

BA Refurbishments - CLACTON

Design & Access Statement

Essex County Fire & Rescue Service

Addition of Pitched Roof and Internal Refurbishment

Document Control:

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Approvals:
Client Contracting Entity: ECF&R
Project / Development: BA Chamber Refurbishments
Revision Number: -

Distribution:

Name	Company	Hard Copy Original	Hard Copy	Email distribution
	Tendring District Council			Via Planning Portal

Revision History:

Issue	Date	Author(s)	Amendments
0	16 March 2021	JGL	

Signatures:

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File Location:

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Prepared in support of planning application for

Addition of Pitched Roof and Internal Refurbishment

At

Clacton Fire Station, St Johns Road, Clacton On Sea, Essex, C016 8BD

Planning Portal Ref: PP-09629521

Checked	Approved

Appendices

No table of contents entries found.

1. Introduction

- 1.1 This Design and Access Statement is prepared in line with Government Guidance on changes to the development control system and the related regulations to be provided with most planning applications.
- 1.2 This Statement will demonstrate the proposed works comply fully with the relevant, national, regional and local planning policies.

2. Context to Application Site

- 2.1 The Fire Station is located to the corner of St Johns Road and London Road, with the BA (Breathing Apparatus) Chamber located to the rear (South-West) of the site.



3. Use

- 3.1 The site is an operational Fire Station with appliance bays, accommodation, offices, training spaces and a gym.
- 3.2 There is a large forecourt for parking, vehicle turning / manoeuvring and an area for car rescue training.

3.3 The BA Chamber is a training building used by staff for "search and rescue" training. The windowless chamber is filled with smoke to simulate a burning building. Fire Fighters will then enter the building using their Breathing Apparatus equipment and are tasked with navigating the area and rescuing "casualties".

3.4 The proposed plans will see a pitched roof added to half of the existing single storey flat roof to provide additional training opportunities for the Fire Service (both loft space and roof training).

4. Amount

4.1 The proposed plans show an additional approx. 51m² area (loft space) for improved training facilities.

5. Appearance

5.1 Small sections of wall are to be built in brickwork to match the existing construction in order to raise the height of a pitched roof and provide adequate internal space for training. Gable walls will also be constructed in this brickwork to match existing.

5.2 Concrete pantiles will be added to the roof to match with adjacent bungalows and provide a secure surface for training.

5.3 The pitched roof will be in direct view of the neighbouring property (20 Litchfield Close); however the pitch of the roof has been reduced to ensure it is as unobtrusive as possible. The height of the ridge will be in keeping with those of the adjacent bungalows in the Close.

6. Access

6.1 The station is accessed from St Johns Road and has a rear entrance on London Road.

7. Conclusion

7.1 This statement is to be read in conjunction with planning application PP-09629521, including supporting documents and associated Stace drawings 21/0057/P-CL01 – P-CL06.

7.2 The proposal will provide much needed improved training facilities for Fire Officers both at the Clacton Station but also for use by other local stations.

7.3 Overall, it is considered that the addition of pitched roof will not have a detrimental impact on the local area due to the sympathetic materials being used to match the existing construction of the BA chamber and the bungalows in the immediate vicinity. The height of the ridge will also be kept in keeping with the adjacent bungalows so as not to impose on the immediate landscape.

8. Photos



Photo 01 BA Chamber (front elevation)



Photo 02 Flat roof and section for proposed pitched roof. Adjacent bungalows seen in background.



Photo 03 Brickwork walls – gable walls to be constructed to match



Photo 04 Internal photo



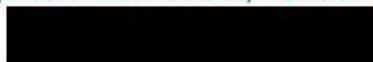
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