

DESIGN & ACCESS STATEMENT

ARTICLE 4C, THE TOWN & COUNTRY PLANNING ACT (GENERAL DEVELOPMENT PROCEDURE) 2015 AMENDED

REPLACEMENT DWELLING:

35 Tower Estate, Point Clear Bay,
St Osyth CO16 8NG

CLIENT: Ms Greenblatt & Mr Giwelb - 20 November 2021

LOCAL AUTHORITY: Tendring DC

REF: D002/BG&PG/1121



To be read in conjunction with the existing and proposed planning drawings

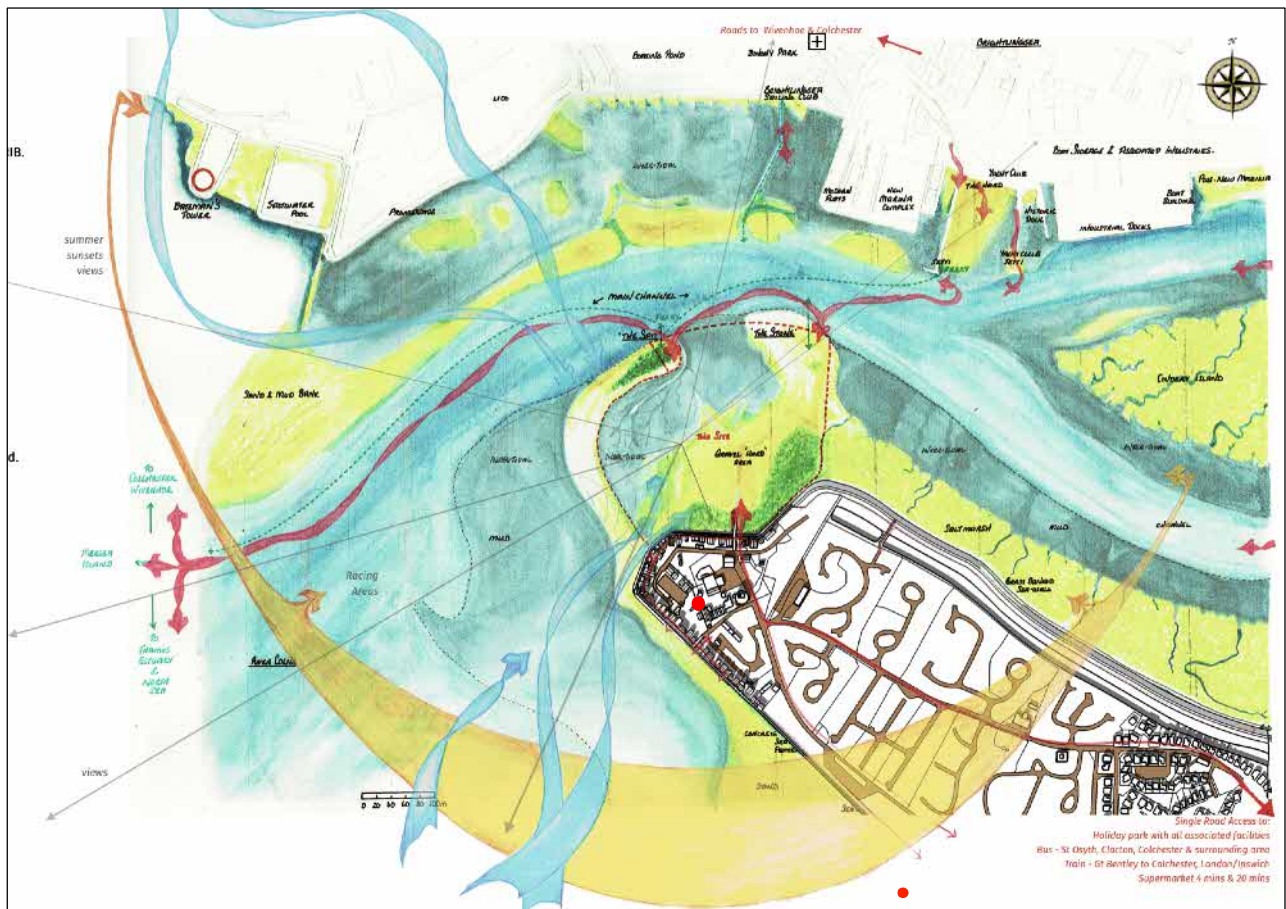


Fig 1: Showing the Estuary and context of Point Clear Bay and Brightlingsea (E Kingston) Location of No. 35 Tower Estate

1.0

Introduction

This is the required Design and Access Statement to accompany the Planning Permission Application for the demolition of an existing single dwelling to be replaced by a single dwelling with amenity space and increased parking. This statement is to be considered alongside the application design plans and detailed drawings.

The current dwelling is nearing the end of useful life being sub-standard, with Lower ground floor below water table and bedrooms on the upper ground floor at seawall pedestrian level contrary to recent Environment Agency Flood Risk Policy - please see the associated Flood Risk Assessment. Therefore, this Planning Application is for a new flood resilient replacement dwelling with improved amenity space, built to modern building regulation standards. The proposal is of similar lower ground floor footprint, set back from the seawall, but with an additional higher first floor to allow bedrooms and living space to provide a safe place of refuge to fulfill the Environment Agency flood risk requirements.



Fig 2: Aerial photo of the peninsular



Fig 3: Tower Estate Nos 32 to 37 from the back beach. None of these chalets are new build. 32 & 37 being bigger are renovated.



Fig 4: Tower Estate 35 to the right. New 3-storey builds, Nos. 23 on, can be seen to the left. Nos. 33-35 are still smaller 2 stories.

2.0

Constraints and Planning Policies

Flood Risk Zone 3a

Coastal Protection belt: RAMSAR, SSI

Plotland site: Policies HG20 (2007) replacement dwelling size (although not in 2017)

NPP and LPA policies, namely QL1, 2,3 and DP, HG14. SPL3

QL 9, 10 & 11 (Tendring LP 2007): All new development should make a positive contribution to the quality of the local environment and protect or enhance the local character. It should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

HG14 (Tendring LP 2007): 1 meter to the boundary. Policy is to ensure the proposed development is appropriate and does not create a cramped appearance, and to safeguard the amenities of adjoining residents.

The Local Plan coupled with National Planning Policy states the replacement of 1 dwelling with a modern, sustainable, well insulated dwelling would assist the local housing supply and considers SD1 the economic social and environmental issues allowing local people to remain in the area.

SD9 - Design, Practical Considerations and Impact on the surroundings following the local vernacular, using fitting proportion, scale and materials, and being accessible for all abilities and designed for full lifespan.

SD10 - Sustainable Construction considering latest building regulations including L1A (2014) thermal insulation, appliances and water usage, and space for bicycles, recycling facilities and drying amenities.

Site does not have a restrictive occupancy condition & is a lawful permanent residence.

3.0

Summary of Site and Proposal

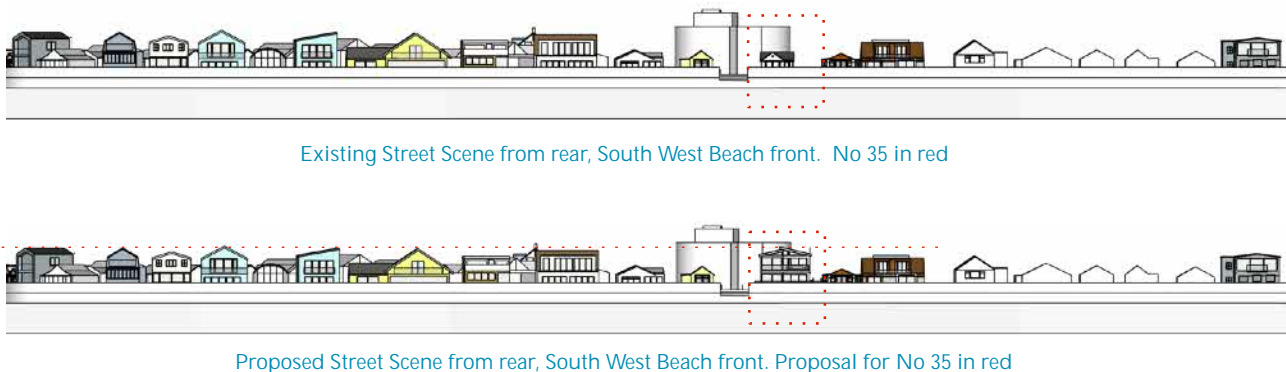


Fig 5: Constructed from a model of Tower Estate showing relative heights & sizes of existing & new dwellings with Martello Tower No1

- Tower Estate is a private estate of dwellings at Point Clear
- Site is detached single dwelling & is to remain in residential use
- Point Clear dwellings are within tidal flood zone 3a behind sea defences in area D1b protected by the EA through epoch 1 & 2 to 2105. See Flood Risk Assessment.
- Site is 173.12m² with existing 2 storey residential chalet footprint 47m², patio 20.6m². The car level is known as Lower Ground Floor, seawall promenade is Upper Ground Floor.
- Site currently has two allocated off road parking spaces which are to be retained.
- Site has 2 bedrooms, currently on the UG floor and at risk of flooding
- Existing dwelling is habitable, but without heating and below modern standards.



Fig 6 & 7: Views of No. 35 Tower Estate
Rear elevation showing one habitable storey & front door, and the view to the right (South East) down the seawall promenade showing Nos 36 to 42.



Fig 7 & 9: Views of No. 35 Tower Estate, Tower Estate Road.
Front elevation showing two stories & car parking with seawall behind, and the view to the left (SE) along cul-de-sac showing Nos 36 to 42 on the right.



Fig 11: View from No 35 NE to Martello Tower, the entrance to the cul de sac.



Fig 12: No 35 & No 36 showing the public access to the sea wall prom & Gate West 2.



Fig 13: No 35 NW side showing 1m to the boundary and then the 3.4m seawall gap.

The proposal is therefore a full planning application to demolish and rebuild one replacement dwelling with an additional floor, to improved modern building standards, sustainability and flood resilience, along with associated amenity space retaining parking for 2 cars. This will improve safety in a rare 1 in 100 flood risk situation, and also add to the continuing efforts of the community to improve the area visually and sustainably.



Fig 10: Reproduced from Environment Agency PDF download of Flood Map for postcode CO16 8NG.

4.0

Point Clear Bay Background

Point Clear is a peninsula which extends from St Osyth towards Brightlingsea. It is historically an access point for the Colne Estuary - the existing Point Clear Stone ferry services are noted on maps prior to the C17.

Positioned overlooking the river estuary, it is geologically a promontory of sand and gravel within extensive marshland used for grazing since the bronze age. A Roman Fort, a Napoleonic fort 'Martello tower No 1' were followed by some WW1 coastal development, defences and artillery ranges, which significantly reducing the ecological value of the area. Some chalets were built somewhat cheaply during the 1930's along with an extensive holiday caravan park. WWII and the immediate aftermath saw extensive use and some concrete buildings extending along a new seawall, including No 35. Other 'plot land' development has occurred since, leaving the area somewhat ramshackle and very eclectic but with a definite beachside character, special community and appeal.

A substantial concrete seawall defence and promenade was constructed after the 1953 flood and is now considered protected - flooding occurring since in the area has not affected this area. Point Clear is categorised as a minor settlement with the majority of land centering around The Orchards Holiday Caravan park, who are working with the local community to improve the sightliness, sustainability and general community spirit of the peninsula.

5.0

Transport Network

- The site is located on the seafront seawall promenade frequented by coastal walkers and has direct access to this promenade and the beach.
- Road access is via the private Tower Estate Road. Cycles feature as regular transport and the residence is in view of the estuary foot-ferry to Brightlingsea and Mersea Island.
- Point Clear has regular all year bus services to St Osyth, Clacton and Colchester; principle settlements with a large variety of primary and secondary schools, superstores, shops, restaurants, services, medical facilities and places of worship.
- Trains are available at the nearby stations at Gret Bentley and Wivenhoe providing connections through Colchester to London Liverpool Street and Norwich.
- For cars, there is a single road out of Point Clear to St Osyth. It is then a short drive to the A120 with access to the A12 and A14 main transport routes. The A12 North additionally accesses the Harwich European ferry services.

Local eclectic Vernacular

Point Clear has little of the original pre-war chalets left as they are gradually replaced. The new built chalets follow a massing, use and material pattern having a vernacular design style led by the nature of the site.



Fig 14: Photograph demonstrating the pattern of original short chalets and the newly build chalets all set behind the seawall.

Tower Estate beach front chalets are set down behind the sea wall and are exposed to the marine elements. The new dwellings are of 3 stories; a lower ground floor of engineering brick faced block below the environment agencies flood levels, an Upper Ground promenade level and a habitable first floor both of timber or brick, usually clad in cement board being the most suitable material for the exposed marine environment. Marine colours predominate; greys/blues/pale greens/cream/white. Larger areas of glass and balconies maximise the estuary views. Roofs of variable shape styles and are of tiling, slate or grey GRP elements.



Fig 15: No. 37

No. 42

No. 24

and No. 22 (front)

Examples of some re-builds.

Scale

The new proposal has been carefully considered against the existing chalets and zone 3 environment. The relationship of the building will appear as 2 storeys when viewed from the seawall, with the third storey hidden away below the seawall providing the entrance, utilities, parking & a practical undercroft with storage. The proposed height matches other new build: in the area, the roof designed to reduce 'mass'. The patio would be raised 60cm above the promenade level by necessity of floor heights and in line with EA flood risk recommendations. The existing plan has a proportionally small habitable accommodation to a large patio area and larger carpark. The proposal sits over the existing footprint and makes far better use of the site without cramping the area. This is achieved by keeping the existing 1 meter

boundary to the NW side alongside the wide 3.4m public access to the seawall/beach, and allowing for a considered 2 meter gap to SE; No. 36 aligns with the boundary, so this allows for 1m proximity for No. 35 and an additional 1m for No. 36. There will be 108m² of habitable accommodation over 2 floors including the stairwell. The patio, along with a balcony set back from the promenade add 43.68m² amenity space. Please see floor plans.

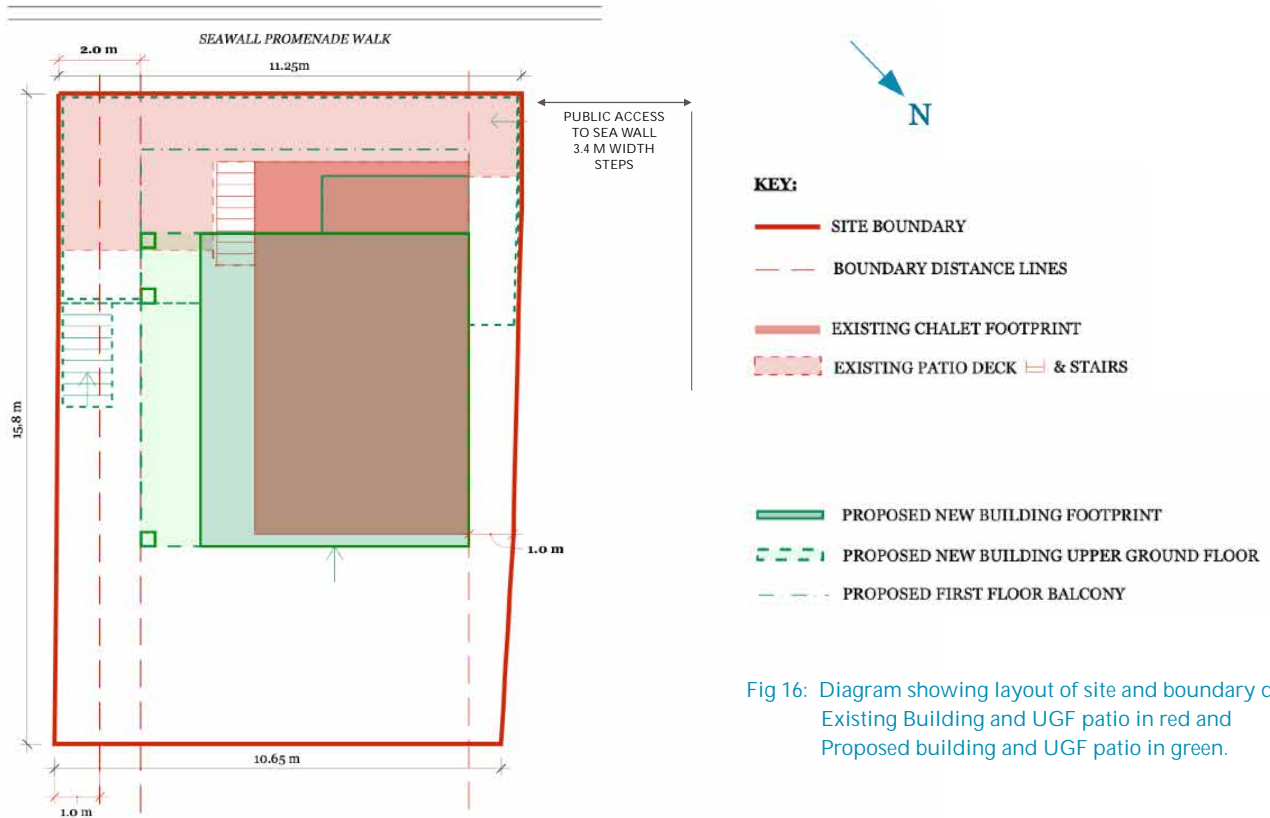


Fig 16: Diagram showing layout of site and boundary distances: Existing Building and UGF patio in red and Proposed building and UGF patio in green.

8.0 Access

Access is from the private cul de sac. The proposal will create a small fenced garden area alongside 2 car parking spaces, bicycle storage in the undercroft and neat bin/recycling storage in alongside the path. Timber steps by the undercroft provide access up to a timber patio deck. This decking provides flat access to the front of the dwelling and a second entry/exit to/from the sea wall promenade by way of 3 steps that can be mobility adapted.



9.0 Landscaping

There is limited space for creating new landscaping and the marine environment limits planting. The existing lower ground area is concrete oversite. This will be substantially improved with an area of new hard landscaping in environmentally considered concrete for parking and an area of grass garden allowing improved drainage with flood resilience in mind. The seawall slope will be sheltered by the patio decking but remain accessible. Landscaping will include natural timber fencing, stairs and decking forming the amenity areas bounded by glass balustrades. A matching low brick wall forms the North West public boundary.

10.0

Materials and Appearance

The colour scheme takes its precedence from the most successful of the new-build designs, aimed at using materials suitable for the harsh marine environment with colours to blend with the coastal location and enhance the local surroundings.

	Synthetic Slate Roof Tiles	White French Doors and Windows	
	Pale Grey Cedral Cladding	Stairway with tiled Patio Deck & balcony with glass balustrade	
	Blue/ Grey Engineering Brick to Lower Ground Floor & NE boundary.	modern Front Door & storage area doors	
	Concrete chosen for sustainability/ SUDS & marine environment	Grassed garden Environment & SUDS	

Window positions have been carefully considered safeguarding neighbouring properties with the only side window to No. 36 looking out towards the sea. Glass has been maximised on the rear elevation over the patio and balcony to capture the sea views. Please see Plans.

11.0

Sustainability

- The proposed new dwelling to comply with the latest Building Regulations including increased thermal insulation requirements, and a modern A rated boiler/sanitaryware and kitchenware selected to reduce energy and water use. An Air Source Heat Pump is not recommended due to close proximity to neighbours and possibility of flood damage.
- An electric car charging point will be installed in the car parking area. Solar panels on the south roof. A wood burning stove will be installed in the open plan living room to heat a large area.
- Storage has been incorporated to provide neat provision for bins and recycling of materials. An undercroft provides natural outside laundry drying amenities hidden from view, and cycle storage provision has been made in the undercroft storeroom.
- Materials have been chosen with recycling, sustainability and location considered, such as; upper floors construction in timber and recycled roof tiles. Natural suds with provision of a grass garden area instead of the existing concrete oversite, and sustainable concrete where necessary for parking.

The Planning Application is for the replacement of a single dwelling which is well below modern building standards, has outlived its lifespan, is below water table, and has the bedrooms on the upper ground level without a refuge from any possible flood event.

The proposed replacement would be the next dwelling to follow the pattern of many of the re-built chalets along the waterfront seawall of Tower Estate. It has been designed for the marine environment. It fits well with the vernacular style of the area being of a scale and an appropriate material palette to complement the waterfront. It considers the neighbouring properties and their amenities by having no overlooking windows. The proposal, although higher by necessity, is set back from the promenade which will benefit neighbours as well as pedestrians and will offer a refuge in the occurrence of a flood event.

If approved, the new dwelling would be constructed to modern building standards, sustainability and Environment Agency requirements and would provide another modern dwelling continuing to help improve the area of the peninsula both visually and in safety.

We believe the application complies with all the adopted policies and seek successful approval for this dwelling.
