching timber, again being sympathetic to the original property whilst also clearing distinguishing it as an ancillary addition to the main residential property.

The proposal sees no changes to be made to the front elevation of the property. As noted the property has a positive contribution to The Park and it is important that this is not altered or impacted in any way. The addition to the rear of the property will not be visible from the high way and will not change the character or appearance of the property from the front elevation, as such it is considered the application would be in line with NPPF.

#### Access

The current property does not have any off-street parking, which is consistent with other properties in the area of The Park. 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.

#### Strategic Framework 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 for an extension to the rear replacing a single storey rendered extension with a timber finished extension, which will positively compliment the current render finish of the property. It is not visible from the front of the property, and will be finished with a flat roof, again which will not be visible from the street scene.

The annexe will be situated at the rear of the plot, finished in timber cladding to match the rear extension. It will not be visible to any other properties, and will be of a insignificant size leaving a suitable area of garden in situ. It is well designed to accommodate a bedroom and ensuite facilities, no additional facilities are required as it is ancillary to the main 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 an end of terraced cottage in Park Road. During the design process consideration was given to maintaining the character of the property, which has been achieved by ensuring there is no changes to the character or appearance of the front elevation 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 although it does not benefit from on street parking, this position will not be worsened. The modest extension will have no negative impact which would require any additional amenities, with the number of bedrooms unchanged. There is limited amenity space to the front of the property, but the garden to the rear although reduced by the annexe will remain suitable for the size of the property.

#### Manningtree and Mistley Conservation Area Management Plan –

The site is within the Manningtree and Mistley 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 is no listed buildings or any property/area within close proximity to 2 The Park. Although it is noted, that at the end of the entrance to The Park is 26 New Road, which is a listed building. This property is referred to within the "Tendring District Council Conservation Area Review, Manningtree and Mistley Conservation Area, March 2006" which states *'No 26 is tall, in yellow grey brick with an Ionic porch and pilasters and tall small-paned windows: its road frontage retains its original iron work and gate in a very densely planted frontage, while its side elevations display more original ironwork with iron caps to piers....Past a two storey house of yellow brick called the Essex Arms is a series of Victorian villas mostly with a great deal of alteration. At the far end on the north side is a substantial brick wall associated with Mistley Lodge Mews. A pretty terrace on the other side is finished mostly in coloured render with altered window details. The return leg of The Park to the south has a public footpath going out into open countryside. The back gardens of the above cottages face a range of terraced houses. The first group is rendered and painted in creams, but the next groups are mostly in red brick, with doorcases virtually the only surviving original details.'*

The proposal will have no detrimental impact to the listed building of 26 New Road, and as noted within the Conservation Area noted above the distinguishing features are the frontage of the properties, which will remain unchanged.

There are no other assets within close proximity 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.'* (Diagram 3.0).

The plan states *'those buildings which, although not listed, make a positive contribution to the character and significance of the conservation area. There is a presumption in favour of the conservation of these 'positive' elements'*. 2 The Park is identified as a positive building, and this has been carefully considered in the design of the proposal, any visibility from the street scene. As detailed in the above statement, the extension has been



designed to not be visible from the street scene and to complement the coloured render with a timber cladding finish, and does not detrimental impact on the local area. The annexe is ancillary to the main building and not detrimental to the property or area.

Within the Plan, it is also noted that this proposal supports recommendation 9, *'Encourage the redevelopment of buildings which have a negative affect on the character or appearance of the conservation area as and when they become ready for renewal'*. As mentioned, this property was previously extended with a single storey extension. This is now in poor condition and needs to be replaced.

Diagram 3.0 - Manningtree and Mistley Conservation Area - Townscape Appraisal Map



## Conclusion

In conclusion the proposed extension to the property will enhance the character of the property. The designs ensure that the property continues to make a positive contribution to the surrounding area, and also ensures through the property will be maintained to a high standard for the foreseeable future. The proposal is also in accordance with the requirements of the Tendring Local Plan and Manningtree and Mistley 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 overcome the current complication of no existing front door to enter the property.