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ARCHITECT

**PLANNING DESIGN AND ACCESS
STATEMENT**
January 2024

**PROPOSAL:
REDEVELOPMENT AT
NO. 268 HIGH STREET,
DOVERCOURT CO12 3PD**

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1. Introduction

This Design Access and Planning Statement provides an overview of redevelopment proposals submitted in this planning application and should be read in conjunction with the following design information:

Majcher-Architect drawings no.

P01 Existing;
P02 Existing Site Photos;
42-04-23_K10 Site Plan;
42-04-23_K11 Site Plan;
42-04-23_K20 Elevations;
42-04-23_K21 Elevation Section;
42-04-23_K22 Plans;
42-04-23_K23 Plans
42-04-23_K40 Street Views;
& Heritage Statement ;

Permission is sought for an upward extension to the existing building to create 1 storey and provide 2 no new flats, and upgrades to the existing external amenity to include of new refuse and cycle stores.

2. Site Description, Site Location & Context



Application site

The proposal site is located in the western part of the High Street characterized by the bland architecture of larger scale post-war architecture of larger scale post-war development buildings that in their collective appearance are considered to have an adverse impact on the Conservation Area due to their lack of fine graine and intricacy. This jarring juxtaposition is made worse by their place on relatively uphill ground, which gives them undue prominence as a raised backdrop in view from arguably the most characteristic part of Dovercourt Conservation Area at the Kingsway crossroads.



Application site viewed from the west



Application site viewed from the east (Dovercourt Conservation Area)

Dovercourt topographic map

Click on the map to display elevation.



This is a town centre location within the Settlement Development Boundary of Dovercourt.

Reference Extract about Dovercourt from Tendring District Council Dovercourt Masterplan Revisited Final Report April 2019 by Urban Initiatives Studio Ltd:

Dovercourt is a small seaside town in Essex, situated on a narrow peninsula between the confluence of the River Stour and River Orwell and the North Sea. It is situated next to Harwich Town, the historic port town at the tip of the peninsula and is approximately 15 miles (30-minute drive) east of Colchester, the nearest large settlement. Adjacent to Dovercourt is Harwich International Port with regular ferries to Holland. To the north on the opposite side of the River Orwell lies the Port of Felixstowe, which is the largest container port in the UK. Dovercourt is the main service centre for the settlements of Harwich Town, Upper Dovercourt and Parkeston as well as outlying villages.

The application site is located at a prominent corner site to on the north side of Dovercourt High Street within the Dovercourt Town Centre area. Dovercourt High Street has a very interesting topography, it slopes down from west to east. The existing building on site is not listed and the application site is not within any Conservation Area. The (nearest) Dovercourt Conservation Area is approximately 90 metres away.

The buildings of historic and architectural interest in the application site area include a rather hidden Grade II Listed Mill House which is in close proximity to the application site; also nos. 9 & 252 High Street, 153 – 155 High Street, the Cabin Bakery, the TSB Bank Building, 42 – 46 Kingsway, and a few others. The site also falls outside of a recognised flood-risk zone. It also has excellent access to nearby transport links and is within a comfortable walking distance to all local amenities including the rest of the High Street, the railway stations, the Seafront and Cliff Park.



Grade II Listed Mill House in the close proximity to the application site. The original setting of Mill House no longer exists.

The application site comprises an existing building to the west and an outdoor area at the road junction of Hill Road and the Dovercourt High Street. The site has remained vacant for a considerable number of years despite owners' attempts to attract various new uses and tenants.

The existing building on site was constructed around 1960/70. It consists of two storeys and abuts the neighbour 2 storey supermarket building to the west and north. It has been designed for commercial use and has been used as office space to date.

Building exterior is of a simple design. It features red brick elevations with white render elements including a horizontal band at the floor level between two storeys. Window design includes shopfront elements to the High Street corner and smaller windows to the rear and the first floor. The building has a flat roof and a sloped parapet along its front and rear.

The building is of a simple, modernist and fairly neutral design, very typical of its time.

It can be viewed as a part of bigger and fairly consistent group of buildings built in the second half of the 20th century around the road junctions of Dovercourt High Street/Hill Road/ High Street Road, Mill Lane, Cliff Road.

The building has 3 points of access. Internally, the circulation is arranged about a single stair with half landings giving access to rooms within the building.

The existing building on site is located within a Primary Shopping Frontage from 2019. This designation applies to its south elevation only. Hill Road is not

included within the Primary Shopping Frontage zone. The site also was not included a Primary Shopping Frontage at all under a previous 2007 Local Plan.

The building is also within Town Centre Priority Area for Regeneration which benefits from a special focus of Tendering Council on investment in social, economic and physical infrastructure and initiatives to improve vitality, environmental quality, social inclusion, economic prospects, education, health, community safety, accessibility and green infrastructure within this area.

Tendering District Council Dovercourt Masterplan Revisited Final Report April 2019 by Urban Initiatives Studio Ltd denotes the application site as site ref. P06a High Street West: Pocket space – high priority project (Details of the proposed concept design are included in further sections of this document).

The application site has been identified as 'critical for the regeneration of Dovercourt. If designed well, it may have 'a transformative impact, act as catalyst and bring major improvements to residents and visitors.... delivery should be pursued with urgency'.

Relevant extracts of this report are enclosed :

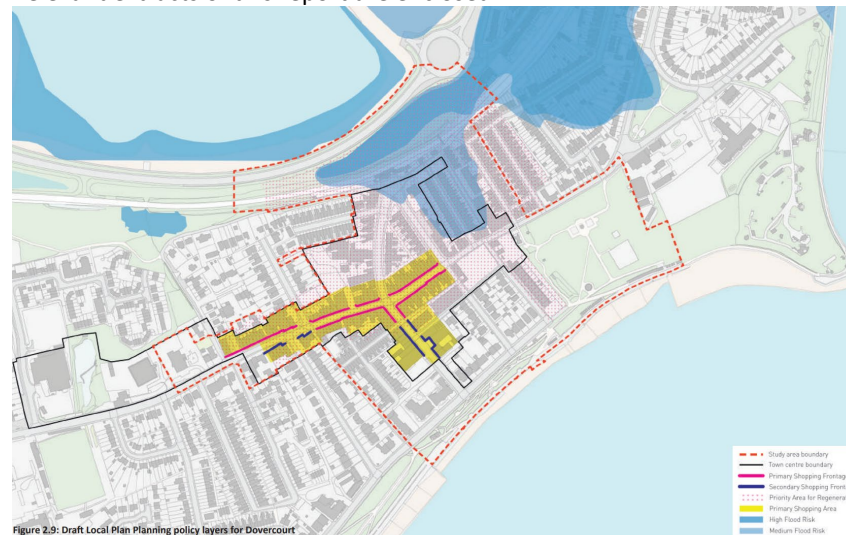
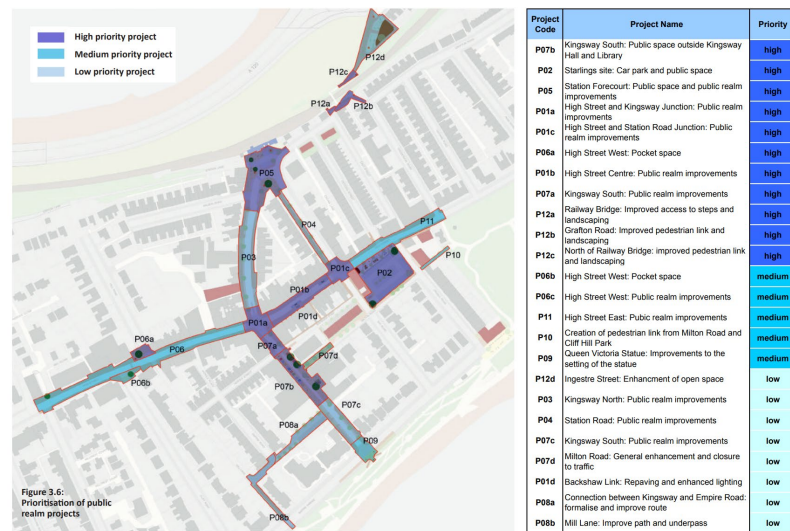


Figure 2.9: Draft Local Plan Planning policy layers for Dovercourt

Tendering District Council Dovercourt Masterplan Revisited Final Report April 2019



Tendring District Council Dovercourt Masterplan Revisited Final Report April 2019



Tendring District Council Dovercourt Masterplan Revisited Final Report April 2019

3. Planning History

Ref. No: 17/00191/COUNOT	Conversion of offices to 4 no. two bedroom flats	Prior Approval Not Req'd
Ref. No: 18/01118/FUL	Change of use to new funeral home and associated alterations.	Application Withdrawn
Ref. No: 18/01180/FUL	Change of use to A1 retail and minor external alterations.	Approval - Full
Ref. No: 19/00438/COUNOT	Proposed daycare nursery.	Deemed App Refused - Prior Apprv Req'd
Ref. No: 19/00887/FUL	Proposed change of use from A1 to D1 (Nursery), provide security entrance on external and internal doors, and include an outdoor area enclosed by a 6-foot acoustic fence with gate for emergency access.	Application Withdrawn
Ref. No: 23/01532/FUL	Proposed upward extension to the existing building to create four new flats and creation of two commercial units at ground floor, including change of use on the first floor (from office (use Class E(g)(i)) to Residential (use Class C3)), redesign of building exterior, construction of refuse and cycle stores and creation of new residential entrance.	Refused
Ref. No: 24/00058/COUNOT	Prior Approval Application under Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for 1x2bedroom flat with the external amenity, refuse and cycle stores on the ground floor level to the rear.	Pending decision
Ref. No: 24/00059/COUNOT	Prior Approval Application under Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for conversion of the existing first floor offices into 2 flats: Flat 1 (1b/1p; 53.8m2) and Flat 2 (1b/2p; 55.1m2), with the associated refuse enclosure and cycle storage on the ground floor.	Pending decision

4. Pre- application Process & Tendring District Council Dovercourt Masterplan Revisited Final Report April 2019

This planning application is a follow up to a pre- application reference no. 23/30096/PREAPP dated 15 June 2023. The Case Officer provided us with helpful advice and identified a number of design elements to be considered for a future planning application.

In result, this planning application has a revised brief and aims to address the points raised at the time. We list some relevant extracts from that pre-application enquiry below:

Page 3: The proposal for residential above the existing commercial uses is supported by Policy PP5, however any development must pay due regard to the character and appearance of the locality, not harm existing or future residential amenity, and preserve or enhance the conservation area setting.

Page 3: Massing and Scale:

In this part of Dovercourt, the predominant building height is 3 no. storeys, with some single storey and 2 storey buildings located to the west... However, as noted below in the comments of the Council's Heritage advisors there would be no objection in principle to the construction of a 1-1.5 storey upward extension in this location. Moreover, the proposed massing adopts a very simplistic form replicating the 60/70's massing of the adjacent buildings, as such the minimal architectural detailing does little to break up the appearance or height of the building.

Page 5: As the proposal site is lower than the other buildings along High Street and Hill Road, there would be no objection in principle to the construction of a 1-1.5 storey upward extension providing that the new building is similar in scale, height and character to 262-266 High Street on the opposite corner. A similar extension would not be considered an incongruous addition to the street scape and the views from the Conservation Area, subject to the use of high-quality design and materials.

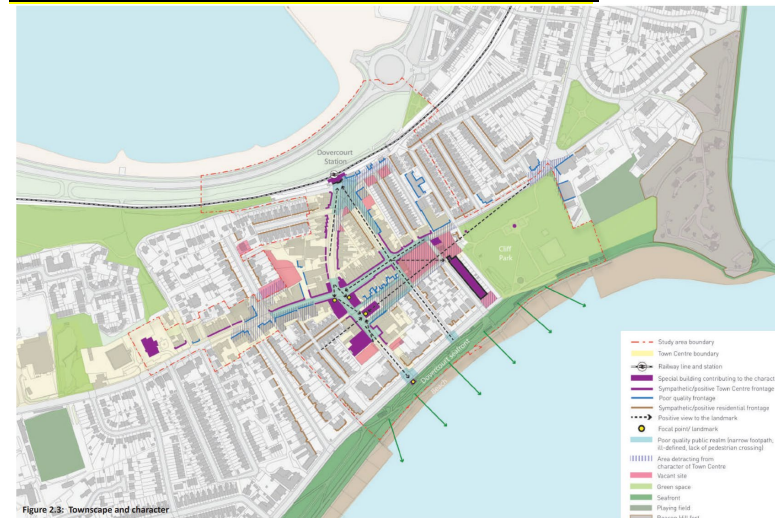
The pre-application report did not refer at all the Tendring District Council Dovercourt Masterplan Revisited Final Report April 2019 by Urban Initiatives

Studio Ltd which specifically identified the application site as one of the high priority projects within the Town Centre.

The site ref. P06a High Street West: Pocket space – high priority project identified as ‘critical for the regeneration of Dovercourt. If designed well, it may have ‘a transformative impact, act as catalyst and bring major improvements to residents and visitors.... delivery should be pursued with urgency’.

Pages 12 and 72 shows the application site as included in the study area boundary. The site is annotated as having poor quality frontage and as one of the areas detracting from the character of the Town Centre. The proposed concept design includes a new public space at the south east corner of the site with a new feature tree, seating, lighting and new footway.

We have found this study extremely helpful during the works on this project. It provided us with a good analysis of Dovercourt and some helpful guidance about our application site. We note that the enclosed application proposal includes all the recommendations for our site noted in this report.



Tendring District Council Dovercourt Masterplan Revisited Final Report April 2019

PROJECT 10 POCKET SPACES ON THE HIGH STREET

PROJECT DESCRIPTION
This project transforms a leftover area of public realm into a usable pocket space. This will enhance the environment, provide a focus on the western arm of the High Street and offer a resting place halfway up the hill.

The project involves a footway build-out at the junction with distinct public space paving and the provision of a new feature tree with a timber bench below. It could also include the provision of other seating objects and a feature lighting element. A raised side entry table should be provided at the junction with Hill Road to provide continuity to the footway and prioritise pedestrian movement along the High Street.

HOW IS IT DELIVERED?
Public sector led project. Council to work with the owners of 270 High Street to ensure a coherent public realm solution across public and (potentially) private land.

**REGENERATIVE IMPACT:
HIGH**





Figure 4.32: Site plan



Existing view of the potential connection with Milton Road




Figure 4.33: Sketch of pocket space proposal

Tending District Council Dovercourt Masterplan Revisited Final Report April 2019



Tending District Council Dovercourt Masterplan Revisited Final Report April 2019



5. The Development Proposal



Proposed Extension, Street view

The proposal includes the following:

- An upward 1 storey extension to the existing building to contain two new residential units;
- An upgraded new residential entrance on the ground floor along the High Street;
- A new residential communal servicing and amenity area along Hill Road;
- Refurbishment of the existing building exterior;

The proposal if implemented, would provide a mixed-use site with the existing commercial uses on the existing levels and a new residential use on top.

The proposal has been carefully designed to create positive relationships with two roads (Hill Road and the High Street), the neighbouring sites, and local heritage sites and the Conservation Area.

It relates to the geography and history of the place;
It sits harmoniously in the pattern of existing development and routes through and around it (including public footpaths);

It respects important views. It respects the scale of neighbouring buildings;
It utilized high quality materials and building methods;
The proposal creates new views and juxtapositions which add to the variety and texture of this setting;
It relates well to the local setting and are of a suitable scale, mass and form.
The development promotes active frontages addressing the two roads: Dovercourt High Street and Hill Road.

Layout

The proposed layouts allow for the following arrangement:

- A residential entrance on the ground floor;
- Residential communal area to the side of the building on the ground floor;
- One new 1-bedroom residential unit on the new second floor;
- One new bedsit unit on the new second floor;
- A construction of a new communal access residential staircase between the first and second floors.
- The existing ground floor layout would remain unchanged.
- The existing first floor level layout will remain unaltered with the exception of one area where the new access stair is to be inserted.

Both proposed residential units have been designed to meet the quality requirements set out within the DCLG Technical Housing Space Standards. This is illustrated in the Schedule of Accommodation below:

	No of Bedrooms	No of People	Internal Area (m2)	External Private Area (m2)	Car Parking Spaces
Bedsit Flat	1	1	38	5	0
1 Bed Flat	1	2	52	10	0

Cycle parking allocation – 2 cycle parking spaces per each flat and per each commercial unit

Access

Safe and level pedestrian points of access are provided from both roads. A new residential access area is proposed along Hill Road. Both commercial units will utilize existing separate entrances.

Scale and Massing

In this part of Dovercourt, the predominant building height is 3 no. storeys, with some single storey and 2 storey buildings located to the west. In addition, the Council's Heritage advisors who provided the pre-application advice noted that there would be no objection in principle to the construction of a 1-1.5 storey upward extension in this location.

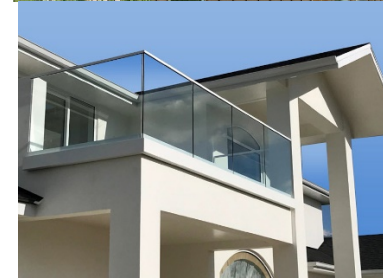
The proposed massing adopts this recommendation, the proposed extension is 1 storey and the overall building is therefore 3 storeys high.

The building at this scale and massing and shown will gain some prominence justified by its corner plot location. Still, being 3 storeys high it should fit well within the streetscape and not dominate in views along this section of the High Street where the land slopes down to the west and east.

The design uses a modern architectural approach for the new upper storey. The additional floor is set back and gently sculpted. The massing over the residential entrance on the front is marked by slightly higher new vertically-orientated element. The new extension also features a sloped roof with an overhang to provide shading and further depth to the extension elevations.

External Appearance & Materiality

The proposal takes cues from the Lower Dovercourt Conservation Area and one of its predominant building materials and their colouring. We refer to red and yellow stock brick which contribute significantly to the architectural interest and character of the local building stock.



1. Light colour cladding: Bronze by PREFEA Aluminium cladding with serrated profile
2. Dark grey frames to windows and doors
3. Frameless glass balustrade

The extension proposal will be constructed on top of the existing building which is of a simple post-war modernist design to be renovated and repaired where required.

The extension takes cues from that existing building. The angle of its characteristic sloped front and rear roof parapets is repeated in the sloped roof design of the extension.

The front High Street elevation and the rear elevation are both asymmetric and feature set back balconies.

The High Street frontage features an upgraded prominent residential entrance to the side marked by the tallest cladded vertical elevation element over. The side elevation along Hill Road is much bigger in width and arranged almost symmetrically with terraces on either ends and carefully sized windows lining up with the existing windows below.

All three visible elevations feature prominent overhanging roof eaves to provide shading, plus additional depth and interest to the top of the building on all visible elevations.

External Appearance & Materiality (continued)

A selection of durable and high-quality contemporary exterior materials is proposed to the new extension. These include metal standing seam/serrated vertical cladding system in light/matt golden bronze, dark grey framed windows and doors, and frameless balustrades. These materials will be complementary to the existing building façade. The combination of new and existing materials as proposed will provide a refreshed and contemporary appearance to the entire building. The colouring proposed, and especially, the combination of the existing red brick with the new light bronze of the cladding will resemble similar precedents in the immediate locality and the nearest local Conservation Area (we refer to the buildings featuring red and yellow stock brickwork detailing together).

Open Space/Amenity/ Landscaping/Biodiversity

The following upgrades are proposed to the existing outdoor area on site:

- A new residential entrance area from the High Street
- An upgraded private area to the side of the building will include new landscaping for communal use and enjoyment, new refuse and cycle stores.
- Both proposed flats will also have private outside amenity areas: inset terraces overlooking the town centre and providing sea views.

In terms of the impact upon existing neighbour amenity, the development is unlikely to have any adverse impact.

Daylight

The internal layouts of all units have each primary habitable room (i.e. bedrooms, kitchens, living rooms) with windows providing a good degree of natural daylight.

Plant and Noise

The proposal will be designed to meet current Building Regulations standards and will aim to reduce noise transmission within the building and also aim to soundproof the proposed flats from outside traffic noise as required.

We can also confirm that the existing plant equipment on the adjacent former Somerfield Supermarket is old, historic and no longer working. We are also being advised by our acoustic consultant that the current resident of these premises Well worth-a Pund does not require this kind of plant/equipment.

Residential Refuse Storage and Collection

Refuse Storage and Collection are based on the guidance provided on Tendring District Council websites:

<https://www.tendringdc.gov.uk/recycling-rubbish/check/rubbish-recycling-collection-days>

and

<https://www.tendringdc.gov.uk/rubbish-and-recycling/what-goes-your-recycling-boxes>

Residential refuse area is located within a private outdoor to the side of the building along Hill Road.

The enclosure will be within 30 m distance from every proposed dwelling on site and also close to the new main residential building entrance. Refuse collection will still take place from Hill Road.

2 proposed residential units will require total storage capacity of 960l (2x 240l bins, 50% of total storage capacity is allocated to recycling).

Tendring BC recommendations re waste containers (to be provided for both proposed flats):

- green recycling boxes for plastic bottles, tins and cans and red recycling boxes for paper and cardboard
- a small internal food caddy for use inside your home and a larger external food caddy to present for collection
- black bags for general waste

Containers: The kitchens will have integrated three compartment bins for recyclables, kitchen waste, refuse.

The waste from the proposed flats will be packed in watertight bags and boxes and moved to the communal residential refuse store on the ground floor level located outside the main building.

The refuse from the proposed flats will be collected on designated collection days. Please see Council's website for current details.

General Waste (black sacks): weekly collection on days as specified on Council's website;

Recycling: an alternate weekly collection;

Food Waste: weekly collection.

Refuse is to be presented in sealed refuse sacks with recycling presented in plastic boxes supplied by Tendring District Council.

Refuse collection vehicle will stop on Hill Road.

Commercial Refuse Storage and Collection

Waste generated by both commercial units will be stored internally as per the existing arrangement.

It will be brought outside of the entrances on collection days.

Cycle Storage

Each flat will be allocated a secure storage locker for 2 cycles. The storage is located in the outdoor residential amenity area. All storage will be secure and lockable, and well overlooked.

Car Parking

No further car parking is proposed as a part of this proposal as the site benefits from its town centre location and excellent links to public transport.

Sustainable Construction & Design

The proposed scheme is seeking to retain the existing building structure and build on top of it. In this way, not only will this reduce construction costs and time-scales, but also make better use of existing resources and embodied energy within the building. An Energy Plan will be developed in accordance with the 'Be Lean, Be Clean and Be Green' philosophy in terms of energy conservation and use. That is: 1. 'Be Lean'-striking the right balance between reducing energy loss through the building fabric and gains produced by systems within the building; 2. 'Be Clean'- ensuring that energy is efficiently used by employing building systems that use energy efficiently; and 3. 'Be Green'- using appropriate renewable sources of energy. The use of PV panels to aid the sustainability of the development can be considered. The new dwellings will achieve a water consumption rate of not more than 105 litres, per person, per day. The flats will be cross ventilated. The ground floor garden/amenity space will provide a new bio-diversity and wildlife pocket on site.

5. Planning Context

The following planning policy guidance is relevant to this application proposal:

NPPF National Planning Policy Framework July 2021;
National Planning Practice Guidance Tendring District Local Plan 2013-2033;
North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021):
SP1 Presumption in Favour of Sustainable Development; SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS); SP3 Spatial Strategy for North Essex; SP4 Meeting Housing Needs; SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022): SPL1 Managing Growth; SPL2 Settlement Development Boundaries; SPL3 Sustainable Design; HP5 Open Space, Sports & Recreation Facilities; PPL5 Water Conservation, Drainage and Sewerage; PPL8 Conservation Areas; PPL9 Listed Buildings; PPL10 Renewable Energy Generation; LP1 Housing Supply; LP2 Housing Choice; LP3 Housing Density and Standards ;LP4 Housing Layout ;PP2 Retail Hierarchy; PP5 Town Centre Uses ;PP14 Priority Areas for Regeneration; CP1 Sustainable Transport and Accessibility; CP2 Improving the Transport Network; DI1 Infrastructure Delivery and Impact Mitigation.

Supplementary Planning Guidance: Parking Standards Design and Good Practice Guide (2009); Essex Design Guide (2005); Dovercourt Conservation Area Appraisal;

Tendring District Council Dovercourt Masterplan Revisited Final Report April 2019 by Urban Initiatives Studio Ltd.

Paragraph 130 of the National Planning Policy Framework (2021) requires developments are sympathetic to local character and history, including the surrounding built environment, and are visually attractive as a result of good architecture. We believe that the scheme as proposed will meet these criteria.

Policies SPL1 and SPL 2; SP4 Meeting Housing Needs: The site is located in a town centre location within the Settlement Development Boundary (SDB) of

Dovercourt, which is a Strategic Urban Settlement at the top of the Settlement Hierarchy. Under this policy there is a general presumption in favour of new development.

PP2 Retail Hierarchy and Policy PP14/_Priority Area for Regeneration: The south elevation of the existing building on site is also located within a Primary Shopping Frontage and Town Centre Priority Area for Regeneration, as identified on the Proposals Map under Policy PP14. This proposal retains commercial use on the ground floor level.

Policy PP5 (Town Centre Uses) states that 'within the 'Primary Shopping Area', the use of ground floor shop units will be restricted to uses within Use Class E (commercial, business and service uses). Applications for residential development will be supported on upper floors. This proposal is for residential use on the upper floor.

Policy SP4/ Meeting Housing Needs; LP1 Housing Supply; LP2 Housing Choice; LP3 Housing Density and Standards; LP4 Housing Layout; Policies SP3, SPL3/Sustainable Design; SP7/ Place Shaping Principles; PPL8 Conservation Areas; Dovercourt Conservation Area Appraisal; Essex Design Guide (2005); Paragraph 197c of the NPPF/ Contribution to local character and distinctiveness:

This development will make a positive contribution to the quality of the local environment. The design quality, good arrangement of all the site servicing areas, a new residential frontage, the overall massing and the proposed relationship of the suite with the surrounding will make a significant positive contribution to this prominent location of the Dovercourt Town Centre area. The proposal promotes active frontages addressing the two roads and a corner which is being released for to use as a new public realm space for everyone to use.

The proposal will make a positive, as set out in Paragraph 197c of the NPPF. For our full assessment of this area, please refer to the Heritage Statement enclosed with this application.

PPL9 Listed Buildings: This proposal does not affect any listed buildings in its immediate vicinity in our view. For further analysis to support this, please refer to the Heritage Statement enclosed with this application.

Policy PPL10/Renewable energy generation and energy efficiency measures; PPL5/Water Conservation: This proposal follows the guidance of this policy.

Paragraph 130 (f) of the National Planning Policy Framework (2021); Policies SPL3 and LP4, HP5 /Outdoor Spaces, Communal and Private Amenity, Landscaping: All proposed residential units will benefit from well sized and designed private amenity and communal amenity spaces.

Policy CP1/Sustainable Transport and Accessibility; Policy CP2/Improving the Transport Network: The application proposal does not include car parking, but it adds secure cycle storage to all proposed dwellings. The site's central location provides easy access to all sustainable modes of transport, including walking, cycling and public transport.

Policy SP2/Legal Obligations RAMS: The development is for residential units on a site within the Zone of Influence (Zoi) of the Stour and Orwell Estuaries Ramsar site and Special Protection Area. Mitigation measures must therefore be secured prior to occupation. The Applicant agrees to enter into a unilateral undertaking required to secure this legal obligation.

Policy DI1/ Infrastructure Delivery and Impact Mitigation: The Applicant agrees to enter into a unilateral undertaking required to secure all legal obligations in relation to local infrastructure upgrades.

Tendring District Council Dovercourt Masterplan Revisited Final Report April 2019 by Urban Initiatives Studio Ltd. The enclosed application proposal follows the recommendations of this report in relation to the application site. For details, please refer to section 4.0 of this Statement.

6. Conclusion

The proposal will provide a new, high-quality and robust residential offer in harmony with its surroundings.

We therefore respectfully request Tendering District Council support this planning application.

Ends