

Design & Access Statement

53-55 Pier Avenue
Clacton on Sea
CO15 1QE

August 2021

On Behalf of:
Ultrahaven Ltd

Carried out by:
CB

Reference:
21015 NB



1 Tollgate East
Stanway, Colchester
Essex, CO3 8RS

CONTENTS

1. Introduction
2. The Site & Use
3. Scale
4. Layout & Appearance
5. Planning Policy
6. Summary

1. Introduction

1.1 This design and access statement has been prepared to accompany a full planning application for an extension to the third floor and formation of 6no one-bedroom flats at 53-55 Pier Avenue, Clacton on Sea.



Figure 1 – Rear Elevation

1.2 This DAS has been written to comply with Article 4c of the Town and Country Planning Act.

2. The Site & Use

2.1 The property is located on Pier Avenue, Clacton on Sea. The property is currently accessed via a rear passageway, which runs along the rear of a number of properties on Pier Avenue.

2.2 To the rear of the property is a public pay and display car park, located on Jackson Road.

2.3 The ground floor of the property currently serves as two retail units. This proposal will not affect the use of the ground floor units. The First, Second and Third floors are currently vacant.

2.4 An application (20/00741/COUNOT) regarding change of use of the first, second and third floors resulted in a letter from Tendring District Council, stating that the proposal of change of use would not require prior approval of the Local Planning Authority and that the proposal constitutes permitted development.

3. Scale

3.1 The proposed Extension to the third floor will be constructed off of the existing external wall, leaving a flush finish externally. The finished floor and ceiling height level will match the existing third floor area. The scale of this proposal has been considered, where this is similar to the neighbouring property (please refer to figure 1).

4. Layout & Appearance

4.1 53-55 Pier Avenue is a terraced property with a shared communal yard/access area to the rear. This is currently accessible to both the ground floor shop units.

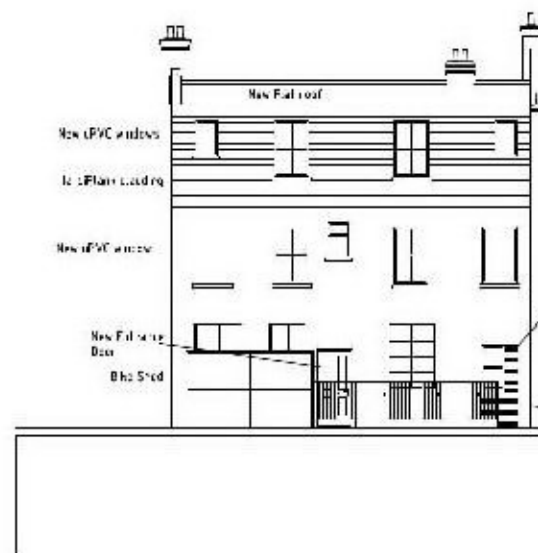


Figure 2 – Rear Elevation (Drawing 21015/004)

- 4.2 Please refer to drawings including as existing & Proposed floor plans & elevations which will accompany the planning application, showing the appearance of proposed third floor extension and layout of the flats. The appearance is in keeping with the neighbouring property and surrounding properties located along Pier Avenue.
- 4.3 The proposed extension will be timber framed finished with timber cladding with PVC windows within. The roof will be a flat roof which will adjoin into the existing pitched roof.

5. Access

- 5.1 The first, second and third floors of the property are currently accessed via the rear passageway leading to the communal yard area previously mentioned. Within the yard, stairs provide access to entrance door. The main access to the ground floor is via Pier Avenue with fire exit doors to the rear.
- 5.2 There is no private parking for this proposal due to not being feasible. However, we have included an area for bike storage (please refer to drawing).
- 5.3 Please see Figure 3 below, which displays an arrow (left) showing the entrance to the rear passageway and an arrow (right) pointing to the property.



Figure 3 – Google Earth Aerial View

6. Summary

6.1 This design and access statement has been prepared to accompany a full planning application for an extension to the third floor and formation of 6no one-bedroom flats at 53-55 Pier Avenue, Clacton on Sea.

6.2 This proposal is considered to be suitable in both scale and appearance. The proposed extension to the third floor will be similar to the neighbouring property.

6.3 The layout of the flats is considered to be suitable, with sufficient space provided for living, kitchen and dining accommodation, along with a suitable sized bedroom.