

Tendring District Council,  
Planning,

Clacton-on-sea,  
Essex, CO16 9AJ.

5 October 2023

Dear Sir/Madam

The following is our Design and Access Statement for a proposed HMO

At 19, Cliff Road,  
Dovercourt,  
Harwich,  
Essex CO12 3PP

We have included the questions from your Design and Access Statement checklist in bold and have tried to address each one in the text which follows it. We hope that this approach will make reading the statement and locating the required information more straightforward.

### Design and Access Statement.

#### Introduction

This Design and Access Statement (DAS) accompanies an application for an application for change of use from residential to an HMO

The DAS has been written to meet the requirements of the policies within the Tendring District Council Local Plan Redeposit draft and the requirements of the Town and Country Planning Act 1990 (General Permitted Development Procedure).

Application No:       New  
Location:               See Drawings:- 042023 A, B & C

Proposal:

**Any DAS must explain how the applicant has considered the proposal and understands what is appropriate and feasible for the site in its context; and should clearly explain and justify design and access principles that will be used to develop future details of scheme.**

## Design Principles and Concepts

### **Amount – how much development.**

This is a change of use and affects the amount of development only to a minimal level, changes and additional space to make the building fit for purpose in the twenty first century. The minimal changes are sympathetic to the building itself and polite to its surroundings. The kitchen, bathroom, energy efficiency, HMO compliance measures, fire doors and alarms will all be upgraded.

### **Residential development.**

Not applicable

### **All other development = floor space for each use**

The floor space for the kitchen is	20 square meters
Communal area	14 square meters
The smallest bedroom 6 is	6.5 square meters

### **DAS should explain and justify amount, how this will be distributed, how the proposal relates to its surroundings and how accessibility will be maximized to and between parts of the development.**

All the bedrooms are good size doubles and are for single occupants only. The communal area is also a good size with dining table, chairs, sofa, TV/Broadband, with ethernet to all rooms. The floor is covered with luxury floor vinyl which provides an easy clean surface.

Kitchen provides more than adequate cupboard and worktop space with the addition of a washing machine, dishwasher and built in oven for use by all occupants. The ceramic tiles provide a resilient floor covering.

### **Where a range of floor space is specified, this should be explained clearly.**

All the rooms are generously sized and there are good sized uncluttered corridors and stairways with handrails. The kitchen and communal space is accessible via a door from the rear of the property. There is also a garden area with drying facilities and access to the back lane, which also provides vehicular access. bedrooms 2 & 3 are on the ground level which has direct access to the front door and Cliff Road, which could suite a disabled person unable to climb stairs.

### **Layout – the way buildings, routes and open spaces (public and private) are provided, placed and orientated on site and in context with surroundings.**

#### **DAS should:**

**explain and justify proposed layout in terms of relationship between buildings and public and private spaces within and around the site and how these relationships will help to create safe, vibrant and successful places; indicate factors important to accessibility of site for users eg travel distances, gradients and orientation of buildings in relation to any on site topography to afford**

**optimum accessibility; and demonstrate how crime prevention measures have been considered and how this reflects *Safer Places – the Planning System and Crime Prevention (ODPM/Home Office,2003)*.**

The front and back of the building provide access to Cliff Road and vehicular access and parking to the rear of the property with two O/S doors to the basement and one at ground level. Also there exists easy routes to the amenities, the beach, shops, station, bus stops and these are all within easy walking distance.

The property is located in a well-established urban environment and therefore benefits from ample vigilance from the surrounding building and pedestrians and Brooklyn Court to the back of the property. This is within a self-declared Neighbourhood Watch scheme. The building faces an existing road at the front and a service road to the back.

The layout will provide inclusive access to and through the site by ensuring that all ground floor entrances remain easily accessed.

The existing design of this building make a significant contribution to the prevention of crime and help to reduce anti-social behaviour and the fear of crime. With this in mind, all windows and doors have security locks, and there will be CCTV, as further preventative measures.

#### Scale

The building is a long established former guest house, so relates well to its surrounding and remains little altered externally. Any alterations will improve the property, ready for the future and also will be in keeping with its surroundings. The change of usage to an HMO will not have an adverse impact on the street. Cliff Road being an area of mixed housing.

These decisions were made on the scale of the development to avoid making an out of context impact, keeping the development coherent with its neighbours in terms of size. In other words, its size and scale are entirely in-keeping within its context.

#### Landscaping.

**The treatment of public and private spaces to enhance or protect amenities of site and surrounding area through hard and soft landscaping measures. DAS should explain how landscaping will be maintained. DAS should explain and justify landscaping scheme, explaining purpose of landscaping spaces and relationship to surrounding area.**

There is an enclosed flower garden to the front with two levels formed, basement and ground levels, which add interest and utility, with retaining brick walls. The rear garden is mostly hard standing areas.

The owner of the building is currently and will remain responsible for long term maintenance and management of the soft and hard landscaped areas.

Fencing 1.8 high wooden and brick fencing to the rear garden.

### Appearance

Well established Victorian semi-detached.

### Appraising the Context.

**It is important that the applicant understands the context in which their proposal will sit and use this understanding to best effect (the extent of the area forming the context will depend upon the nature, scale and sensitivity of the development). DAS must demonstrate steps taken to appraise context of proposed development. Applicants should follow a design process which includes:**

**Assessment of site's immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.**

### Physical

Well established Victorian Semi detached.

The general surrounding area is mostly Victorian terraces with some new properties. The street is of mixed use, houses, flats and some HMO's.

The building materials which predominate locally are red brick and slate roof tiles.

### Social and Economic Context

The social impact of the change of use from residential to HMO will serve the community well, providing affordable high quality accommodation for people on low incomes. It will also benefit younger people studying or those who have just left home. In addition it will provides a secure and safe environment for the more vulnerable people in our society who would struggle to live on their own with the responsibility of paying bills

The property will support the local economy as it is close to local shops businesses and amenities, this has the added benefits of all being within walking distance reducing CO2 footprint and reducing the need for vehicles.

Easy to access facilities would include: Shops, doctors, dentist, library, gym/sports facilities, train station, bus stops, restaurants, swimming pool, opticians, post office, banks, play areas, community centre etc..

Tendring District Local Plan Redeposit Draft states that one of the District's key strengths is its diversity and variety of urban, rural and coastal environments and

seeks to encourage high quality and inclusiveness that maintains and enhances this local distinctiveness.

In particular the HMO will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties or any adverse environmental impact.

**Involvement of community members and professionals undertaken or planned. DAS should indicate how findings of any consultation have been taken into account and how this has affected the proposal.**

#### Involvement

**Evaluation of information collected on site's immediate and wider context, identifying opportunities and constraints and formulating design and access principles for the development.**

**Design of the scheme using the assessment, involvement and evaluation of the Information collected.**

#### Design

**In light of context appraisal, DAS should:**

**Explain how this has been considered in relation to its proposed use; use(s) proposed, their distribution across the site, the appropriateness of the accessibility to and between them and their inter-relationship to uses surrounding the site.**

We feel we have evaluated the site's wider context and assessed the priorities for all those involved. This proposal has multiple benefits for local businesses and the wider community at all levels. It provide high quality housing which enable a mobile workforce at point of need e.g.

- Contractors 'wind farm'
- Manager 'Carless'
- Lorry driver 'Surya Rice factory'
- Student 'Essex University'
- Internship ' Kinder transport history project'
- Shop assistant 'Morrison's'
- Care workers ' Thera Trust'
- Actor 'Various'
- Welder 'Various'
- New status as a Freeport
- Work has now started on the new business park at Horsley Cross on the A120
- Work has now started on Sizewell C a 20 Billion + project,

- Sizewell C is expected to have over 8000 permanent jobs, plus all the support staff, contractors, servicing, some of the people involved are expected to come from Harwich, therefore needing accommodation.  
Also, I would point out that would they want to live in Bathside area. Fronks Road area would be problematic, with the local residents. Cliff Road represents an ideal location, the property has loads of amenity, parking, it's a good area in general, totally fit for purpose, in an area of mixed housing, it will seamlessly blend in. The accommodation will be to a high level with EPC minimum C so it will be future proof.  
In a time when affordable housing is in extremely short supply, this will help to provide highly functional and affordable accommodation at a time of need.

### **Access Component**

**External access only to be considered.**

**DAS must: explain policy adopted in relation to access and how relevant policies in local development documents have been taken into account; explain how any specific issues which might affect access have been addressed; explain why the main access points and layout of access routes within the site have been chosen; explain how users will be able to access the proposal from the transport network; explain how features which ensure access will be maintained; and provide information on any consultation undertaken in relation to access and how this consultation has informed the application proposal e.g. a brief explanation of the applicant's policy and approach to access, with particular reference to the inclusion of disabled people and a description of how the sources of advice on design and accessibility and technical issues have been, or will be, followed. Access for emergency services should be explained where relevant and may include circulation routes round the site and egress from buildings in an emergency. DAS should address the need for flexibility of the proposal and how it may adapt to changing needs; and should explain how access arrangements will ensure that all users will have equal convenient access to buildings and spaces.**

Access: Width of road allows emergency vehicles.

Parking:

Cliff Road provides parking for all residents. Many of the properties in Cliff Road have their own integrated parking spaces. There is more than ample parking for the few that may have a car at the rear of the property, parking available in Cliff Road or the surrounding area e.g. Marine parade, Mill Lane, Hordle Street and Hill Road, all in close proximity etc..

Our design considerations have, at all times taken into account policy COM1 of the Tendring District Council Local Plan Redeposit Draft which covers access for all. The house provides both safe and convenient access for people of all abilities.

Several of the access issues outlined above have limited applicability in this case as this is an HMO does not require disabled access specifically.

These features ensure access for all and will be maintained by the house manager. The access features will require very little maintenance other than regular sweeping.

There were no consultations undertaken in relation to access as it was deemed unnecessary, as the changes in terms of access would not affect neighbours.

We would hope that this design and access statement meets with your approval should you have any queries regarding it please do not hesitate to contact Andy Whalley on Mobile 07966171797

Yours sincerely,

Andrew J. T. Whalley