

DESIGN AND ACCESS STATEMENT

71-73 Kings Avenue,
Proposed New Dwelling @ 71-73 Kings Avenue, Holland on sea

May.2021

FRONT.

Contents

1.0	Executive Summary	3
2.0	Existing Site and Use	3
3.0	Proposed Development	4
4.0	Layout	6
5.0	Scale	6
6.0	Appearance	7
7.0	Planning History	7
9.0	Sustainability	7
10.0	Access	8
11.0	Conclusion	8

1.0 Executive Summary

- 1.1 FRONT. Architecture have been instructed to complete the following design and access statement on behalf of applicant, Mr B. Swift. (herein referred to as the applicant) in support of documentation submitted for full planning permission in relation to the proposed conversion of 71-73 Kings Avenue, Holland-on-Sea Essex to form 2 New dwellings. CO15 5EP (herein predominantly referred to as the application site). This statement is to be read in conjunction with all supporting documentation submitted as part of the full planning application. The purpose of this report is to draw together the key issues of this proposal and outline how the scheme responds to the constraints of the site and overcomes the issues raised within a previous refused application.
- 1.2 The proposals outlined within this application are for the development of 2No flats, a consisting of a 1-bedroom 1-person flat [single occupancy] and a 2-bedroom 3-person flat. The site is currently used as a commercial unit at ground floor and a 3-bedroom flat at first floor.
- 1.3 The application seeks to convert the first floor back into two flats as it was previously. No major exterior alterations are proposed, the only exterior alteration is to allow for a canopy improvement over the entrances to the flats and the removal of one window.

2.0 Existing Site and Use

- 2.1 The site is located within Holland-on-Sea to the east of Clacton. Fig 2.1 shows the location of the application site in relation to Clacton-on-Sea. Fig 2.2 shows in greater detail the site located in context with its more immediate surrounding environment, indicating adjacent dwellings and local context.



FIG.2.1: Google Maps extract indicating location of site.



FIG.2.2: Google Maps extract indicating location of site in context with surrounding dwellings.

2.2 The application site is located south of the Roaring Donkey's car park and is bound by its south boundary by a mixed use building, similar to the site. Fig.2.2 highlights that there is private parking located to the rear of the site. This is currently used by both the commercial tenant and the residential tenant. The site currently uses the whole first floor as a 3-bedroom flat. This is not ideal as one of the bedrooms it should be noted is using borrowed light from the front bedroom to have direct access to any natural light. The first floor was previously split into two flats as is evidenced by the two numbered front doors that are still in use. These currently serve the main hallway and the kitchen.

2.3

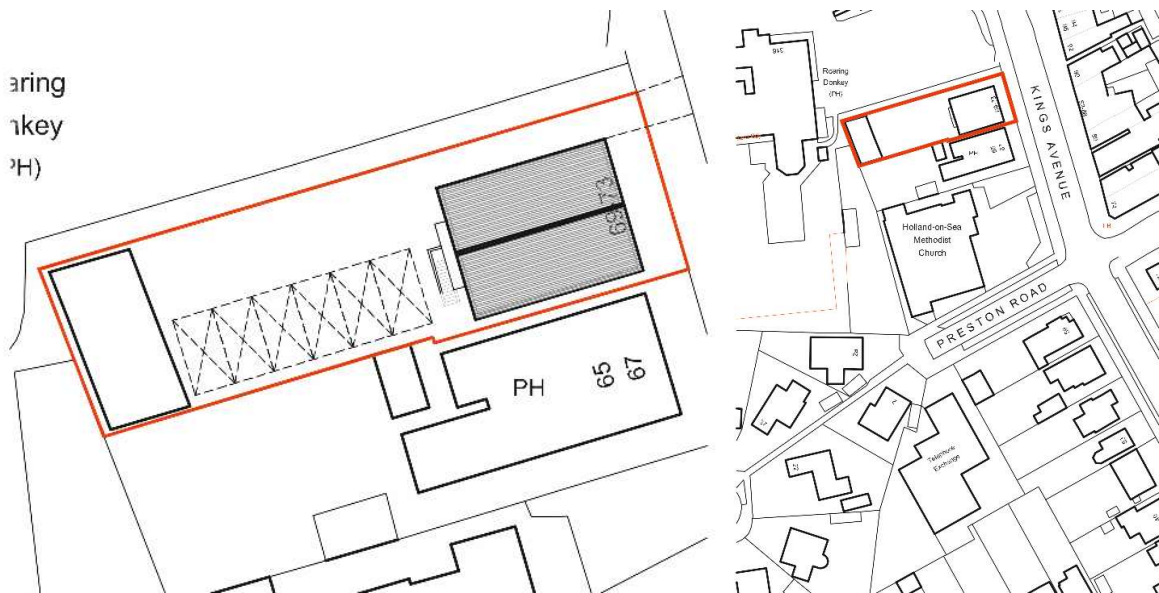


FIG.2.2 indicates the application site outlined in red.

3.0 Proposed Development

3.1 The proposal seeks to provide a 1-bedroom [1 person] dwelling and a 2-bedroom [3 person] dwelling within an existing residential unit. The proposed dwellings will revert the existing 3-bedroom flat into two separate flats to achieve this.

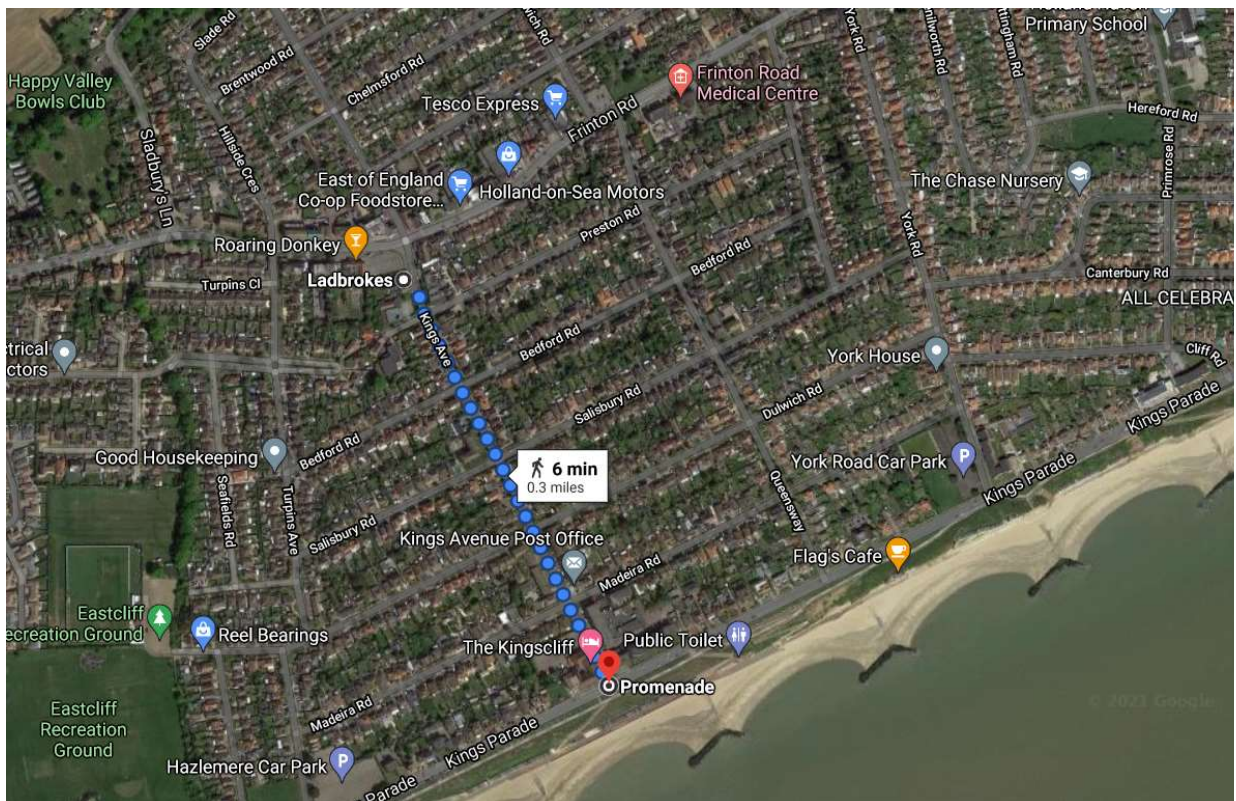
3.2 The proposed development will provide vehicular access and 1No. parking spaces for each of the proposed dwellings, utilising an existing crossover and parking area that currently serves the site. The existing access is indicated in the image right. Aerial photos in Fig 2.2 and plans in Fig 2.3 shows the rear parking areas. Plans set out spaces based on larger space standards of 5.5 x 2.9m however it should be noted that the existing is not clearly marked and its age would have most likely provided spaces standards of 2.4x4.8.



Parking areas will remain the same but with clearer markings of the layout and allocation. It is therefore believed that no objection is to be raised in relation to access to the site and should be acceptable in principle,

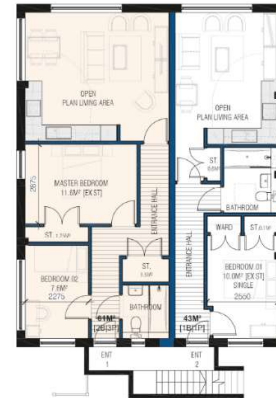
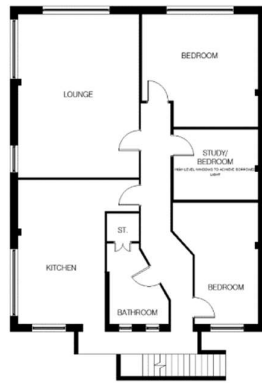
3.3 The proposal does not seek to alter the existing amenity space or lack thereof. The current unit is a family unit as it provides space suitable for 4-5 people with 2 larger rooms and 1 single room that currently houses a single bed and has been used as a bedroom. It should be noted that a family unit of this size would have a greater demand on amenity than that of a 1 bedroom apartment. This is because the applicant is seeking to provide two new apartments of various mix and we are reducing the maximum site capacity number from 5 people to 4, which would in turn reduce the amount of amenity required or the occupants reliance on direct amenity. Because the current unit has no amenity space we believe that the lack of amenity space proposed should not negatively impact the proposal.

3.4 An online search indicates that the site is located within a 6-minute walk to the beach, which offers a vast array of amenities and activities that the residents can benefit from. The seafront offers promenade walks to encourage a healthy lifestyle and provides a suitable amenity area for occupants. A similar distance from the application site is Eastfield Recreation Ground that can be evidenced below. This highly sustainable location and shift in occupant and the occupants amenity demands [Not family units] means that the current proposed mix is more suited to amenity provision and strategy of the application site.



4.0 Layout

- 4.1 The proposed new dwellings will reconfigure the existing single flat into two apartments of reduced occupancy. This will be achieved by utilising the existing entranceways that are part of the existing fenestration.



< EXISTING FLOOR PLAN

> PROPOSED FLOOR PLAN >

- 4.2 The extracts highlight that the proposal will use the space in a far more sustainable way. The flats will benefit from ample light to all habitable rooms as set out within planning guidance, which is not achieved with the current layout for the middle single bedroom. By using the existing openings of both windows and doors a well thought out and concise layout has been achieved.
- 4.3 The proposal will benefit from the existing access. It is proposed to alter the existing canopy to a lean-to, so as to create a more aesthetically appealing entrance point. It is noted that this access can be viewed from the Roaring Donkey's parking area.

5.0 Scale

- 5.1 The proposal does not seek to alter the existing scale of the dwelling externally and therefore the scale and massing should not be a consideration of this application.
- 5.2 **Quality of spaces**
The proposal meets the space standards as defined within the "Technical housing standards – nationally described space standard" document. In March 2015, the Government released minimum standards to be applied across all tenures. It sets out requirements for the Gross Internal (floor) Area of all new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The development will ensure that the requirements of this standard for bedrooms, storage and internal areas are compliant where relevant and applicable.
- 5.3 The standard Gross Internal Areas set out in Table 1 of the Government document 'Nationally Described Space Standards' are organised by storey height to take account of the extra circulation space needed for stairs to upper floors, and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses).
- 5.4 Individual dwelling types are expressed with reference to the number of bedrooms (denoted as 'b') and the number of bedspaces (or people) that can be accommodated within these bedrooms (denoted as 'p'). A double bedroom provides two bed spaces, with single bedrooms each provide one single bed space. Minimum floor areas and room widths are set for bedrooms and minimum floor areas for storage are also an integral part of the space standard. They cannot be used in isolation from other parts of the design standard or removed from it.
- 5.5 The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).
- 5.6 The Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households.

The standard requires that following criteria are met:

1. The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1.
2. A dwelling with two or more bedspaces has at least one double (or twin) bedroom .
3. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide.
4. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m².
5. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
6. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to
7. be used for storage, assume a general floor area of 1m² within the Gross Internal Area).
8. Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
9. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement.
10. The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

- 5.7 The proposed development will exceed the requirements set out in the above table for a 1 bedroom, 1 person dwelling and achieves the minimum for a 2 bedroom, 3 person dwelling. Detailed floor plans with areas and dimensions will confirm compliance with the requirements of the Nationally Described Space Standards at full planning stage.

6.0 Appearance

- 6.1 The proposal will benefit from a new canopy over the existing entrances and proposed new front doors. It should be noted that currently at the time of writing the site is replacing all the windows and will not be proposing a change from what is currently being installed. A single window will be omitted as part of this proposal but should not effect the internal light achieved within the dwellings. No other external alterations to appearance are proposed.

7.0 Planning History

- 7.1 A search of the local authority planning database highlights any relevant planning permissions. For the site itself there is no recent planning history that would inform the proposal. Looking at all applications along Kings Avenue, there are similar cases of proposing 1-bedroom residential units, though they are all to convert from commercial use to residential use, which it should be noted we are not seeking any change of use as the existing use is already residential.

9.0 Sustainability

- 9.1 Following an approval as part of a suitably worded planning condition an energy assessment will be carried out to confirm compliance with current building regulations.

- 9.2 A full energy/SAP assessment will be carried out to determine that the development complies with current regulations. The applicant would be minded to take a fabric first approach to energy efficiency. This approach would be preferable to prevent the requirement for bolt on renewable technologies. It is believed that the approach of reducing initial energy demand is a more sustainable that making up a percentage of the energy used in the form of technologies that have limited life spans and will require servicing and maintenance. This approach will be achieved through a highly insulated building fabric reducing the initial energy demand – Cavities may be inspected and filled using retrofit insulation.

10.0 Access

- 10.1 The site will be accessed as previously mentioned will be located from the existing crossover which will allow for no changes or effects on the existing highway.

11.0 Conclusion

- 11.1 The site is a 3-bedroom flat that is poorly laid out and not providing a good standard of living. The proposal wishes to split the existing first floor into two flats consisting of a mix of a 1-bedroom and 2-bedroom dwellings, that will utilise the existing openings to provide a far superior standard of living that will meet the national requirements.
- 11.2 In conclusion the dwelling provides an opportunity to deliver an improved standard of living for the site occupants.
- 11.3 The proposal will have no adverse effects on the surrounding area or existing commercial unit. The rear parking area will be tidied up and allocated parking will be created to ensure suitable parking management.
- 11.4 The use will remain the same as existing and therefore principle will be unchanged.
- 11.5 The site will not create a negative impact on the site or the living standards for its occupants. The proposals will enhance the site and its use and we hope will gain officer support.