

# DESIGN AND ACCESS STATEMENT

MEDITATION TRAINING/EVENTS AND OWNERS  
ACCOMMODATION

Hockley Place  
Church Road  
Frating, Colchester  
CO7 7HG

Date: 26/06/2021  
Ref: 0878\_Design and Access Statement

Rev	Comments	Date
00	Initial Issue	14/07/21

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PLANNING CONSULTANTS

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G R O W  
DESIGN STUDIO

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## GUIDANCE

This planning application has been prepared in accordance with the following guidance;

- National Planning Policy Framework (NPPF) updated Feb 2019
- The Essex Design Guide (current edition)
- Tendring District Council adopted local plan (2007)
- Tendring District Council emerging local plan

This document has been prepared in accordance with the following documentation

- CABE Design and access statements How to write, read and use them
- Article 6 of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006.
- Essex Design Guide

## INTRODUCTION

This document has been prepared by Grow Design for the property of Hockley Place in Frating in the local council of Tendring. It has been produced for the purpose of a Planning Application submission to the Tendring District Council and is intended for this purpose only.

## VISION STATEMENT

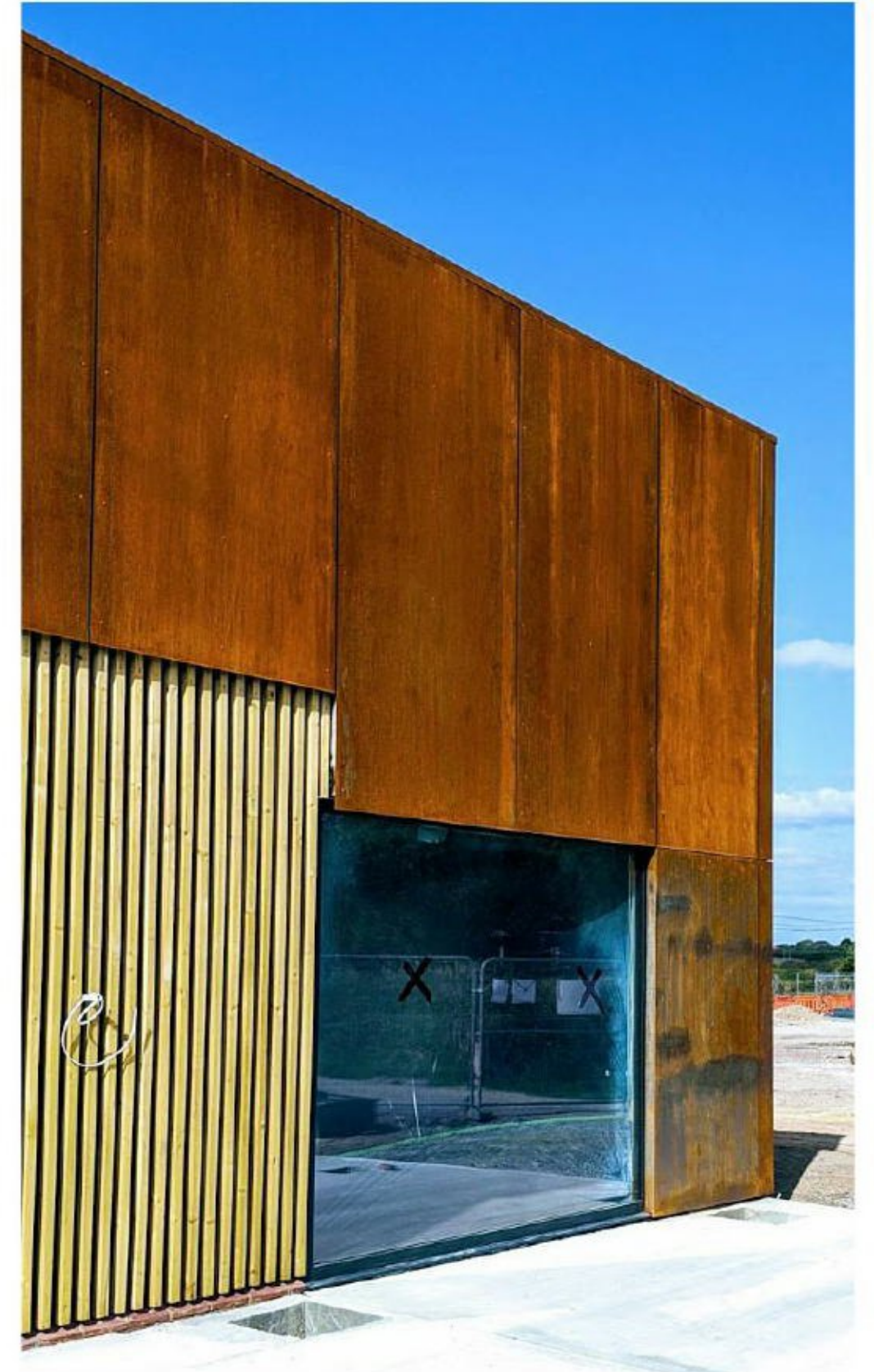
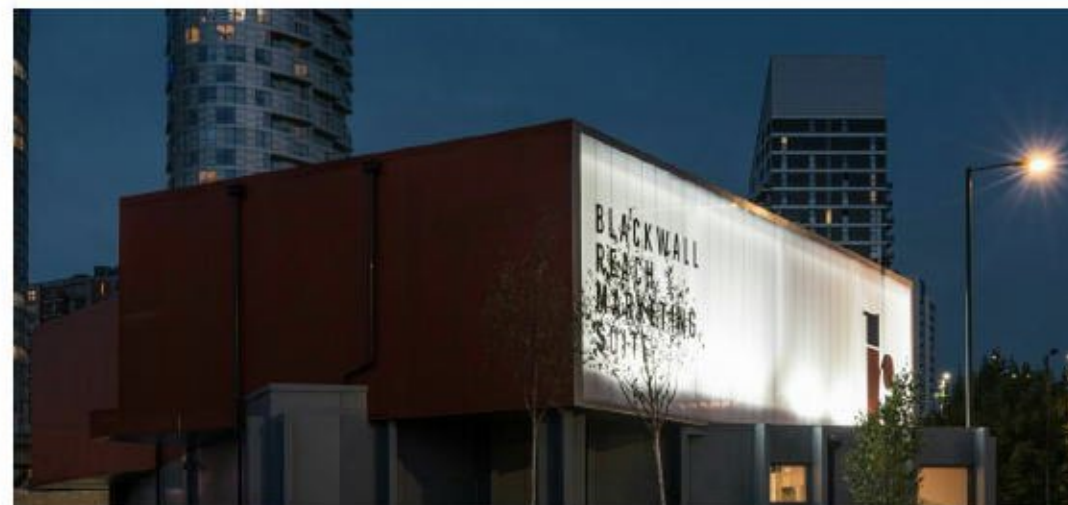
The vision for the existing house is to turn the site into a Meditation Training Centre. We have designed it with the intent to create an attractive, vibrant, inspiring and sustainable development that will enhance the local context while providing a unique and much needed venue to support the local economy that is not provided elsewhere within the district. In doing so we hope to deliver a high quality piece of architecture that is a welcome addition to the local townscape of Frating and Colchester.

We wish to work together with Tendring DC to create a meaningful addition to the area.

We are a strong team of diverse and internationally experienced designers and technicians, and we approach our work as a team. All members contribute to all projects which we believe engenders value through our creative, yet thorough and pragmatic approach.

In 2016 we were 'Commended' for the Chartered Institute of Architectural Technologists Alan King Award, which recognises excellence in architectural technology, for which another one of our projects was also nominated for.

We work on a range of projects from listed buildings, sites in ANOBs and complex housing delivery sites alongside other projects across all use classes.





### SITE DESCRIPTION

The application site is situated approximately 1.2 miles to the East of Alresford. It is accessed off a 230m long private drive with access gained from Church Road which is placed to the west of the application site.

The site existing use is considered to be C3 residential. There is a single substantial main country house centrally located within the ownership boundary.

There are a large series of outbuildings placed around the site, alongside a swimming pool, double garage, garden store and workshop. Surrounding the house are large areas of mown lawn with various species of trees dotted nearby. A substantial hedge runs along the east edge of the title boundary, with the entrance from Church Road forming an avenue of trees.

A large turning area is situated to the north of the house laid to loose unbonded gravel easily supporting the turning of cars and delivery vehicles.

The site area is 2.8 Ha. and has no discernible changes in level.



Image 01: view from above



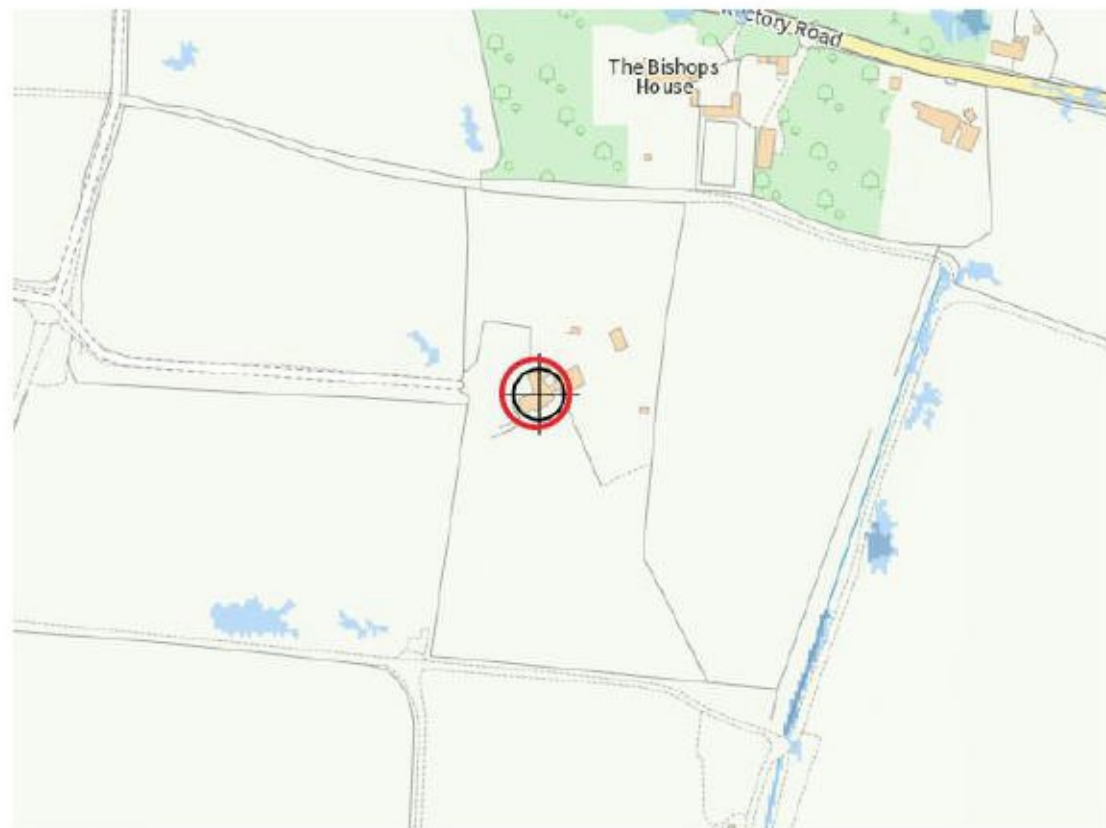
Image 02 : View from North West

# THE SITE

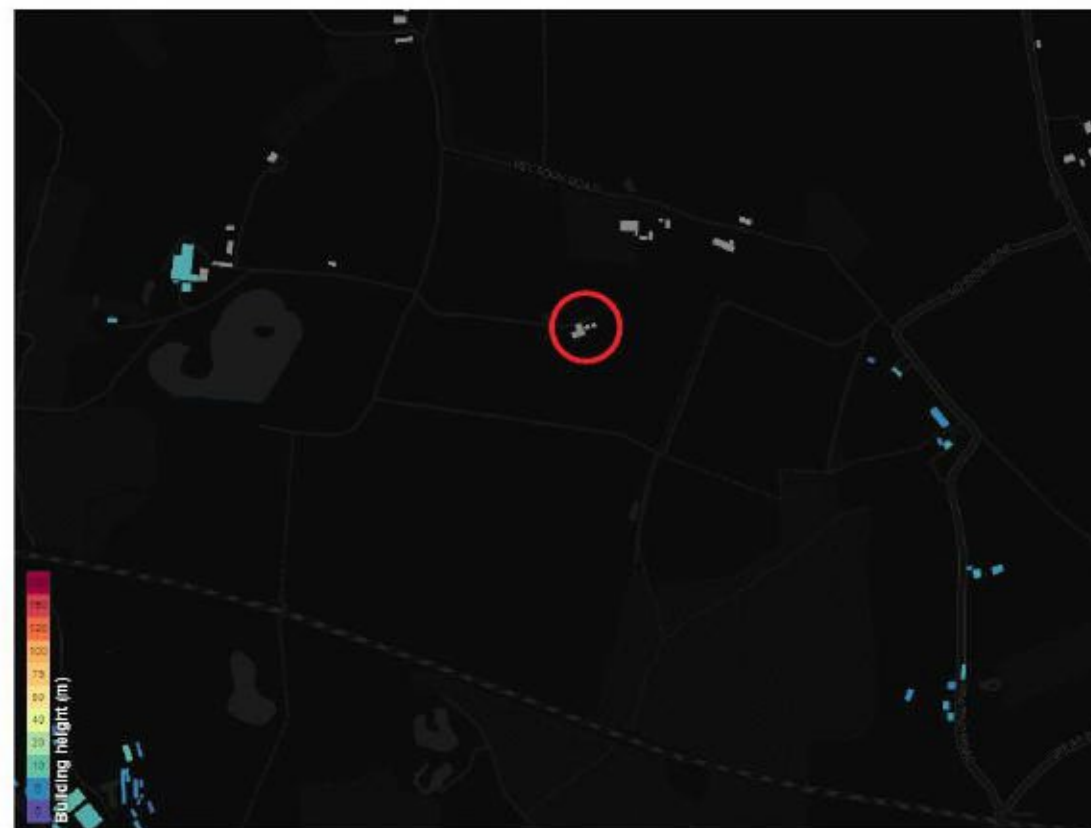
SITE LOCATION

Scale 1:2500@ A3





Flood Risk Map



Building Heights Map



Public Rights Of Way

FLOOD RISK MAP

The site is in Flood Zone 1

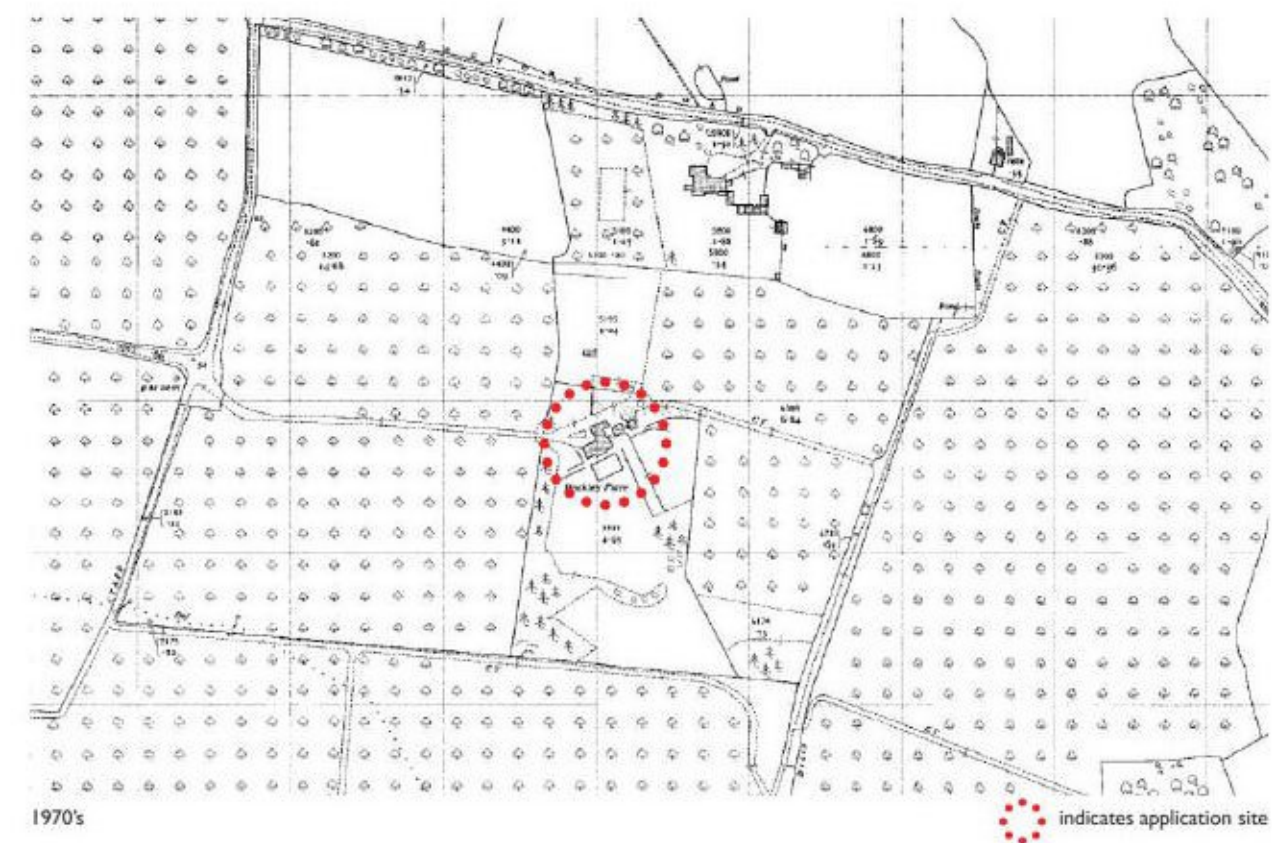
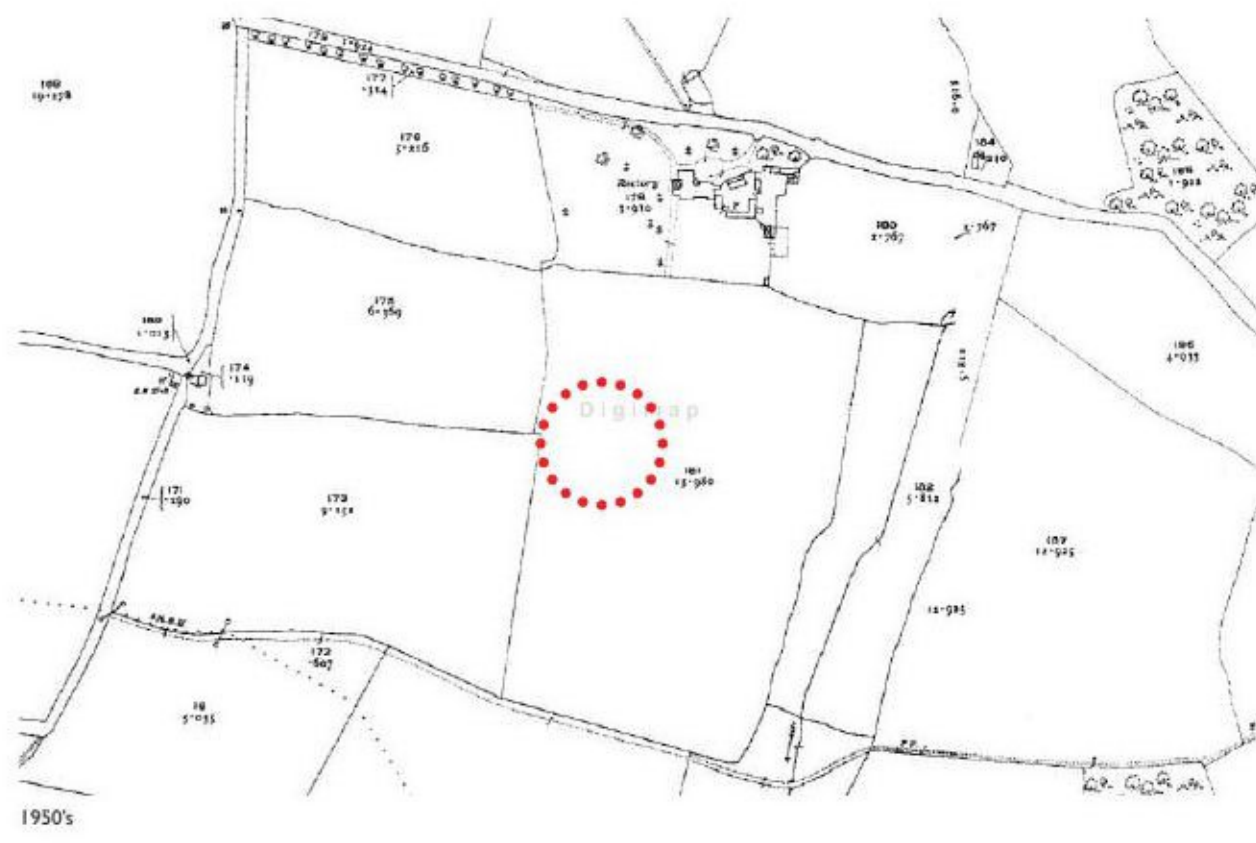
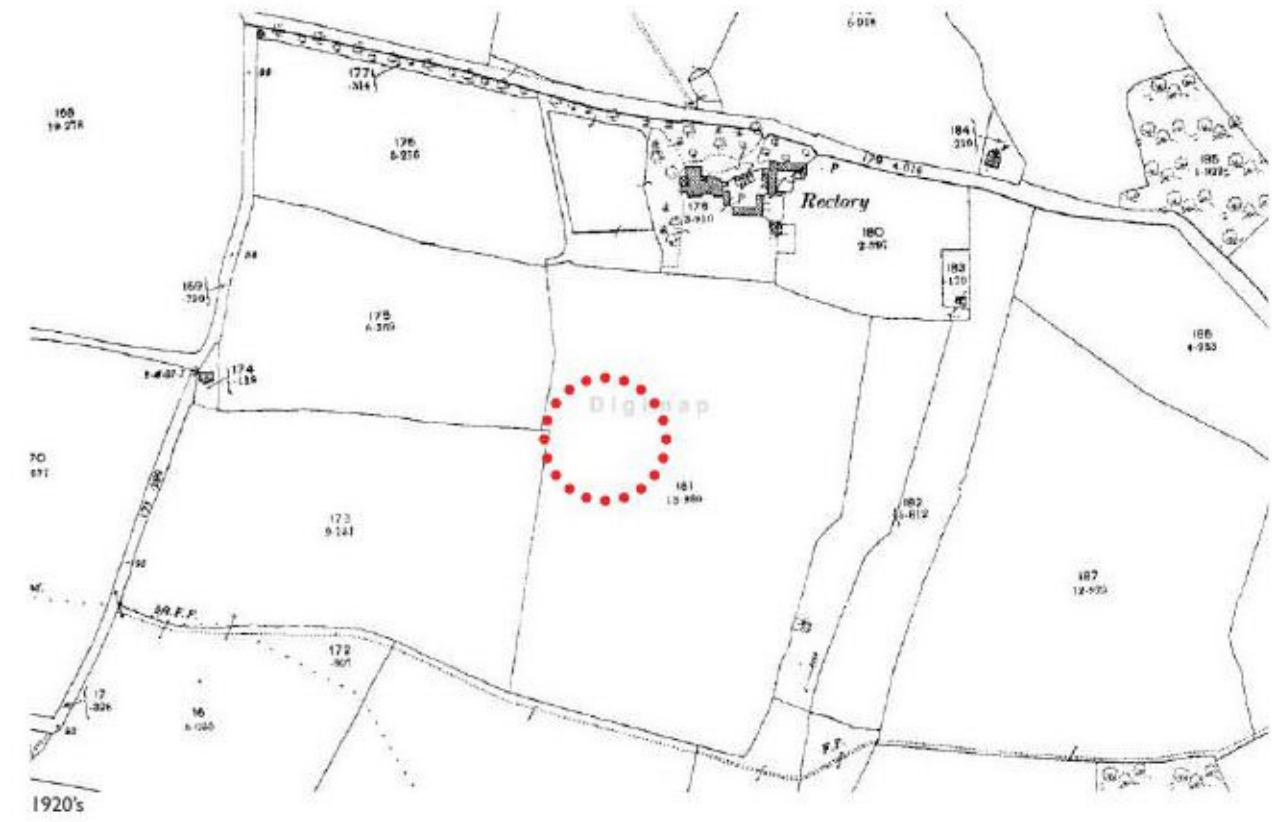
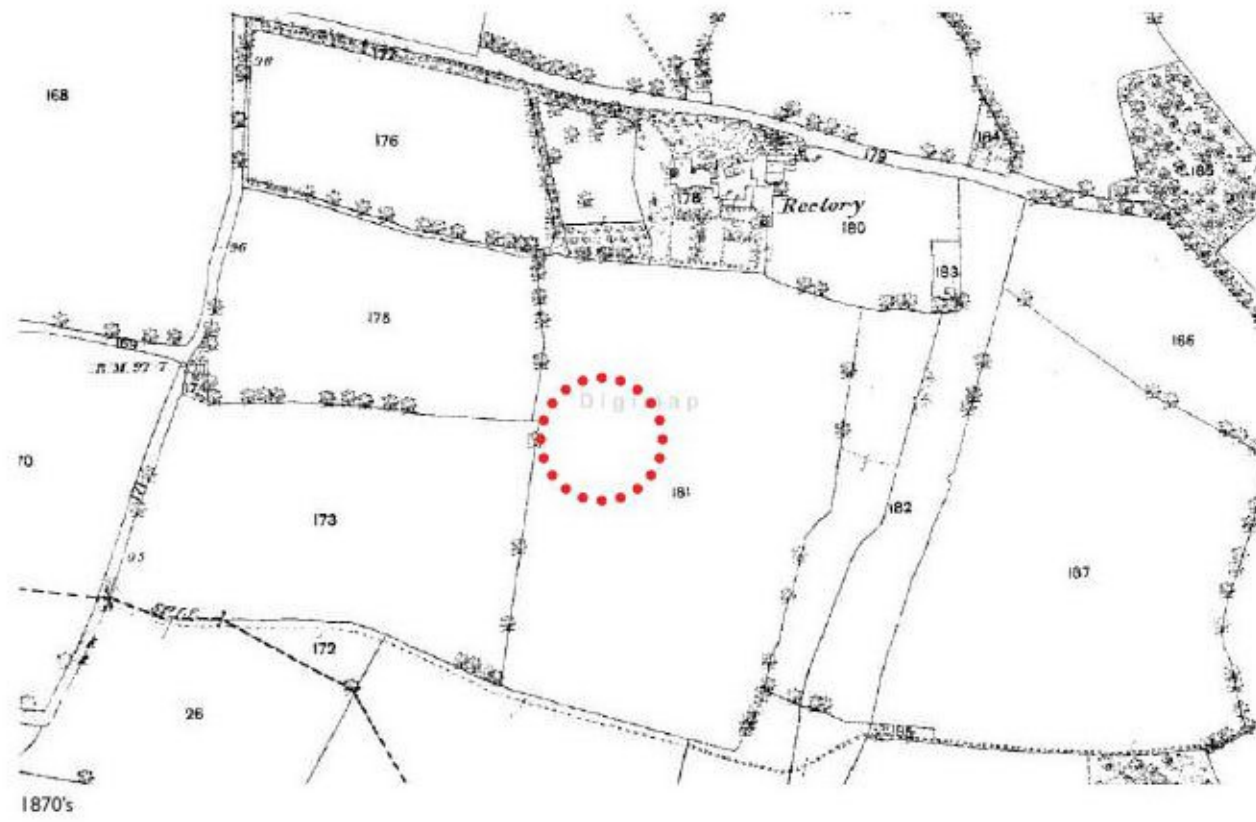
PUBLIC RIGHTS OF WAY MAP


The site is not subject to any PrOW

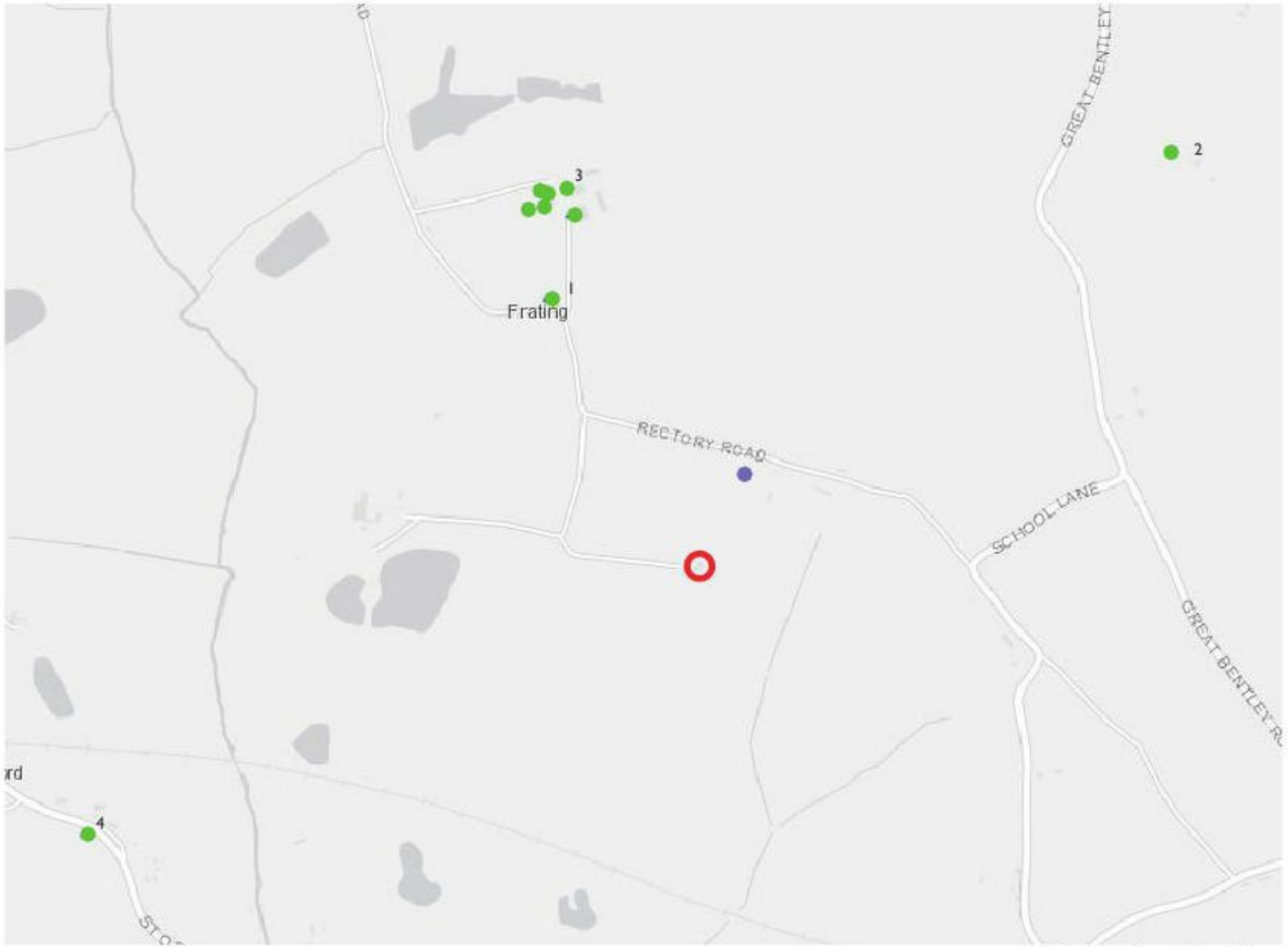
BUILDING HEIGHTS MAP

The site is isolated with surrounding buildings of single or double storey, all of which are a substantial distance away and would not be compromised by any changes planned on the site.





 indicates application site



● Grade II Listed buildings  
● The Bishops House

The nearest listed building is (1) Old Church House which lies approximately 570m away to the north west of the site. It is a Grade II listed (1111440) Church which has been renovated and turned into a dwelling and retains many original features.

Frating Hall (1111441) is just to the north which is also Grade II listed and was constructed in the C16 with later red brick facing and extensions. It is a two storey building in a traditional form and geometry to a country home, with a wide frontage and low profile gable roof. There are several other features within the grounds of Frating Hall that are also listed separately.

Similar in stature is Grade II listed Ivy lodge (1308724) 800m away. It is also a wide fronted dwelling constructed around the C17 with plastered walls. It has a large tiled hipped roof with a large central chimney stack. It also has a later C19 extension to the side which is single storey.

Brook Farmhouse (4) to the south west (1306749) is also a plastered timber framed dwelling with double gabled frontage. It is surrounded by a large red brick garden wall, and is topped with a red tiled roof. The frontage is also wide in appearance with small casements.

The surrounding listed historical context is formulated of wide fronted dwellings with pitched roofs in an Essex vernacular of either red brick or rendered walls.

Although not listed, The Bishops House to the north is a substantial Edwardian house in typical style of the period. It has large windows with bay window feature and low slung hipped roof, set in mature gardens. This building should be noted as it is the nearest dwelling, is large and



1 - Old Church House



2 - Ivy Lodge



3 - Frating Hall



4 - The Bishops House

The site is accessed via a dead end private access road that junctions from Church Road.

A bus service operates nearby from Tenpenny Hill in Alresford to the south and Main Road/Clacton Road to the north in Frating.

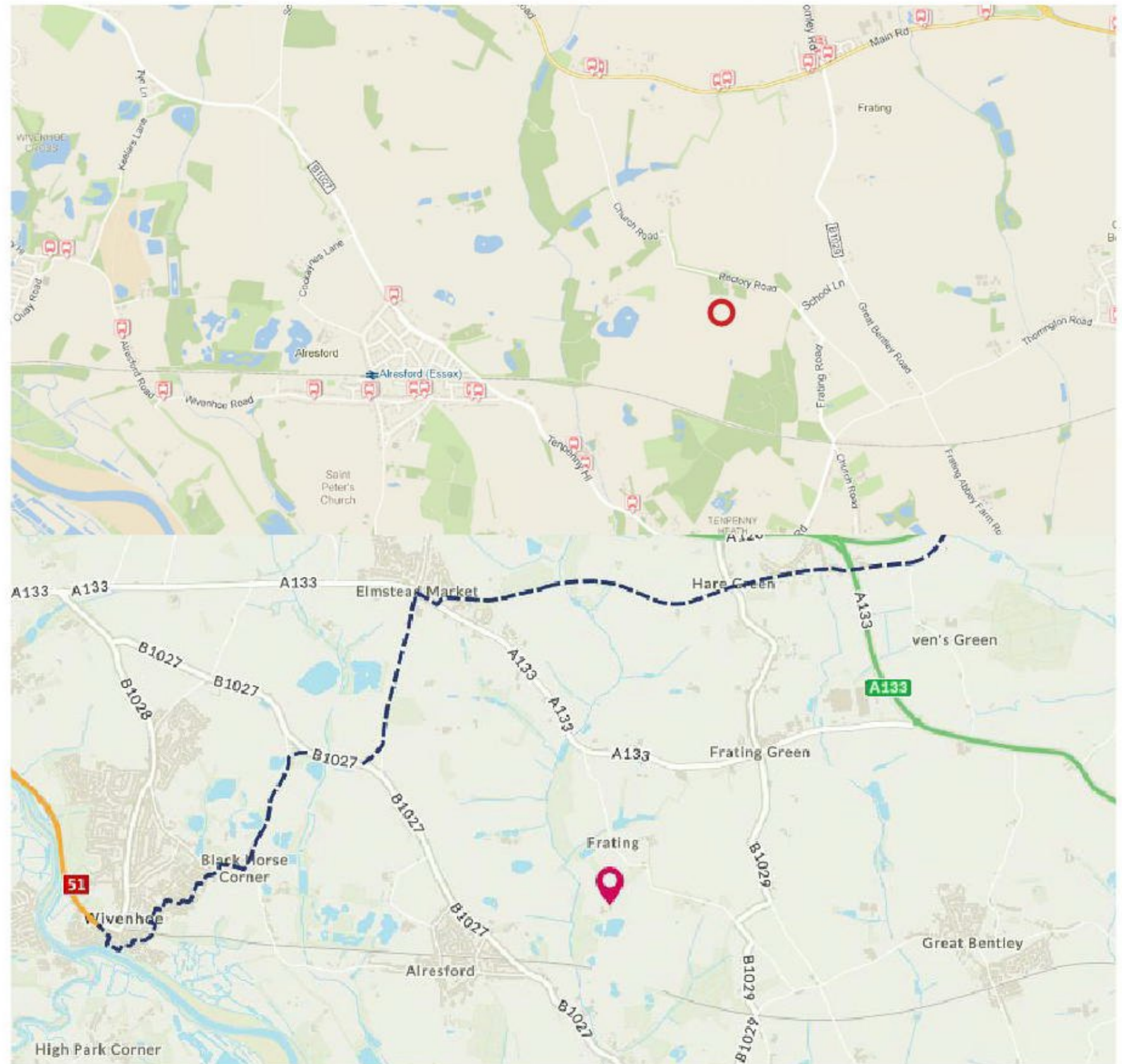
Tenpenny Hill supports bus service number 62 serving Colchester to Brightlingsea every 20 minutes and number 74 Colchester to Clacton routes every 60 minutes.

The service along Main Road and Clacton Road in Frating supports service number 76 taking passengers from Colchester to Clacton every two hours. It also supports route 77 - Colchester to St Osyth.

Alresford is supported by a railway station operated by Greater Anglia with services running into Colchester from Walton On the Naze. This is situated approximately 1.2 miles away from the site with good direct access from the site with a car journey time of roughly 9 minutes by car or 19 minutes by bicycle.

Two main B designated roads run east to west to the north and south of the site, giving good access to Colchester, Clacton on Sea and further on to Braintree and Chelmsford.

National cycle route 51 links to an on-road route not on the National Cycle Network and runs to the north of the site.



THE SITE  
VIEWS





1 - View along private drive looking east towards existing dwelling



2 - View from entrance to private drive looking at North West corner of dwelling



3 - View from west at junction of Church Road with Hockley Place in distance

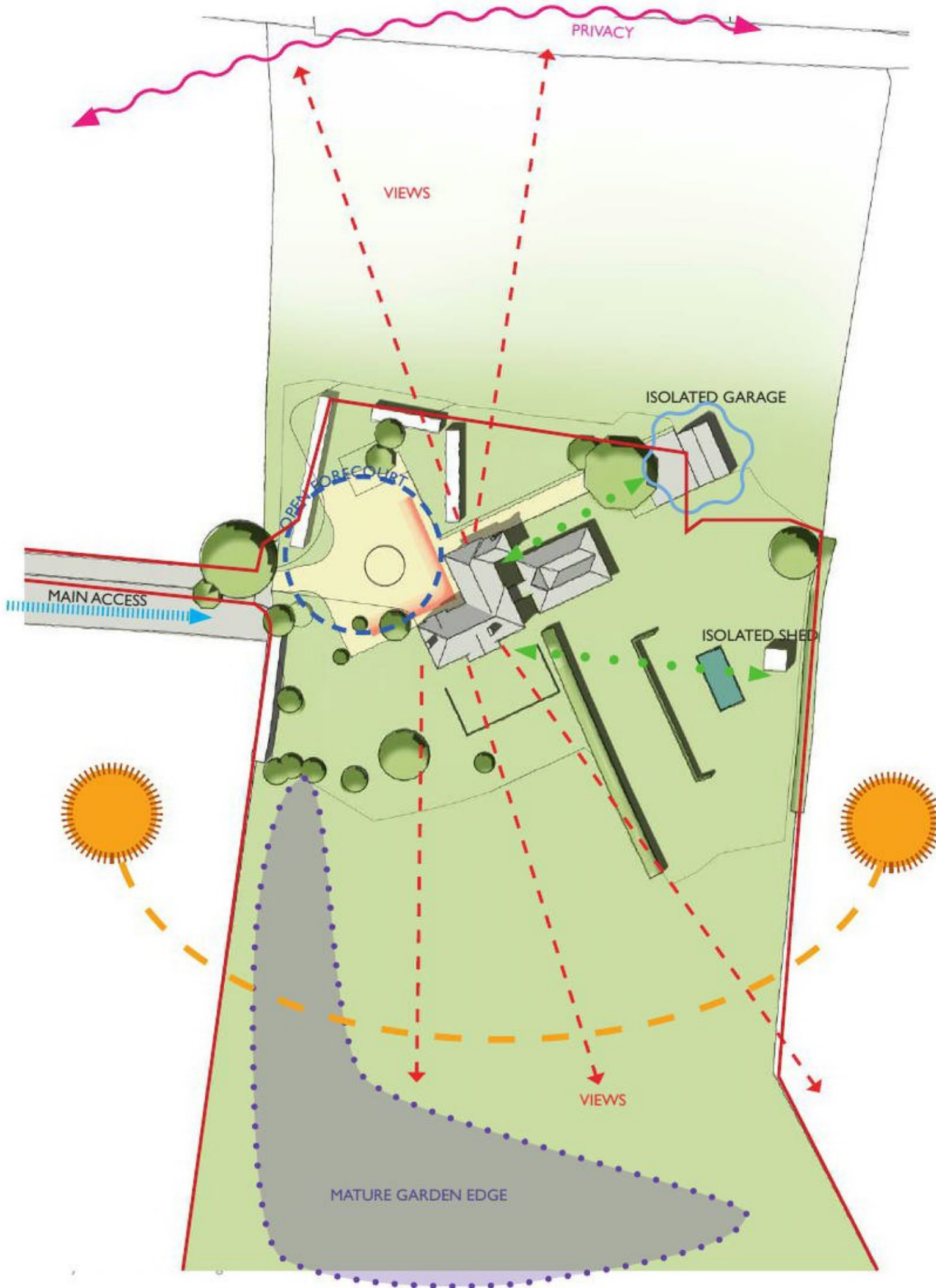


4 - View from south showing pool, garage, extension and main dwelling.



# SITE ANALYSIS

## SITE PLAN



The existing house is situated at the north of the site with a direct relationship to the main access road to the west. The location of the house leaves it with large areas of open land to all sides with a large aspect facing south to sweeping views as the ground slowly drops in level and opens out to a mature garden of trees and shrubs. This mature garden also forms a buffer to the small farm access track to the south of the title boundary.

The dwelling benefits from an extensive collection of outbuildings and ancillary use buildings and features. There is an outside swimming pool and associated shed to the east of the dwelling. This is isolated and far from the existing dwelling and has been placed with no direct access from the house itself. An enclosed garage is to the north east and is accessed from a small driveway to the north of the dwelling. It is isolate away from the house and is disadvantaged by its location due to having to drive past the house frontage to enter into it.

The nearest neighbour is that of the Bishops House to the north approximately 170m away and a 1.5 storey house to its east. There are no overlooking issues and far enough away to avoid any disturbance from increased activity within the site. This is further emphasised by a further access track between the two dwellings which also has trees lining its edge from east to west providing further screening between the two properties.

Views from the existing house are mostly placed to the south and north making most use if any solar gain.

There is the potential to place other built form within the curtilage of the site without any harm or impact to the surrounding features or landscape already present in the area.

### Relevant planning history

99/00018/FUL - Application approved

Conversion of existing extension that is joined to the existing house to be converted to a holiday cottage.

14/00214/FUL - Application approved

Alterations to existing house including extending the house to form a square form and linking garage to main house through a glazed link.

14/0662/FUL - Application approved

Side extension to west face of existing house

15/01818/FUL - Application approved

New garage and conversion of existing garage to a "mothers annex"

16/01783/FUL - Application approved

Replacement garage to north



Proposed Ground Floor Layout Plan, 1/100.



Proposed Block Plan, 1 / 500.

Application Drawings (14/00214/FUL) to infill corner of existing house



The existing house is a large country home set in large grounds of approximately 2.1 hectares.

The house has been extensively remodelled over the years, with the latest changes seeing the house re-rendered along with mock Tudor style beams applied to the outside. The original house was pargeting rendered with white steel single glazed windows and hanging tile on the gable end fronting the entrance. A curved arch stood over the door way which remains unchanged in position. The brick plinths have been retained and the windows replaced with brown double glazed crittal units. The two storey feature window has been kept but its shape changed. The outbuilding and north facing wing has lead to a confusing entrance and appearance.

The house was built in a typical style of the area, which has now been changed beyond anything vernacular or historically accurate of an older building of its time.

This has lead to a disjointed and confused visual appearance which doesn't offer the ability to contribute to the local area as much as it could and is unrepresentative of the design and proportions associated with a dwelling of its era.

We therefore consider that a more fitting appearance should be established to harmonise the various disjointed elements of the existing house.



House in 2014

House sketch analysis



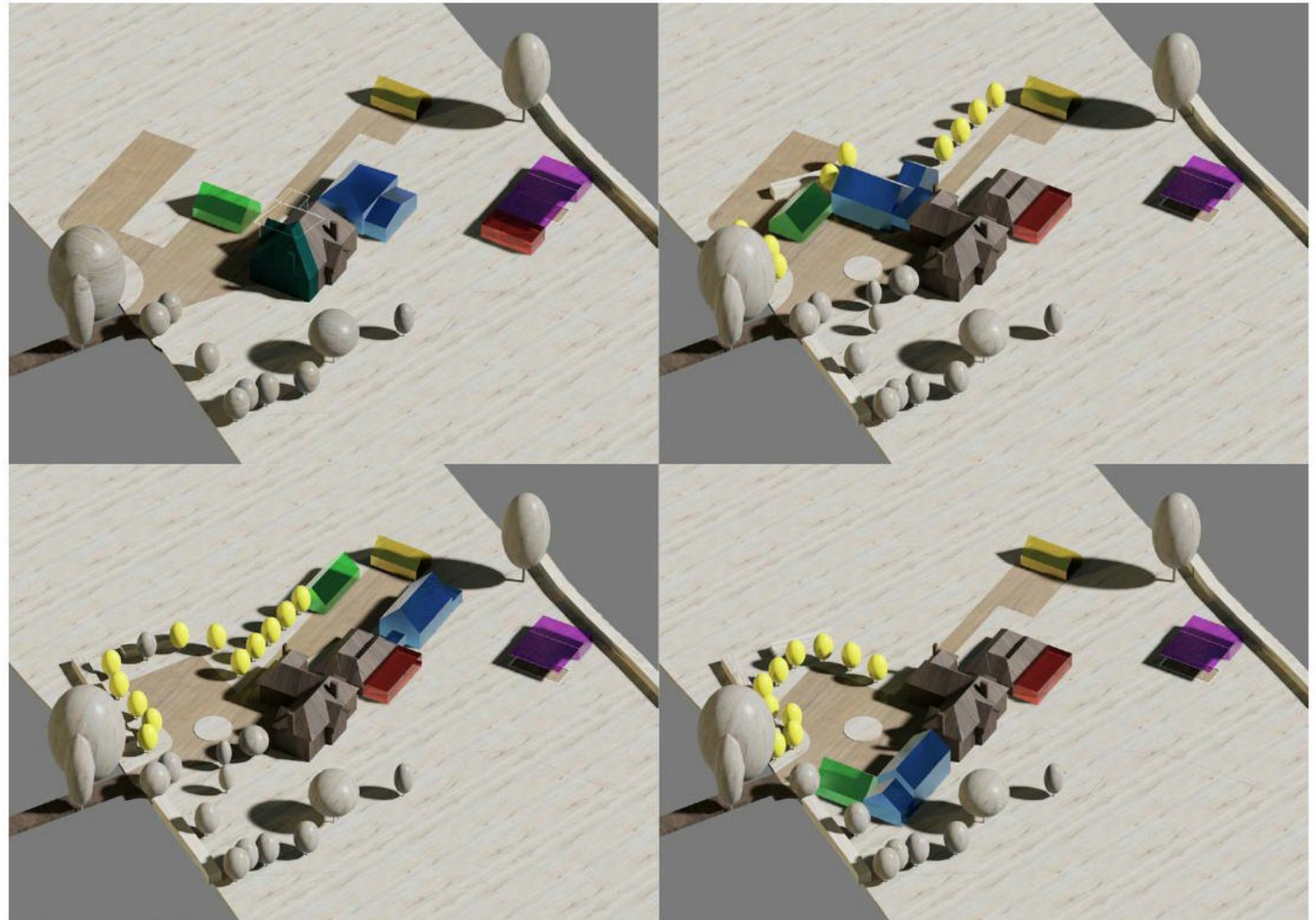
We initially looked at several options to place additional mass around the site in order to allow for a change in the pattern of usage to support an holistic approach to the clients brief. Additional facilities are required on the site, such as yoga and meditation areas, back of house laundry, cleaners cupboards, dinning spaces, additional guest rooms and owners accommodation separated from the main house. The existing house is to be converted into a series of entertaining spaces and guest rooms that will be rented out to guests. Because of this additional accommodation will be required for the owner who will be running the business. Therefore we had to look at adding these additional uses onto the site, whilst maintaining separation of public and private through both built form and landscape interventions.

We looked initially about how the program could be delivered across the site without impacting on the existing mass and openness of the surrounding landscape.

The house itself has no particular architectural quality and has been inappropriately added to over the course of its life, leading to disjointed internal spaces and a southern mass that overshadows the extension to the north. The extension does not tie in well to the existing house and the house itself lacks any kind of formal entrance in an appropriate scale to the dwelling size.

Several options (Opt 3 and Opt 1) looked at emphasising and extending the existing house to the west or north in order to create a courtyard entrance by placing the owners accommodation near to the entrance to aid in security. This would allow the main mass to be retained in the centre of the site and leave the surrounding gardens and land open for supporting uses.

Through conversation with the owner, Option 4 (top left) was chosen to take forward, which seeks to build on the previously approved application from 2014 (14/00214/FUL).

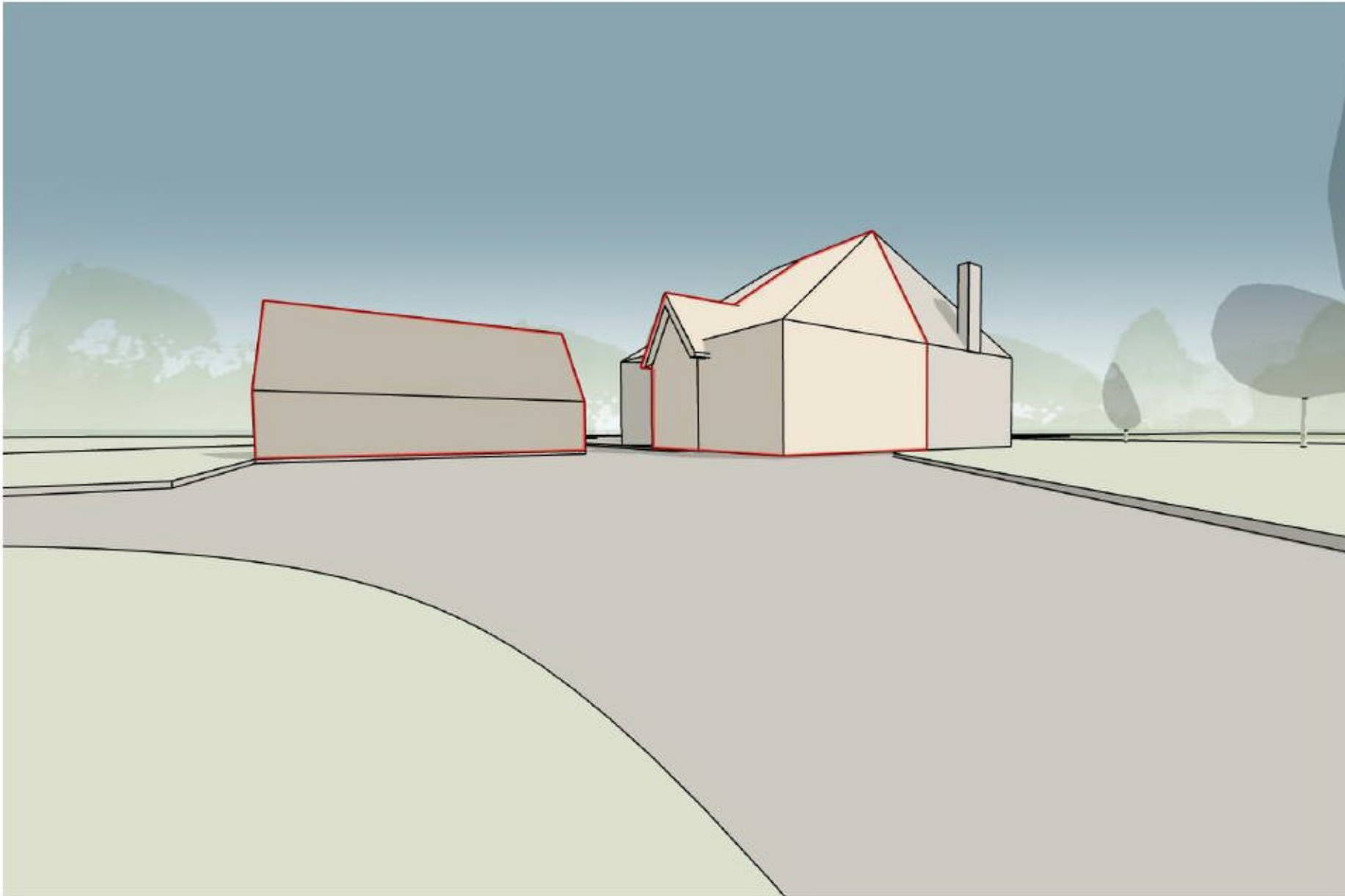


Concept options and massing placement (clockwise from top left Option 4, Option 1, Option 2 Option 3)

- Owners accommodation and conservatory
- Four bay cartlodge
- Yoga/meditation space
- Annex conversion
- Sauna/steam room

# DESIGN RESPONSE

## MASSING



3D View from end of private entrance road showing proposed massing

Through a series of studies the massing of the building has been subtly modified. The clients own aspirations and through our study of surrounding precedents, most specifically the Bishops House to the north suggests an Edwardian appearing building would be most appropriate in this setting. By demolishing the incongruous extension on the north east side of the house and moving its rooms into the main mass of the existing dwelling will lead to a more appealing volume appropriate to its setting.

Outlined in red opposite can be seen the additional infill extension that will be added to the house, along with a new shallow pitch roof. The remaining elements of the house are to be retained. Existing windows will be replaced, made more uniform in size and appearance and brought up to current thermal standards.

This change in massing allows for a more considered entrance and a house fit for its location and stature.



3.2 Precedents looking into materials, relationship and mass



# DESIGN RESPONSE

## PROPOSED SITE LAYOUT



Site layout plan showing proposed extensions and alterations

The existing site is fairly well contained to the centre of the plot. Our intention is to re-inforce this approach and build on the existing mass that is already present.

### MAIN DWELLING

The existing main dwelling is to be converted to a meditation training centre with single bedrooms and ensuites for guests, a lounge, library and yoga room. An extension is to be added to the north west corner to allow for more accommodation and to create a more harmonious and well considered massing on the site.

### THE ANNEX

The existing annex is currently single storey with a dual pitched roof. We are proposing to remove the existing roof and extend the current floor area to the first floor then adding a new pitched roof to the new first floor. This will form the owners accommodation.

Parking will need to be added to the current dwelling in order to meet Essex Parking Standards. This has been positioned next to the entrance access road (which will remain unchanged). There will be sufficient space for guests and staff, including two PTW spaces and secure bike storage. Three new parking spaces will be added for the owners accommodation opposite the principal elevation of the converted annex.

A new bin store is to be accommodated to the north of the site near to a newly formed turning area. The refuse truck can therefore turn within the site and leave in a forward gear.

A new water feature is to be added that will split the two uses of the site in half ensuring privacy for both guests and owner. This water feature will run up to the existing link that unites the new facility and the owners accommodation.

A small bridge is to be made across the new water feature along with a secure gate to section off the owners accommodation from the rest of the proposal.

# DESIGN RESPONSE

## MATERIALS



Monocouche render



White windows



White brick details

Through looking at the nearby vernacular alongside the clients requirements and precedents sourced from further afield, a series of in keeping materials have been proposed to construct the exterior appearance of the proposed extension and renovation of the existing dwelling. The existing dwelling through its extension will be modified to convey the appearance of an Edwardian era building similar in appearance to the Bishops House to the north. It will have its mock timber beams removed and a new insulated skin applied with a render finish to unify its appearance. The existing windows will be replaced with new white sliding sash windows. A new grey tiled roof will be placed on both the annex with its new first floor extension and the existing dwelling.

The proposed materials are as follows:

### MAIN DWELLING

- Monocouche render to all external walls
- Replace existing windows with double glazed sliding sash
- White brick stringer courses to divide floor levels

### THE ANNEX

- Yellow brick to all external walls
- Gunmetal grey windows to match those on main dwelling
- Stone details to main facade

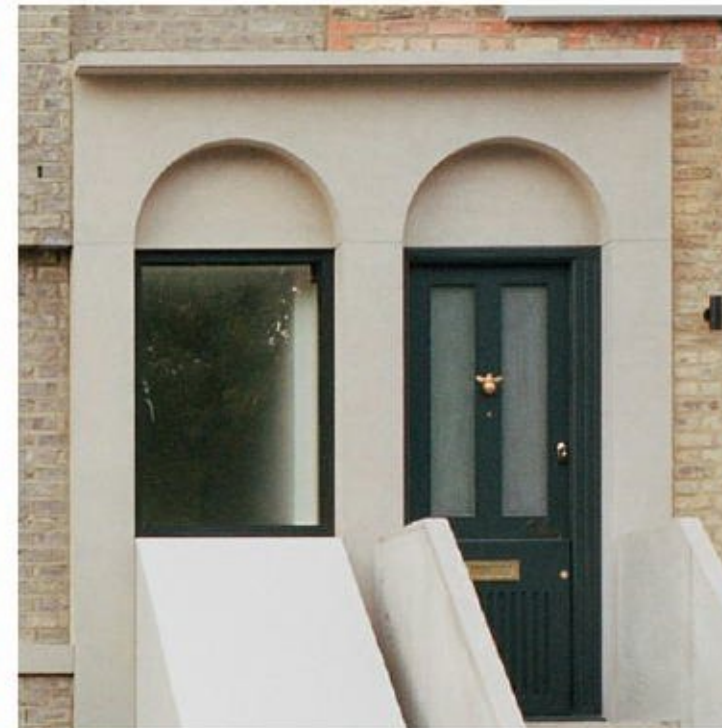
Further details can be found on the submitted drawings.



Yellow brick



Gunmetal windows



Stone details



# DESIGN RESPONSE

ELEVATIONS



Proposed elevations

# DESIGN RESPONSE

## ACCESS

### VEHICULAR ACCESS

The site is accessed from a small track off Church Road. The access road is a two way private drive. The existing dwelling will contain the relevant uses for overnight stays and will be accessed directly from a newly formed turning loop to the north. The drop off for reception is outside a newly formed Portico, which also offers protection from inclement weather. Cars will then be encouraged to park in the newly formed surface car park along the western edge of the site.

The owners accommodation is accessed through the same two way private drive. Parking is situated to the north of the extended annex so that the owner and visitors can enter through a private gated entrance separating front and back of house and avoiding overspill.

Both the guest accommodation and owners accommodation will be planned to achieve a 60% electric car provision through installation of the relevant infrastructure.

### PEDESTRIAN ACCESS

Pedestrian access will also be gained via the private drive with a small walkway running around the north of the turning loop to orchestrate a safe approach to the entrance portico.

### BICYCLES

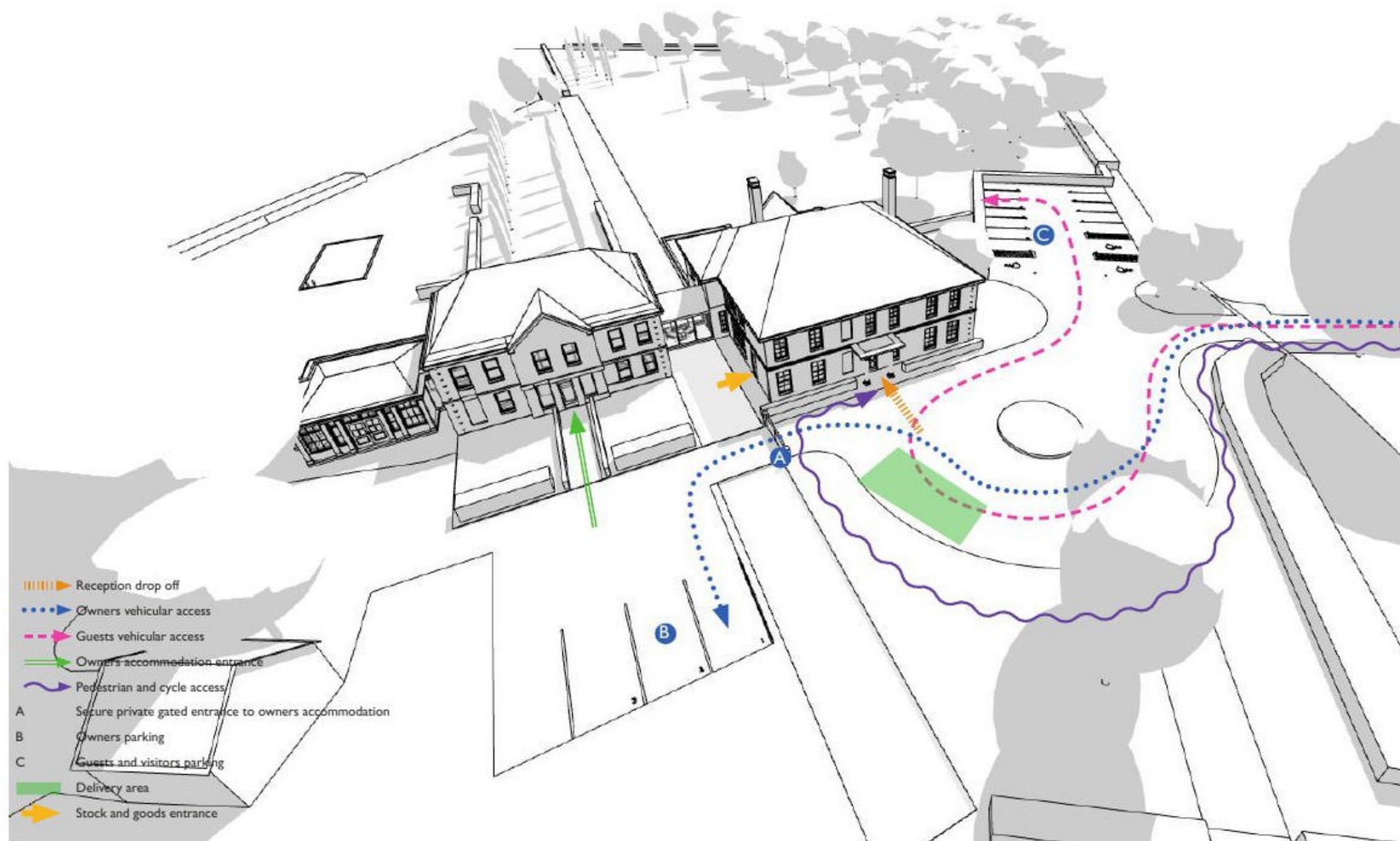
There will be private bicycle parking spaces provided in a secure location to the west of the extended dwelling. A total of 4 bicycle parking spaces will be provided.

### POWERED TWO WHEELERS

Motorcycle parking will also be provided next to the secure bicycle storage through an area of hard standing and some secure ground loops to lock front wheels for additional security.

### DELIVERIES

Deliverers of stock, food and laundry will be made to the side door, with delivery vehicles unloading within the turning loop. This separates front and back of house allowing goods to be taken directly into the kitchen and store areas.



# DESIGN RESPONSE

## LANDSCAPING



The majority of the site is laid to lawn with one third of the site set to mature trees in the south west corner. These trees are all to be retained. A small number of trees will be removed where the car parking area is proposed, but these will be replaced with additional trees at a later date. The land will remain laid to lawn.

Areas of native hedging will be introduced around the car park and along the new linear water feature. New hedging will also be installed to the north to mask the new bin store, to the front of the owners accommodation and entrance to the newly formed wellness centre.

The newly formed access and turning head will be dressed with a loose gravel finish. This will also pass into the proposed parking area, with the potential for the surface area to be used as a SUDs strategy for the development.

The most striking feature will be the formation of a new shallow water feature to emphasise the separation in uses on the site. This will eventually house water lilies and fish and offer a stopoff for pollinating insects and birds. The water will also add a level of tranquillity and peace to the intended proposal.

New concrete / reconstituted stone pavers will provide a long-lasting solution for the hard landscaping. The different patterns that can be achieved with this standard product will help differentiate different areas of the development while providing a congruent design approach.

# DESIGN RESPONSE

## ACCOMMODATION



00 - Ground floor

- ➔ Guest entrance
- ➔ Trade entrance



01 - First floor

The new project is dedicated to raising the awareness to one's overall holistic well being through courses, day training programs and in-residence retreats for a range of audiences. The project will target both communities in Tendring as well as beyond. It will be one of its kind in the area.

In particular, the facility will plan to bring the following training / education programmes / services including:

- Meditation training
- Wisdom training
- Yoga training
- Healthy eating / nutrition / superfoods / super herbs training
- Corporate / team building training through practices to connect
- Parenting
- Children's training
- Courses in nature conservation

Other activities include:

- Venue for hosting weddings and other celebratory events
- Sound healing

These activities will be facilitated through the existing rooms at ground floor level and in the summer months holding small events on within the garden. The existing walls have been retained where possible and additional spaces made inside the new wing for a back office and events space.

A new reception lobby is to be formed to welcome guests and check them into their rooms along with providing a social space for meeting visitors.

The first floor will be extended to form new guest suites, each one with its own ensuite.

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