**Design and Access Statement**

**For**

**Proposed conversion and Change-of-use of part of The Tavern and function area to dwellings**

**At**

**The Tavern, Frinton Road,**

**Holland-on-Sea.**

**For**

**Anglia Holland Pubs and Clubs limited.**

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13. **BACKGROUND.**
	1. The Tavern is located in the centre of Holland-on-Sea along Frinton Road the B1032.
	2. The property is set within a parade of retail outlets between a two storey buildings comprising ground floor retail and first floor residential property to the NE and the warehouse scale Co-Op to the SW
	3. The Tavern is arranged over three levels, ground, first and second with a single storey function suite to the rear
	4. The property sits within a retail parade to the NW edge of Frinton Road with residential opposite demonstrating a mixed-use typical of the area.
	5. There is a private vehicular access road to the SW of The Tavern which serves both this The Tavern and the neighbouring Co-Op.
	6. The property is not listed and constructed Circa 1970.
	7. There are no rights of way across the site or trees protected under TPO’s.
	8. The site is not within a conservation area or an area of protected status.
	9. The site is close to public transport and is judged a sustainable location with services within walking distance.
	10. The property sits within a residential area and similar to neighbouring retail outlets is considered a walk-to location with minimal parking provided for customers.
14. **INTRODUCTION.**
	1. The application is a Full Planning Application for a change of use of part of the existing facility, namely the first and second floors, over The Tavern public house to 4 apartments, together with the demolition of the function suite to the rear and the construction of 3 town houses.
	2. The Tavern currently comprises a public house with kitchen and cellar as part of a ground floor level single storey rear extension with a function suite at first floor level and a snooker hall and managers 2 bedroom apartment at second floor level.
	3. To the rear and connected to the public house is a function suite which shares the kitchen and cellar, with separate service access whilst having its own toilets along with a smoking yard/beer garden to the rear adjacent to the boundary with neighbouring houses along Colchester Road.
	4. There is minimal number of parking spaces provided to the public house with no designated service area or turning head accepting that service vehicles to the public house may need to reverse out onto Frinton Road.
	5. There is a public car park within walking distance of the public house at the corner of Ipswich Road and Frinton Road.
	6. The proposal retains The Tavern public house at ground floor level retaining access from Frinton Road together with the forecourt used as an extension to the facility.
	7. All services connected to the public house, namely the kitchen and cellar are to remain as part of the facility.
	8. The function area to the rear is to be demolished together with a small section of the storage facility attached to the kitchen/cellar, regularising the line of the rear wall.
	9. The application proposes the retention of the existing access to the upper floor which currently serves the first floor function suite and snooker hall along with access to the managers apartment which will now serve the proposed 4 apartments.
	10. Access to the town houses will be via the existing private service road
	11. Parking will be provided to the proposed dwellings as agreed with the Highways Authority along with operational parking.
	12. There is a Type 5 turning head at the end of the private access road to allow private vehicles to turn leaving the site moving forwards.
	13. The type of turning head has been agreed with the Highways Authority.
15. **LOCAL CHARACTER-BUILDINGS.**
	1. The existing public house is circa 1970 traditional frame construction with the rear function suite possibly later in date and again of basic construction.
	2. The public house demonstrates a clear construction methodology, elevationally with a rhythm of brick piers infilled, possibly with lightweight construction clad in tiles to the front and side elevation.
	3. There is a full height rear extension of contrasting construction and rendered externally.
	4. The order of openings has become more random.
	5. The windows to the front elevation are metal single glazed with the composition representing a disciplined, orderly external treatment not untypical of the period or similar traditional residential buildings.
	6. The public house has undergone a number of changes with significant alterations and extensions, clearly acknowledging the need to remain current and respond to commercial needs. This is an ongoing challenge.
	7. Looking at the changes. As mentioned there has been a rear fully height extension, to the public house demarcated by a change in materials and finish externally. The extension is visible internally through the change in construction and may include the single storey services at ground level to the rear of the public house.
	8. Externally the rear extension to the public house is less ordered and more random in approach whilst also providing an external metal stair case linked to the second floor managers apartment.
	9. The ground floor function suite appear as to be a further extension demonstrating a functional architectural vocabulary
	10. The architectural vocabulary would have been considered traditional and maybe fashionable for its time but is possibly now considered harsh.
	11. Locally the architecture varies clearly accepting that the style of the area is mixed
	12. The neighbouring building at 53, whilst demonstrating a similar restrained design approach reflects two apartments over ground floor retail.
	13. Access to the apartments is from the rear onto a first floor access deck.
	14. Amenity is provided through two recessed balcony’s facing on to Frinton Road.
	15. There is a parking forecourt, undesignated where refuse bins are also located.
	16. Neighbouring commercial building’s demonstrate a similar utilitarian design approach which beyond this retail parade break out into residential properties, composed of bungalows and both two and three storey buildings dwellings.
	17. A number of the neighbouring commercial properties, similar to The Tavern have forecourt parking and there is both limited road side parking with a neighbouring public car park.
	18. There are no parking spaces directly associated with the Co-Op suggesting it is accepted as a walk to facility.
16. **GRAIN-PATTERN OF NEIGHBOURING DEVELOPMENT.**
	1. The local grain is varied and mixed from the commercial through to the residential.
	2. Within this parade of commercial buildings the local grain and character is clear.
	3. The local area reflects a grain comprising a series of large, regular commercial building with street frontage along with rear extensions that occupy practically the depth of the site creating a very particular figure ground.
	4. This local grain is particular and distinct reflecting a particular construction/planning grain of both wide and deep buildings creating a very particular and functional linear character reaching deep into the plot contrasting with the residential grain that lays beyond this particular parade.
	5. The footprint of The Tavern is reflected in the neighbouring Co-Op, the adjacent car showroom at 67 Frinton Road and to an extent the location of St Bartholomew’s Church set deep into the plot consistent with the commercial grain.
	6. The residential properties follow a traditional pattern along Frinton Road of properties set back from the road with forecourt parking although this layout changes along Colchester Road reflecting a tighter residential grain.
17. **DESIGN STRATEGY**
	1. The design strategy looks to both understand and respond to the local grain.
	2. Mention has been made of the clear pattern of frontage properties, within the commercial parade with rear extensions reaching into the depth of the site creating a series of wide and deep buildings.
	3. Responding to this clear development pattern the scheme proposes a similar footprint.
	4. To the rear the long linear function suite with a rear smoking yard/beer garden at the end adjacent to the neighbouring boundary is proposed a similar linear terrace of 3 town houses.
	5. The design team reviewed the pattern of development, to the rear.
	6. Consideration was given to assessing a fragmented series of buildings to reflect a more traditional layout but it is clear that the character and grain of this particular area would be inconsistent and appear contrived which would in planning terms weaken the sense of place, character and identity.
	7. Alongside the assessment of building footprint/grain was review of linear buildings form set perpendicular to the access road.
	8. Each of these options, whilst reflecting value sat incongruously with the visual clarity simplicity and strengths of this section of the area which has a very clear formation
	9. Against these broader design reviews the design lead decision was to retain general pattern of development, retaining the status quo of frontage development with linear development to the rear although this proposal seeks to deliver a more sensitive transition both in scale and detail.
	10. This pattern of development retained the unfussy clarity of the existing building which brought with it significant organisational benefit.
	11. The strong clear uncluttered terrace layout removed confusion over hierarchy of space, introducing a positive building form to sit alongside the visual strength of its neighbours.
	12. Above the public house and consistent with the local pattern of apartments over ground floor commercial it is proposed to convert the upper two floors to apartments.
	13. Access to the apartments is via the existing entrance to the upper rooms with the rear town houses served from the existing private service road.
	14. Strategically the proposal seeks to meet the test of both responding to local grain and representing a good neighbour whilst introducing a development of quality and choice.
	15. Whilst the proposal will be explained in greater detail. In essence the proposal looks to maintain the balance between residential and commercial neighbours
	16. It is recognised that commercial properties can be poor neighbours due to patterns of use, nature of the building and conflicting aspirations.
	17. Similar conflicts can arise between the function room smoking yard which lays alongside the residential boundary and where an outside space with entertainment could be considered unwelcome.
	18. The development seeks to reflect traditional pattern of development whilst introducing a different transition between commercial and residential which is both sensitive and neighbourly
18. **PROPOSAL**
	1. In detail the scheme falls into two distinct elements of 4 x 2 bedroom apartments and 3 x 2 bedroom town houses
	2. The apartment occupy the first and second floor of the current public house premises.
	3. Access to the upper floor utilise the existing stair case to first floor with a new stair in the location of the existing stair up to the second floor.
	4. The apartments which reflect 2 x 2- bedroom, 4 person accommodation on each floor arranged with one apartment to the front and one to the rear, across the both levels.
	5. The apartments are laid out with a central spine running the length of the apartment with the accommodation served off the spine benefitting from external windows drawing in light providing views and natural light and natural ventilation.
	6. The layout promotes flexible, sustainable adaptable pattern of living with open plan living dining and kitchen laid alongside bedrooms.
	7. The second bedroom is designed with a potential removable, foldaway wall giving access onto the living area promoting the opportunity to extend the living accommodation if a single bedroom is desired but closed off when 2 bedrooms again are required.
	8. This allows the apartment to respond to the changing needs and demographic of the family avoiding the need to move when the family gets smaller and the apartment cant adapt, all of which seeks to deliver a sustainable adaptable way of life
	9. The apartments have private amenity in line with the LA policy.
	10. Apartment 1 has access onto a rooftop garden delivering 50m2 where the neighbouring apartments, numbered 2, 3 and 4 have a combination of communal amenity space and private balcony of minimum 5m2.
	11. The amenity is delivered initially through private balconies delivering min 5m2 of external space which are enjoyed in combination with a communal garden accessed off the central stair, which seeks to promote the opportunity for social interaction through the offer of a collective outside space which can be used in a combination of ways from a place to sit and chat through to small parties and bar-b-ques.
	12. The communal garden space seeks to provide space to gather and foster a social cohesion and glue necessary to promote a sense of unity and collective responsibility.
	13. Balconies are inset, similar to the design approach adopted in the neighbouring property, to apartments 2 and 3 with an external balcony to 4.
	14. The amenity provides private outside space avoiding overlooking both within the development or beyond
	15. The town houses in strategy follow the line of the existing function suite.
	16. The town houses are separated from both the public house and the boundary to the NW with a 1m spacing and arranged, as previously mentioned to resonate with local character and grain.
	17. The proposal is for 3 x 2 bedroom 4 person town houses with parking.
	18. The design approach to the layout of the houses evokes the traditional mews street.
	19. A traditional hierarchy of space running from public to private space is clearly defined in the scheme.
	20. The proposal promotes an order of space running from roadside parking through to a semi-public front garden, where the paraphernalia of life is stored in terms of bins and cycle storage moving up to the front door with the private garden beyond.
	21. This layering of space repeats the successful pattern of traditional streets which retains clarity and hierarchy of space whilst offering opportunities to meet and socialise.
	22. Internally the houses reflect the design aspirations underlaying the apartments.
	23. The ground floor layout is open plan offering a degree of flexible use whilst offering light in two directions and natural through ventilation couples with large windows reducing reliance on artificial lighting.
	24. The rear screen to the living dining room when opened offers a link between the house and garden as a continuation of space between inside and outside.
	25. First floor layout is traditional with a service/utility cupboard and storage.
	26. Externally the apartments seek to maintain a similar rhythm of windows and openings although care has been taken in the positioning and combination of windows to provide a degree of individuality whilst maintaining a degree of design coherency.
	27. The windows are of a size to draw the maximum natural light into the house.
	28. The town houses evoke a clear industrial vocabulary with large screens and finished concrete lintols set to deliver a simple elevational rhythm and visual strength.
	29. Amenity is provided again in combination to offer residence distinctly different quality of spaces with varying outlooks
	30. The 2 bedroom town houses deliver, in excess of 75m2 of amenity delivered through a traditional front and rear garden that offer southern and northern aspect along with a first floor balcony.
19. **DESIGN GUIDELINES**
	1. The proposal seeks to address and respond positively to clear design principles in particular CABEs design principles alongside Local authorities policy’s.
	2. In addition consideration has been given to the RIBA Case for Space with regard to quality and flexibility of accommodation alongside area of dwellings.
	3. Each of these guidance documents seeks to set out design principles and standards helping to steer a development towards standards that deliver contextually appropriate solutions whilst delivering good neighbourliness and innovation.
	4. Whilst It is not intended to set out where the design has been informed by these various documents the scheme reflects underlying principles relating to flexibility of use.
	5. A clear design coherency, clarity in the use and designation of space coupled with seeking to deliver where possible views from rooms in two directions, natural through ventilation and the delivery of spaces that deliver a quality of living whilst remaining flexible and adaptable.
	6. The proposal seeks to contribute positively to its setting.
20. **SERVICING**
	1. Car parking is delivered in line with Essex Highways advice providing 1 space per dwelling and a single space for the operation purposes of the public house.
	2. Parking is primarily located off the private service road with parking spaces 6.0m x 2.5m and laid out in tandem with the exception of parking space 9 which is perpendicular to the town house.
	3. There is a private-use car turning area set out at the Western end of the service road to allow cars to turn leaving the scheme in a forward direction.
	4. The parking bay allocated to the management of the public house remains located in the parking space to the front of the property.
	5. Refuse collection is proposed from Frinton Road with a bin collection area allocated and within 15.0m of the highway meeting permitted walking distance
	6. The scheme proposes three refuse bins for the town house no 6 located within planting enclosures as part of the patio.
	7. Refuse bins to town house 5 and 7 is located within the garden with pathway access to deliver the bins to the collection area.
	8. To the apartments two bins are provided and located along the SW side of the public house within an enclosure.
	9. Refuse for the public house are dealt with commercially with eurobins located within the entrance to the service route.
	10. Cycle bays are provided on a single space per dwelling.
	11. All cycle storage is undercover and secure in line with guidance.
	12. A cycle storage area for 4 cycles, for the apartments is located within the widened lobby at the entrance to the apartment
	13. For the town houses, the cycle store is part of the bin store enclosure located on the front patio for houses.
	14. There remains the opportunity for cycles to be stored in the rear garden to houses 5 & 7.
21. **SUSTAINABILITY**
	1. The scheme proposes a series of energy conservation principles.
	2. The scheme will look to deliver an energy efficient, low air leakage building envelop with the fabric looking to exceed current BR standards.
	3. Triple glazing will be considered for key windows and screens as guided by heat loss analysis.
	4. Electric boilers will be introduced linked to underfloor heating
	5. All white goods will be water efficient and residents will be advised of energy saving web sites and car sharing sites along with maps of cycle routes and alternative means of transport.
	6. Water storage is proposed through rear water butts and external hard landscape will deliver permeable surfaces for controlled drainage
	7. All lighting will be energy saving
	8. These initiatives sit alongside wider sustainability objectives where the properties are designed to allow flexibility of use and when the family reduces in numbers the need to relocate is replaced by the ability to adapt the house
	9. Coupled with energy and delivery aspirations is the delivery of properties of size and mix responding to demand and in so doing delivering properties required within the market.
22. **MATERIALS**
	1. The palette of materials has been drawn from the local area and to reinforce the architectural vocabulary.
	2. The apartments retain the existing material alongside aluminium windows and screens
	3. The town houses are to be constructed as follows

Walls Brick with concrete lintols and cornice

Windows Aluminium windows and screens or similar.

Joinery Timber doors

Roof Sarnafil or similar

RWG Aluminium coloured

Parking bays Concrete paviours with granite markets

Paving White square paving, smooth laid over a permeable sub-base.

1. **ACCOMMODATION**
	1. The development seeks to meet or exceed design space standards for both floor area set by Government and amenity space set by the Local Authority.
	2. The design guide lines set out a 2 bedroom- 4 person apartment single storey should be minimum 70m2 with a 2 bedroom-4 person two storey set at 79m2.
	3. Alongside the internal space standards are amenity area set by the Local Authority and these require a 2 bedroom house to have 75m2. These requirements sit alongside amenity for an upper floor apartment of a 5m2 balcony
	4. The develop proposes the following:

**Apartments 4 x 2 bedroom apartments**

Apartment 1 2 bedroom 77.5m2 (834ft2) 5.0m2 amenity space

Apartment 2 2 bedroom 75.3m2 (810ft2) 50m2 amenity space

Apartment 3 2 bedroom 80.6m2 (867ft2) 5.0m2 amenity space

Apartment 4 2 bedroom 79.3m2 (853ft2) 5.0m2 amenity space

 In addition there is a communal amenity space 30m2

**Town houses 3 x 2 bedroom and 1 x 1 bedroom houses**.

Town house 5 2 bedroom 80.0m2 (861ft2) 75.0m2 amenity space

Town house 6 2 bedroom 80.0m2 (861ft2) 77.5m2 amenity space

Town house 7 2 bedroom 80.0m2 (861ft2) 91.5.m2 amenity space

* 1. The proposal exceeds these standards in the majority of cases
1. **CONCLUSION.**
	1. The proposal is motivated by the acknowledgement that the existing function areas, both over the ground floor public house and to the rear are no longer in demand, reflected over a prolong period, prior to various lockdowns of inoccupation.
	2. Reflecting the need to establish alternate use the proposal draws from the pattern of neighbouring properties which demonstrate a mix between commercial and residential uses.
	3. The proposal sits within a mix use with a particular grain to the area which is reflected by large footprint buildings set to both the site frontage and sits deep into the depth of the site.
	4. It is acknowledged that the existing facility is a walk to venue providing limited on-site parking.
	5. The proposal seeks to retain the balance of this parade with residential apartments over commercial use
	6. The retained public house retains a popular leisure facility with catering and entertainment.
	7. The residential proposal introduces a mix of residential dwellings that offer variety with both apartments and town houses whilst reflecting the typography of the area.
	8. The proposal has been guided by National Design Guidance information from CABE and the Joseph Rowntree Foundation.
	9. The proposal meets National Guidance with regard to space standards

12.1 The development meets Local Authority Amenity space standards.

12.1 The proposal has been discussed in detail with the Highways Authority.

**Dated 6th May 2021**

**Drawings attached to application**

 **PL0096.21.10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20.**