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architecture

eco-design and development  
in the built environment

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**Ver: 3**

## **DESIGN AND ACCESS STATEMENT**

Demolition of existing garage at 70 Ladysmith Avenue, at the corner of Spring Road, Brightlingsea. Construction of combined garage and residential flat at ground floor, offices and wc at first floor.

### **Proposal**

We seek planning permission, to demolish the dilapidated existing brick and block garage, replacing it with a multi-function building that facilitates off street parking for 2 vehicles with storage and workshop area with attached separately accessed single storey residential unit at the ground floor. With 2 no. offices at first floor. Please see existing and proposed plans and elevations submitted with our application as variation to planning application .

The existing structure to be replaced with a sympathetic architectural style to neighboring properties which does not overlook or impact neighboring amenity, in particular number 69A Spring Road. To expand upon this we evidence our design in a 'response letter to refusal V1.0'

In addition, we propose a new front door at the location of a window on the front North most existing, side extension of the main house, no. 70 Ladysmith Ave.

Included with this proposal we seek permission for construction of a brick wall with piers and 2 no. gates, along Ladysmith Avenue on the West side of the title plot. To cut out 1200mm of brick wall on Spring Road side using recycled bricks to match in and construct a new wall end structural pier. This to make way for new gateway and ramped access.

Please see additional elevation drawings 0/A200/PR/005 Rev A and 0/A600/PR/005 Rev A.

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## Location and Context

The proposal site is located to the rear of number 70 Ladysmith Avenue, as part of its garden, with separate rear access and ample street parking at both Spring Road and Ladysmith Ave.

This proposal is infill development as part of the main conurbation of the town of Brightlingsea outside of the conservation area. This site slopes slightly to the west by approximately 5° containing low level planting of hedgerow and red leaf cherry and a eucalyptus within the garden beds.

This site position can best be identified at Latitude 1.023422 and Longitude 51.813996 or Easting: 608499 and Northing: 217142

The development proposed is shown within the location and block plans submitted along with this planning application, Drawing 0/A000/LP/001, and the Block Plan Drawing 0/A000/LP/002.

## Site Appraisal

The topography is level at the footprint of the existing building, which then towards the main house, where rainwater flows and permeates through the associated lawns and flower beds

There are no TPO's, or trees, or planting of interest on or within the curtilage of the site. There is however a registered, Oak Tree on the corner of Spring Road and Ladysmith Avenue, on council owned and maintained land, separated away from the title boundary by over 6m.

The Proposal is distanced at 11.3 meters from the main house no 70 Ladysmith, with ample light proliferation to adjacent properties and does diminish light in cast shadows to the main house. Due to the diagonal orientation of the second neighboring house number 59B Ladysmith Avenue there is no overlooking, due to the nearest window at the rear of the property on the first floor, being at a distance of 9.67 meters from the proposal, which is a bathroom with fully obscured glazing.

Number 69A Spring Road is set at a distance of 3 meters across a driveway at the gable end East side where we propose opaque bathroom windows overlooking the proposed site. The rear of number 69A Spring Road, overlooking, may fall into the 45° rule of which is non-impacting now due to a redesign expressed in our letter supporting the last planning refusal and this design change proposed. Our single storey residential element now with flat Glass Reinforce Plastic roof is set into the landscape by 440mm, with a reduced roof ridge, internal ceiling height now is proposed as a max visible height of 3m measured in the landscape recess and 2.5m in height at any boundary meaning that fencing existing and/or additional trellis will hide the structure.

The proposal intends to create architectural form which is in sympathy to number 69A Spring Road, with a front mono-pitched roof to match the street pattern and scene, with the first floor set back to match the building line and street scene of Spring Road and existing structures. Also details of the Western gable wall seeks to connect in aesthetic with the host dwelling no. 70 Ladysmith Ave by means of use of same brick details, lintel, cill and sash windows matching.

## Access

The existing vehicular access to the garage is directly from the main road. Pedestrian access is from the pavement to the front door of the dwelling. Side access via gate allowing access to the rear of no 70 and would provide access to the proposed single storey residential section as well as to the rear garden. The current arrangement is that the residents of number 70 park their vehicles in the street, either on Ladysmith Avenue or Spring Road, where there is ample parking with no restriction.

As Essex Highways Consultation has identified, that parking is inadequate within the garage previously. We propose, a further 2 parking bays of 2.9x5.5m. We also propose a widened gate is to be considered set into the brick wall at Spring Road.

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The single storey residential annex and connected double garage at ground level should be considered for storage, bike and bin stores as existing opposite the main gateway.

Disabled access is provided to the main house and to the residential annex via the side entrance at Spring Road with a slight incline ramp of 1:12 over a distance of 2 meters. There is improved fire access and egress throughout the proposal, layout and design.

The proposal seeks to retain the overall look and feel of the neighboring dwellings in unchanging the architecture but simplifying and tidying up the disseminated aesthetic. It must be noted the proposal 'does not seek to be contemporary', but match the host dwelling with a hint of the adjacent dwellings in from Spring Road combined, with a reference to the bungalows across Spring Road.

The mass as perceived under the street context is minimised through split design in both form and materiality, mass and volume in 'setting back'. This design to appear a more reduced mass due to the addition of matching fenestration and faux brick details matching No. 70 Ladysmith and with white render cladding or brickwork.

The orientation of the proposal seeks to maintain the highest possible privacy, particularly now the design hides the first floor element of the building from any overlooking.

The current building footprint of the existing garage is measured at 68.89m<sup>2</sup> with an internal usable area of 59.32m<sup>2</sup>. The proposed Ground Floor garage area of 34.14m<sup>2</sup>, a residential annex with 'disability access' and 'lifetime homes' width doorways, whose habitable area is proposed as 42.55m<sup>2</sup>

A home office and WC shower room on first floor with a useable area of 26.87m<sup>2</sup>.

The combined usable internal area total 69.42.m<sup>2</sup> and the difference between existing and new build, less old footprint is only 33.97m<sup>2</sup>.

There is proposed seamless interactivity between annex living room and garden/patio at a flush threshold to decking at ground floor level. This area extends to beyond 25m<sup>2</sup> of amenity and access. We estimate that by using the existing footprint, then less than 4% extra built fabric is added to the footprint in plan of the existing, and the garden biodiversity is impacted only slightly.

The client will have surface water and rainwater drainage systems in place to tank large amounts of water up to 1000 litres or more for use in the garden, washing machine and or flushing the toilet in the residential annex and can be pumped for use in the office WC. This adds to the sustainable services design of the building.

The layout is proposed to facilitate modern living requirements and extended family living with low maintenance to the built fabric, and good insulation values throughout to improve on cost of energy to heat and cool both the annex and studio on first floor combined.

## **Conclusion**

This proposal, for re-purposing the dilapidated garage, mostly used as storage settlement boundary as part of the rear garden of number 70 Ladysmith Avenue, can be achieved with minimal impact on the neighbors and owners of No. 70, and without causing harm. Mainly in converting the existing garage and utilising its footprint, with the best utilisation of the site area for access and parking, incorporating sustainable building design.

We hope that planners will take all these factors into consideration for their decision –please do see our supporting letter reliving upon objections in last refusal from planners, BTC and adjacent property owners.