

Design & Access Statement

29-31 Pier Avenue
Clacton On Sea
CO15 1QE



MJB Technical Services Ltd acts on behalf of Moorlands Properties Ltd who own 29-31 Pier Avenue, Clacton On Sea, CO15 1QE.

This Design & Access Statement supports a full planning application for external alterations to the existing property to include alterations to the shop front, Splitting the ground floor retail to 2 units. This full application is to be read in conjunction for a corresponding prior approval application. This D&A statement provides relevant background information including contextual assessment, an overview of the proposal and analysis of the planning issues.

The description of the development is as follows:

Full planning application for alterations to the shop front, new upvc windows to the rear and splitting the retail units at ground floor.

Below is the drawing package that is submitted with the application supporting this Design & Access statement:

DRAWING NO.	DESCRIPTION
PACS-ZZ-DR-FP-1001	Existing Basement and Ground floor plan
PACS-ZZ-DR-FP-1002	Existing First, Second and Third floor plans
PACS-ZZ-DR-FP-1003	Existing Elevations
PACS-ZZ-DR-FP-1004	Proposed Ground floor plan
PACS-ZZ-DR-FP-1005	Proposed First, Second and Third floor plans
PACS-ZZ-DR-FP-1006	Proposed Elevations
PACS-ZZ-DR-FP-1007	Location and Block plans

FEATURES TO EXISTING SITE

The existing building is currently un-occupied on all floors. The building consists of 1 open ground floor retail unit with rear utility area for Kitchen and WC. There is an internal staircase that leads down to a basement that can only be used for storage. There is a further internal staircase that leads up to first floor, second floor and third floor. The upper floors are all ancillary to retail. There is a rear shared courtyard for storage of waste.

ACCESS

Access to the front of the property is via Pier Avenue through dual double shop front doors. There is further access at ground floor from the rear shared courtyard. There is a rear staircase to provide access and fire escape from the first and second and third floors.

LAYOUT – PROPOSED

The current layout of the property allows for only 1 full tenant. With our proposal this will enable the owner to have 2 No. retail tenants and 3 further residential tenants. The proposed works will also bring the entire building back into full use which in turn keeps the building maintained. The proposal is as follows.

Ground Floor

Divide the Retail space into 2 units utilising the dual double doors to the front.

Alter the shop front to the proposed retail unit 2 to incorporate separate access via a timber door and surround for separate access to the upper floors.

First Floor

Floor to be configured as per drawing no. PACS-ZZ-DR-AR-2002 to become a 2 bedroom flat. Access to the flat is via the protected stairwell. There is additional access from the rear.

Second Floor

Floor to be configured as per drawing no. PACS-ZZ-DR-AR-2002 to become a 1 bedroom flat. Access to the flat is via the protected stairwell. There is additional access from the rear via a fire exit door and external stair.

Third Floor

Floor to be configured as per drawing no. PACS-ZZ-DR-AR-2002 to become a 1 bedroom flat. Access to the flat is via the protected stairwell. There is additional access from the rear via a fire exit door at second floor.

The rear of the building will benefit from replacement windows and doors all in UPVC with double glazing. Style to be consistent with the existing timber units.

Bin and Cycle Storage

There is currently a shared courtyard to the rear of the building that is used for Bin storage. This will be retained and added to for the proposed residential flats. There is no space for a cycle store to be erected however there is a storage room at second floor and extensive accessible flat roof space where cycle frames can be installed.

OPPORTUNITIES / CONSTRAINTS

Opportunities

- Make use of unused space and make full use of an existing building
- Create more desirable and affordable retail units
- Create affordable residential flats or holiday lets in a town centre sea side setting

Constraints

- Respecting the town centre street scene
- Cost of works
- Current pandemic

SURROUNDINGS

Car parking

There is a considerable amount of Car parking facilities located within a 2 minute walk of the property. These include long and short stay with permit options available.

Leisure facilities

There are multiple leisure facilities in the area ranging as follows.

1. Clacton Pavilion
2. Clacton Pier
3. West Cliff Theatre
4. Clacton Leisure centre
5. Bowling Club
6. Golf Club

Shopping

Town centre shopping facilities

Alternative Travel

Clacton on Sea train station

Bus and Coach station

Both Bus and Trains have links nationally.

Schooling

There are a range of schools to choose from for Pre-school, Primary school and Secondary school all of which are walking distance from the building.

Medical

There are a range of doctors, dentists and a hospital that are in walking range of the building.