

# DESIGN AND ACCESS STATEMENT

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## 1 MEREDITH ROAD CLACTON-ON-SEA, CO15 3AQ

### **INTRODUCTION:**

This design and access statement is part of proposal to convert 1 Meredith Road, Clacton-on-Sea into 2 self-contained flats. The statement supports the accompanying planning application.

This application is submitted by Zaavia Design.

### **PROPOSAL:**

The proposal is as under:

Conversion of dwelling house into 2x2 bed self-contained flats with internal alteration.

The proposed development will provide high quality, reasonably accommodation for medium size family occupancy and will assist in providing homes for a wide spectrum of people within the area.

### **EXISTING SITE CONTEXT:**

The subject site is located in the Tendring District Council. The existing use is a dwelling house. The surrounding of the application site is a well-established residential area. The application site is a semi-detached property. The area of the application site is 168.8m<sup>2</sup>.

The property is not a listed building or adjacent to a listed building, it is not located in a Conservation Area. The PTAL rating of the area is 3.

### **DEVELOPMENT**

Provision is given for the cycle storage to encourage the future residents to rely less on personal vehicles. The rear garden would be divided to provide amenity space for the two proposed flats. Part of the existing hard landscaping of the rear garden and front forecourt would be replaced with soft landscaping.

## **PRINCIPLE OF DEVELOPMENT:**

The proposal seeks permission to provide 2 self-contained flats. The proposed conversion involves internal alterations and the external appearance of the building is not altered.

The internal layout proposed utilizes the premises in a safe economic manner and fulfills the requirement for accommodation in the area.

The living spaces are more than adequately proportioned and provide all the necessary facilities expected within the space.

Since the stacking of the rooms is not possible in the case, it is proposed to use noise insulating panels to be incorporated in the walls and floors of the proposed flat on the first floor. This can be made part of the conditions.

## **LIFETIME HOMES STANDARDS / DISABLED ACCESS WITHIN DWELLINGS:**

The following lifetime homes standard criteria are appropriately incorporated in all flats.

Level access is provided to the building entrance door. As a communal entrance door it is wider than the individual flat doors as required and suitable for disabled access.

Window locations and layout are designed so that window sill and opening handle heights would be as recommended. As the glazing is full height throughout the scheme, people can see out of all the main habitable rooms whilst seated. Windows will be easily opened able.

Service controls and sockets will be installed in the recommended zones i.e between 450mm and 1200mm from floor level.

## **APPEARANCE:**

The building itself dates from the late 19th century and maintains its originality and external features keeping it compliant with the area guidelines.

Whilst the proposed development would lead to intensification in the use of the site, it is opinion that the creation of the 2no flats would not have a significant impact on the character and appearance of the area.

## **ACCESS:**

Access to the flats is provided from the existing entrance door facing Meredith Road and no additional outer door would be provided. The internal lobby of the existing house would be divided to provide independent flats' access. The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for

social venues and transport options. The proposed site is within easy reach by public transport including buses.

### **WASTE & REFUSE:**

The waste and recycle bins will be stored at the rear of the property. The bin liners would be brought to the point of collection on the day/s of collection. We believe that the placement of the bins in the rear garden forecourt would be the best placement. The bins would be placed within the bin storage unit, an attached drawing shows the product in detail.

### **SUSTANABILITY:**

The development will use the most energy efficient construction materials and methods using high performance thermal insulation products and low carbon emitting appliances. All modification and new construction will be to the latest building regulation taking specific account of the fire, ventilation and acoustic requirements.

### **CONCLUSION:**

It is our understanding that all the flats are maintaining the minimum internal space standards set out in London Plan Policy 3.5 and the accompanying Housing SPG are also met.

The development has been considered against national, regional and local planning policies and is considered broadly compliant aimed at ensuring the employment potential and increase in residential stock. The proposal is also in accordance with Local Planning Policy. Secure cycle parking is provided to support the growth of a sustainable community.

Appropriate Lifetime Homes Standards are incorporated throughout the dwellings.

Refuse storage for waste and recyclable refuse is provided.

This site makes the best sustainable use of the site in support of Council Policies by providing family sized and small dwellings close to public transport supporting the growth of a sustainable community.

The development respects and enhances the character and appearance of the adjacent properties in terms of scale, massing and materials. It will blend well through use of appropriate materials and would add interest through its design features.